CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_08_21_2017

Monday, August 21, 2017 at 07:00 PM

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

MEETING DATE: **Monday, August 21, 2017 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes
APC Minutes - August 7, 2017
Documents: APC Minutes - August 7, 2017

Review APC Rules & Procedures

ITEMS OF BUSINESS

1706-ODP-04 & 1706-SPP-04
Village Park Plaza I
2222 E. 146th Street
Washington Prime Group by Hamilton Designs, LLC requests Overall Development Plan and Primary Plat approval of a commercial subdivision on approximately 12.02 acres +/- in the Village Park Plaza I PUD District.
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Overall Development Plan | Exhibit 4 Primary Plat

1707-PUD-12
Oak Manor PUD District Amendment
South side of the Midland Trace Trail along Gunther Boulevard
11th Street Development on behalf of Innovative Engineering & Consulting requests an amendment to the Oak Manor PUD to allow for Single-Family detached and attached development.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat |

Exhibit 4: Ordinance 17-20 | **Exhibit 5: Landscape Plan** | **Exhibit 6: Project Narrative** | **Exhibit 7: Oak Manor PUD Ord. 3-37** | **Exhibit 8: Neighbor Meeting Summary** | **Exhibit 9: Petitioner's Response to Issue List** | **Exhibit 10: Public Comments** | **Ordinance 17-20 redline**

CONSENT AGENDA ITEMS

1706-DDP-07
Village Park Plaza I
2222 E. 146th Street
Washington Prime Group by Hamilton Designs, LLC requests Detailed Development Plan review of building renovation/expansion on approximately 12.02 acres +/- in the Village Park Plaza I PUD District.
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Site Plan | Exhibit 4 Elevations | Exhibit 5 Landscape Plan

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]
Penske Subdivision
Northwest Corner of State Road 32 and Dartown Road
526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

1707-PUD-13 [CONTINUED]
Springmill Grand Station PUD District
West side of Spring Mill Road, North of 161st Street
Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Springmill Grand Station Planned Unit Development (PUD) District to allow for commercial development.

1707-ODP-08 & 1707-SPP-08
Lancashire at Oak Manor
South side of the Midland Trace Trail along Gunther Boulevard
Innovative Engineering & Consulting by 11th Street Development requests Overall Development Plan and Primary Plat approval of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor PUD District.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Docket Number:	1706-SPP-04 & 1706-ODP-04
Petitioner:	Washington Prime Group by Hamilton Designs, LLC & Onpointe Land Matters, LLC
Request:	Washington Prime Group by Hamilton Designs, LLC requests a Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the Village Park Plaza I PUD District.
Current Zoning:	Village Park Plaza I PUD District Ordinance No. 17-17
Current Land Use:	Commercial
Acreage:	12.02 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan 4. Primary Plat
Staff Reviewer:	Matt Pleasant, Associate Planner

PROCEDURAL:

Approval of an Overall Development Plan (see **Exhibit 3**) and Primary Plat (see **Exhibit 4**) 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, variances associated with the site, and any commitments associated with the site. The Technical Advisory Committee has reviewed this petition at its May 23, 2017, meeting. The Overall Development Plan and Primary Plat held their required Public Hearing at the July 5, 2017 Plan Commission meeting with no public comment.

PROJECT OVERVIEW:

Project Location: The 12.02 acre +/- site includes real estate located at 2222 E. 146th that includes Regal Cinemas (see **Exhibit 2**). The property is currently zoned Village Park Plaza I PUD that was adopted by Council on August 14, 2017 primarily used for commercial purposes. Adjacent property to the north, west, south, and east is part of a commercial district zoned SB-PD.

Primary Plat Standards (Article 10.12(J) of UDO)

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

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.
4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
5) Easements (locations, widths and purposes). (Article 8.3)

   Comment: Compliant.
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))
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.

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

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

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

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

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

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

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

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

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

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

23) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

24) 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.

25) Address and legal description of the property.

    Comment: Compliant.

26) Boundary lines of the property including all dimensions.

27) 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.

28) 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.

29) 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.

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

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

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

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

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

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

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

Comment: Compliant.

37) 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.

38) Identify buildings proposed for demolition.

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

40) 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).

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO and Village Park Plaza I PUD)

41) Overlay Districts (Article 5.1)

42) US Highway 31 Overlay District (Article 5.2 of UDO & Section 9 of PUD)

Comment: US Highway 31 Overlay District does not apply via Section 9 of PUD.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Village Park Plaza I PUD)

43) Landscaping Standards (Article 6.8 of UDO & Section 10.2 of PUD)

Comment: Compliant via PUD.

44) Lot Standards (Article 6.10)

45) Setback Standards (Article 6.16)

46) Vision Clearance Standards (Article 6.19)

47) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

48) Block Standards (Article 8.1)

49) Easement Standards (Article 8.3)

50) Monument and Marker Standards (Article 8.5)

51) Open Space and Amenity Standards (Article 8.6)

52) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

Comment: Compliant.

b) Perimeter/External Pedestrian Network Standards

Comment: Compliant.

53) Storm Water Standards (Article 8.8)

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

Comment: Compliant.

55) Street Light Standards (Article 8.10)

56) Street Sign Standards (Article 8.11)

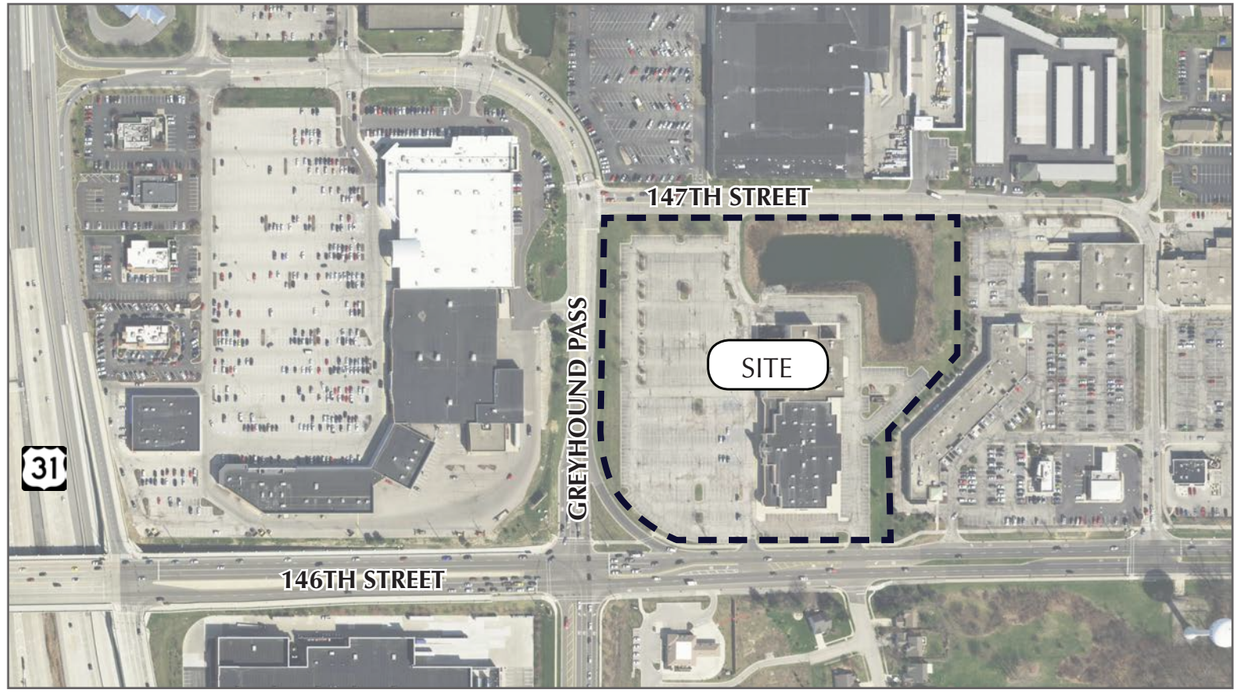
57) Surety Standards (Article 8.12)

58) Utility Standards (Article 8.13)

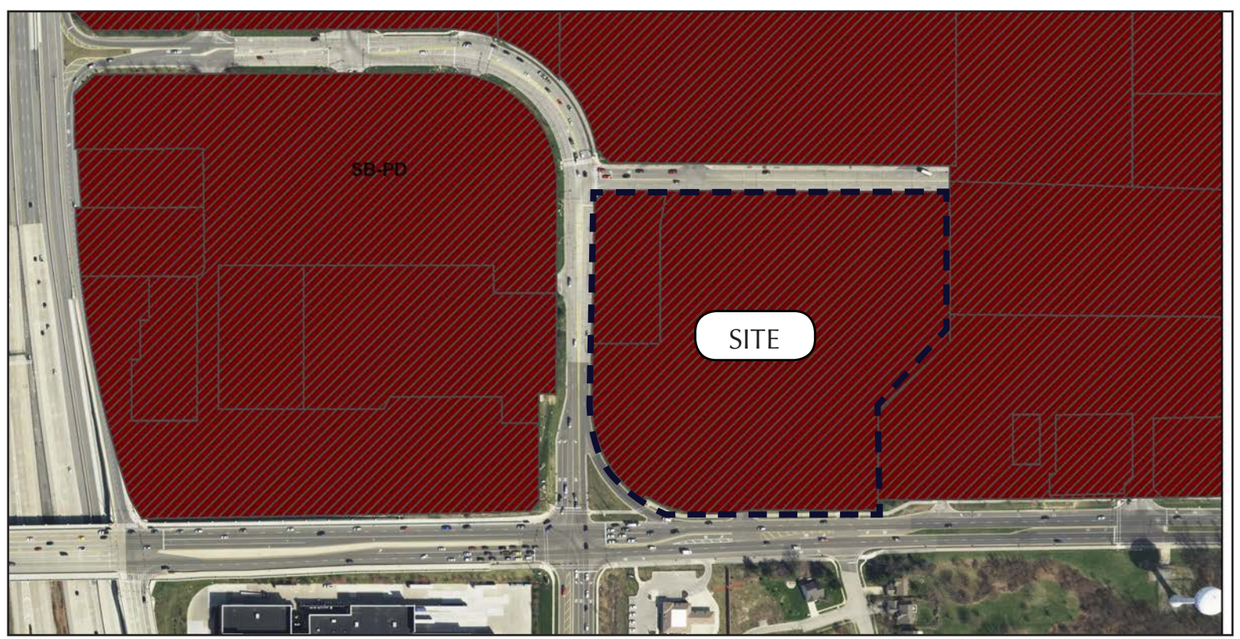
DEPARTMENT COMMENTS:

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

LOCATION MAP

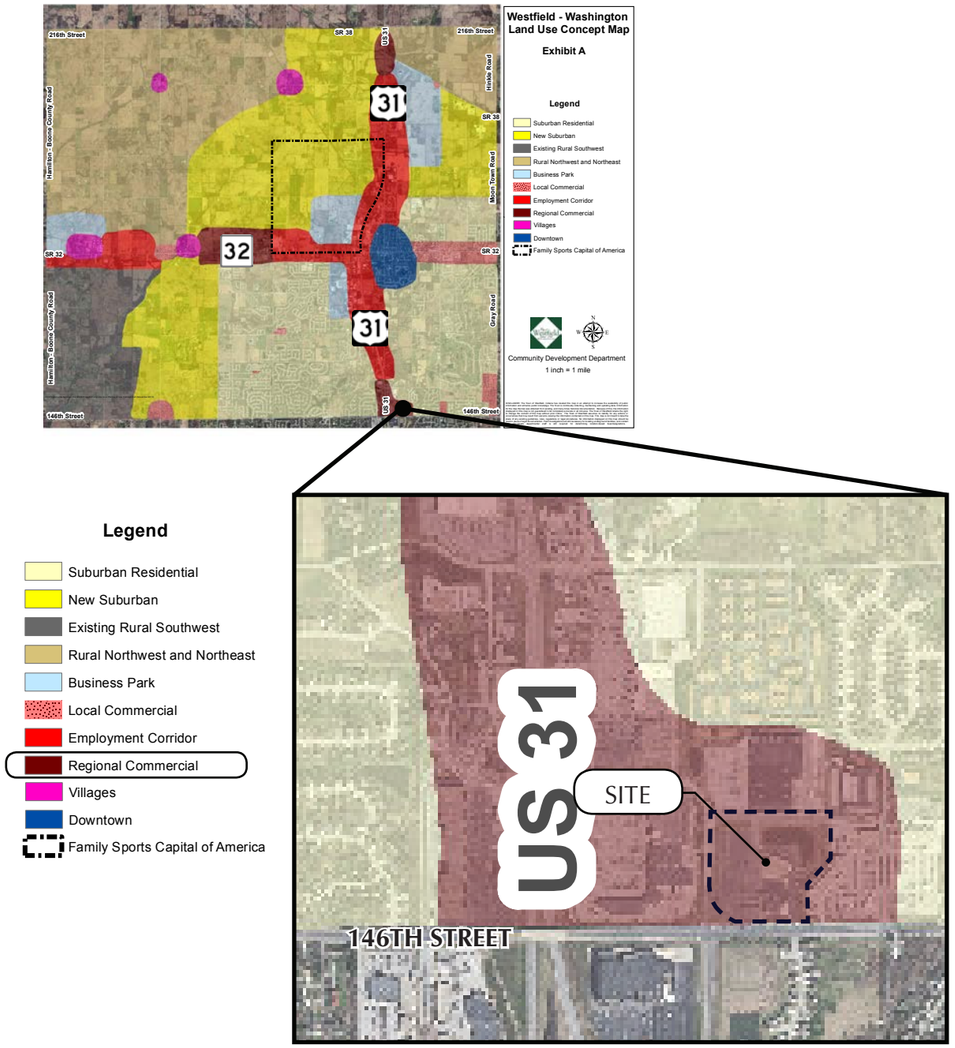


ZONING MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



Legend

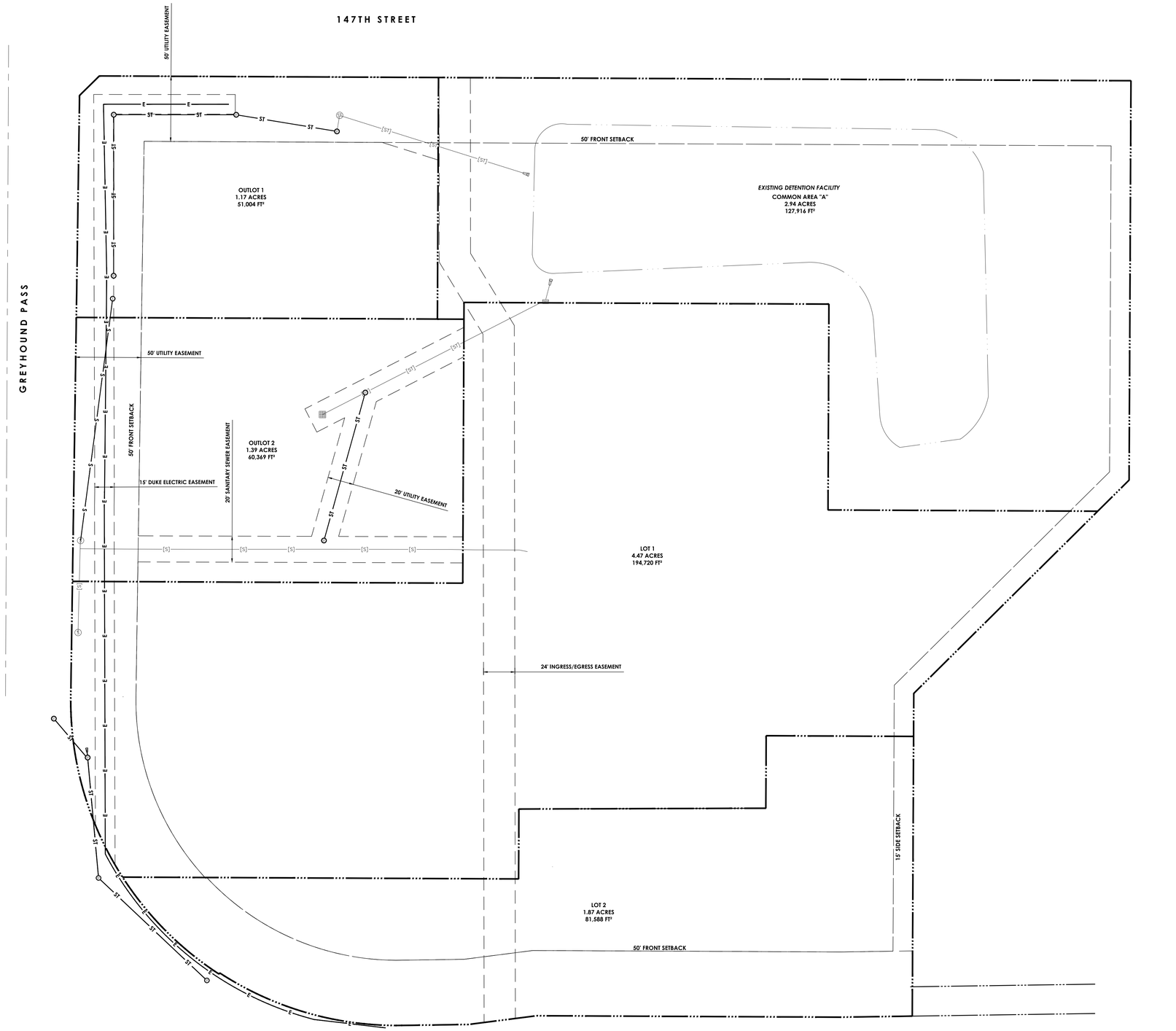
- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

04.28.17



Know what's below.
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0 40' 80'
SCALE: 1" = 40'

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE
08/11/2017

DRAWN BY
AMT

CHECKED BY
MAT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2222 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO.
2016-220

DATE
08/11/2017

SCALE
1" = 40'

SHEET NAME
OVERALL DEVELOPMENT PLAN

SHEET NO.
ODP

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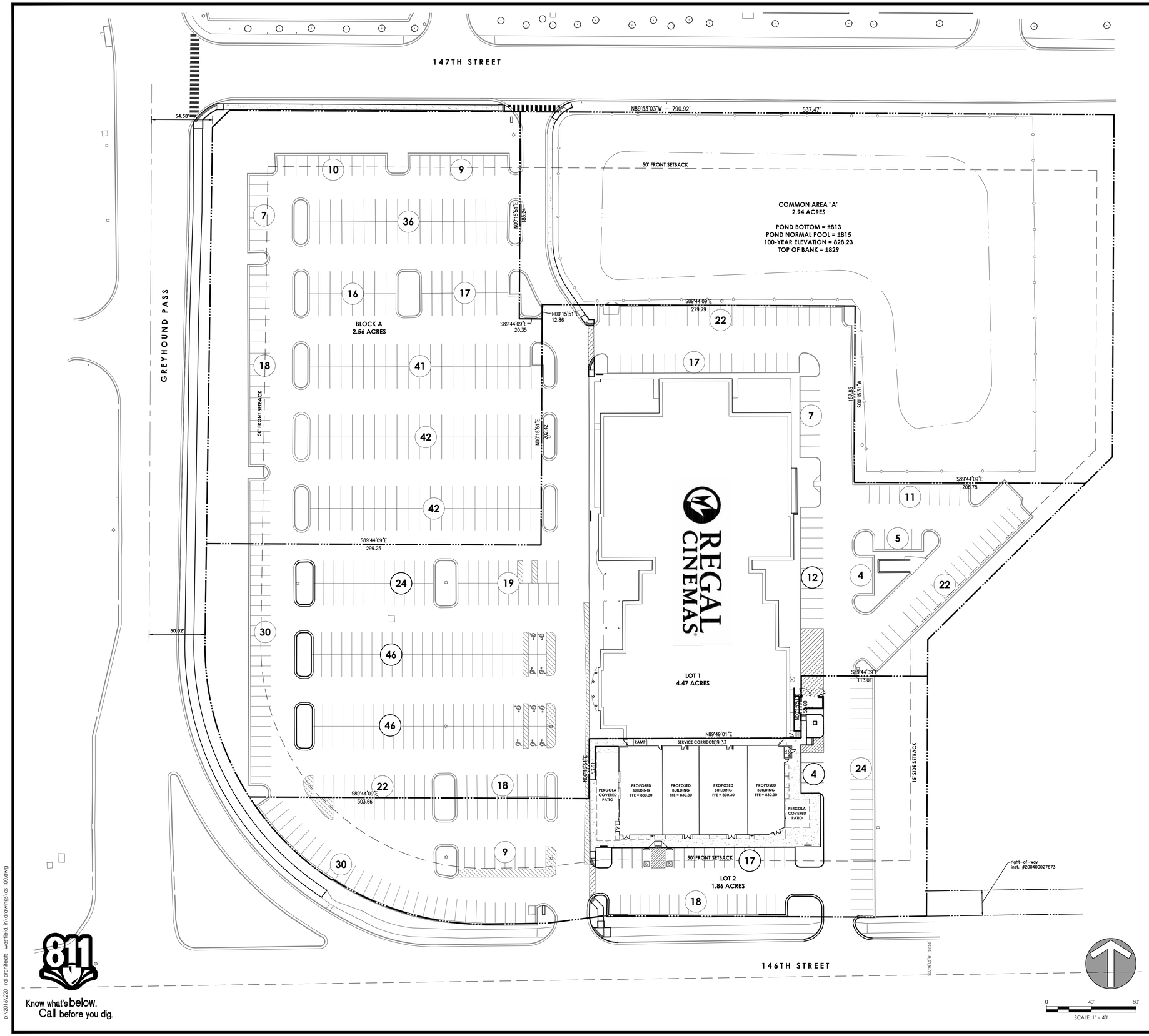

LEGEND OF EXISTING FEATURES

	PROPERTY LINE		BENCHMARK
	RIGHT-OF-WAY LINE		MONUMENT
	SETBACK LINE		SECTION CORNER
	EASEMENT	T / HC	TRANSFORMER / HVAC
	SECTION LINE	E W / E	ELECTRIC METER / ELECTRIC MANHOLE
	CENTERLINE		POWER POLE | GUY WIRE
799	INTERMEDIATE CONTOUR		LIGHT POLE
800	INDEX CONTOUR		PARKING LOT LIGHTS
[T]	TELEPHONE UNDER GR.		TELEPHONE PEDESTAL / TELEPHONE MANHOLE
[OH-T]	TELEPHONE OVERHEAD		FIBER OPTIC PEDESTAL
[FO]	FIBER OPTIC SERVICE	TR / TR	TRAFFIC POLE / MANHOLE | STOP LIGHT
[G]	GAS SERVICE	G M / G	GAS METER / GAS VALVE
[E]	POWER UNDERGROUND	ST / S	STORM MANHOLE / SANITARY MANHOLE
[OH-E]	POWER OVERHEAD		STORM INLETS
[W]	WATER SERVICE		STORM ENDSECTION
[S]	SANITARY SEWER	C.O. / D.S.	CLEAN-OUT / DOWNSPOUT
[ST]	STORM SEWER		FIRE HYDRANTS / FIRE VALVE
[NP]	POND NORMAL POOL	W M / W	WATER METER / WATER VALVES
	EX. FLOWLINE		POST INDICATOR VALVE / FIRE DEPARTMENT CONN.
	CHAIN LINK FENCE		SIGNS
X	FARM FENCE		MAILBOX
/	WOOD FENCE		ADA PARKING
	IRON FENCE | RAILING	24	PARKING COUNT
	BUILDING | STRUCTURE		TREES
	EX. BUILDING OVERHEAD		SHRUB
RIM	RIM ELEVATION		
INV.	INVERT ELEVATION	+ 801.25	SPOT GRADE
	FINISHED FLOOR ELEVATION		

SITE INFORMATION

PARCEL NUMBER:	09-10-18-00-00-015.302 09-10-18-00-00-015.332
ZONING DISTRICT:	SB-PD, SPECIAL BUSINESS - PLANNED COMMERCIAL DISTRICT
LOT AREA:	11.86 ACRES
BUILDING ADDITION AREA:	13,399 FT^2
ADJOINER ZONING:	
NORTH	SB-PD, SPECIAL BUSINESS - PLANNED DEVELOPMENT DISTRICT
SOUTH	SB-PD, SPECIAL BUSINESS - PLANNED DEVELOPMENT DISTRICT
EAST	SB-PD, SPECIAL BUSINESS - PLANNED DEVELOPMENT DISTRICT
WEST	SB-PD, SPECIAL BUSINESS - PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	THEATRE AND RETAIL STRIP CENTER
BUILDING SETBACKS	
FRONT	50' REQUIRED
SIDE	15' REQUIRED
REAR	20' REQUIRED
PARKING DATA	
EXISTING SPACES	671 SPACES
PROPOSED SPACES	645 SPACES
IMPERVIOUS AREA	383,095 FT^2

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE 08/11/2017

DRAWN BY AMT | CHECKED BY MAT

HAMILTON DESIGNS
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CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2222 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO. 2016-220

DATE 08/11/2017

SCALE 1" = 40'

SHEET NAME **OVERALL SITE PLAN**

SHEET NO. CS-100

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

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DEMOLITION NOTES

1. NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
2. CONTRACTOR SHALL REQUEST UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO THEIR PHASE OF WORK. CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
3. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
4. THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
5. NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
6. THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED. IF OWNER FORFEITS RIGHTS THEN ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE SHOWN.
7. WITHIN THE CONSTRUCTION LIMITS, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE. FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
8. A CLEAN, STRAIGHT EDGE SHALL BE SAWCUT BETWEEN ALL CONCRETE AND ASPHALT SURFACES SCHEDULED FOR DEMOLITION AND CONCRETE AND ASPHALT SURFACES TO REMAIN IN-PLACE.
9. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR THE PROPOSED USE. FOR ALL UTILITY LINES AND STRUCTURES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN TRENCH.
11. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT. IF SO THE BUILDING STRUCTURE, BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.
12. ALL NECESSARY APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR IF THEY HAVE NOT BEEN PREVIOUSLY OBTAINED BY THE OWNER PRIOR TO BEGINNING WORK.
13. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF VEHICULAR AND PEDESTRIAN TRAFFIC MEASURES PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL MEASURES SHALL BE APPROVED BY THE OWNER AND WILL REMAIN IN PLACE UNTIL COMPLETION OF PROJECT. CONTRACTOR SHALL ADJUST AS NEEDED DURING CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. ALL BENCHMARKS SHALL BE RELOCATED OR REPLACED BY A INDIANA LICENSED SURVEYOR.
15. ALL DEMOLITION AND CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING DEMOLITION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE PATTERNS, UTILITIES, LIGHTING, PAVEMENT, SIDEWALKS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO EXISTING CONDITIONS.
17. EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE, INCLUDING PAVEMENT REMOVAL.
18. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.

SITE NOTES

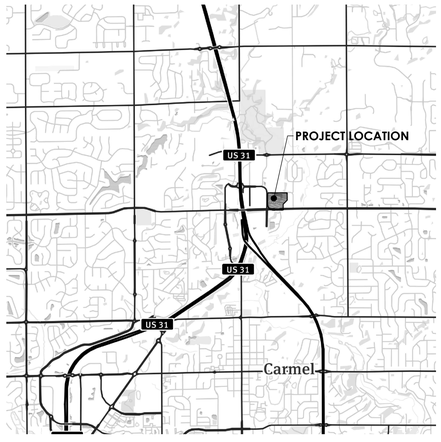
1. ALL RADII AND OTHER DIMENSIONS FOR 6" STANDING CURB AND CONCRETE CURB AND WALK ARE TO THE FACE OF CURB AND/OR EDGE OF WALK.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
6. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC., CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
7. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
8. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
9. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
10. SIDEWALK EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES AND CONTROL JOINTS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH AN EXPANSION JOINT EVERY 30' OR LESS.
11. PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
12. UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
13. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
14. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
15. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
16. FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
17. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
18. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
19. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.

GRADING NOTES

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. ALL GRADES AT PROJECT LIMITS SHALL MEET EXISTING GRADES.
4. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
5. ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
6. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
7. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (1:50) AND A MAXIMUM RUNNING SLOPE OF 5.0% (1:20).
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS/SIDEWALK. GRASS SHALL NOT CREATE BARRIER FOR DRAINAGE FROM SIDEWALK TO LAWN. BUILDING PERIMETER SIDEWALKS SHALL DRAIN 2% MAXIMUM AWAY FROM STRUCTURE.
9. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE PAVING AND FROM WITHIN THE LIMITS OF PROPOSED BUILDINGS AND STRUCTURES. TOPSOIL SHALL BE STRIPPED TO THE DEPTH SHOWN IN THE GEOTECHNICAL REPORT, OR TO A DEPTH OF 6 INCHES, WHICHEVER IS GREATER.
10. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
11. TOPSOIL SHALL BE PLACED TO A DEPTH OF 4 TO 6 INCHES IN ALL AREAS TO BE SEEDED OR SODDED PER THE SPECIFICATIONS.
12. EXCESS TOPSOIL MAY BE PLACED IN MOUNDING AREAS AND NONSTRUCTURAL FILL AREAS AS AVAILABLE.
13. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED OR SODDED UNLESS OTHERWISE SHOWN.
14. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
15. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION. CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
16. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
17. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
18. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
19. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
20. CONTRACTOR TO PROVIDE CLEAN PLANTING SOIL IN ALL LANDSCAPE AREAS TO A DEPTH AS INDICATED ON THE LANDSCAPE INSTALLATION DETAILS, INCLUDING ADJACENT TO THE BUILDING. SOIL SHALL BE FREE OF GRAVEL AND ANY COMPACTED HARD PAN. COORDINATE WITH LANDSCAPE INSTALLER FOR APPROPRIATE BACKFILL IN ALL LANDSCAPE AREAS.

UTILITY NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE SURVEY AND RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
4. ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
5. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
6. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
7. CONTRACTOR TO SUPPLY ALL TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
8. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION OF UTILITIES WITHIN 5 FEET OF STRUCTURES.
10. PRESSURE UTILITY SERVICE LINES MAY NEED TO BE INSTALLED AT A DEPTH GREATER THAN THAT SPECIFIED OR SHOWN ON THE DRAWINGS TO CLEAR EXISTING AND PROPOSED CROSSING UTILITIES. IN SUCH CASES, THE CONTRACTOR SHALL INSTALL VERTICAL BENDS AS REQUIRED TO ACHIEVE APPROPRIATE CLEARANCE BETWEEN THE CROSSING UTILITIES.
11. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT ALL TIMES. A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT CROSSINGS.
12. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
13. WHERE GRADE MODIFICATIONS (CUT OR FILL) ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
14. ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
15. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
16. PAVEMENTS, WALKS, CURBS AND OTHER SURFACE IMPROVEMENTS REQUIRING REMOVAL FOR INSTALLATION OF UNDERGROUND UTILITIES SHALL BE RESTORED TO THEIR PRESENT CONDITION UNLESS OTHERWISE SHOWN.
17. MANHOLE CASTINGS LOCATED WITHIN ASPHALT PAVEMENT AREAS SHALL INCLUDE A CONCRETE PAVED COLLAR EXTENDING A MINIMUM OF 12 INCHES IN ALL DIRECTIONS FROM THE EDGE OF THE CASTING PER THE DETAILS.
18. CONTRACTOR TO PROVIDE THE NECESSARY CONDUIT TO PROPERLY RUN AND FEED THE PROPOSED SITE LIGHTING PRIOR TO PAVING.



VICINITY MAP 1" = 3,000'

WESTFIELD, INDIANA

EROSION CONTROL NOTES

1. EARTH MOVING MAY NOT COMMENCE UNTIL ITEMS 1-6 OF "PRE-CONSTRUCTION ACTIVITIES" (CE-101) HAVE BEEN COMPLETED IN ADDITION TO ITEMS DEPICTED ON PLAN.
2. ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 14 DAYS OR MORE SHALL BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.
3. ADDITIONAL STORMWATER POLLUTION PREVENTION MAY BE REQUIRED IN THE FIELD BY CITY OF WESTFIELD OR REVIEW AUTHORITY.
4. ALL EROSION CONTROL MATERIALS MUST BE APPROVED BY THE CITY OF WESTFIELD INSPECTOR PRIOR TO INSTALLATION.
5. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREETS.
6. APPROXIMATE CONSTRUCTION SCHEDULE:
   START DATE: SEPTEMBER 2017
   COMPLETION DATE: DECEMBER 2019
7. RECEIVING WATER: COOL CREEK-GRASSY BRANCH/LITTLE COOL CREEK
8. LATITUDE: 40°00'04" N
   LONGITUDE: 86°07'15" W
9. CONTACT PERSON:
   WASHINGTON PRIME GROUP
   111 MONUMENT CIRCLE, SUITE 3500
   INDIANAPOLIS, INDIANA 46204
   PH: (317) 986-6522
   GEORGE SLADEK
   EMAIL: george.sladek@washingtonprime.com
10. WARNING: THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY. FOR ANY OTHER INFORMATION SEE SHEET CS-101.
11. SEE SHEETS CE-501 FOR ALL STORMWATER POLLUTION PREVENTION PLAN DETAILS & NOTES.
12. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH INDIANA STORMWATER QUALITY MANUAL.
13. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
14. EXISTING EROSION CONTROL MEASURES: ANY PART DAMAGED, DESTROYED OR DISTURBED DURING CONSTRUCTION IS TO BE REPLACED IMMEDIATELY.

LANDSCAPING NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
3. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
4. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO THE JOB SITE. PLANTS MAY BE INSPECTED, APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
5. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
6. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
8. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
9. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT PLANTINGS.

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION DOCUMENT SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 28 MINUTES 30 SECONDS EAST 2,005.99 FEET TO THE EAST LINE OF PARCEL 2; THE FOLLOWING 6 CALLS ARE ON THE EAST LINE OF PARCEL2; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST 300.08 FEET (MEASURED) 300.00 FEET (RECORD); THENCE SOUTH 44 DEGREES 43 MINUTES 55 SECONDS EAST 232.38 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST 1,420.59 FEET TO A REBAR AND CAP SET ON THE SOUTH RIGHT OF WAY LINE OF 147TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST 306.27 FEET TO A REBAR AND CAP SET; THENCE SOUTH 45 DEGREES 16 MINUTES 05 SECONDS WEST 232.38 FEET TO A REBAR AND CAP SET; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST 247.49 FEET TO THE NORTH RIGHT OF WAY LINE OF 146TH STREET; THE FOLLOWING 4 CALLS ARE ON THE SAID NORTH RIGHT OF WAY LINE: THENCE SOUTH 89 DEGREES 10 MINUTES 25 SECONDS WEST 54.91 FEET TO A CUT "X" FOUND; THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS WEST 232.98 FEET; THENCE SOUTH 82 DEGREES 43 MINUTES 08 SECONDS WEST 52.83 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 24 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 25 SECONDS WEST 51.35 FEET TO A CUT "X" FOUND AND THE POINT OF CURVATURE CONCAVE TO THE SOUTH AND HAVING A RADIUS POINT WHICH BEARS NORTH 00 DEGREES 49 MINUTES 36 SECONDS WEST 248.98 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 53 MINUTES 41 SECONDS WEST AND A CHORD LENGTH OF 145.02 FEET; THE FOLLOWING 4 CALLS ARE ON THE EAST RIGHT OF WAY LINE OF EAST GREYHOUND PASS. THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 147.15 FEET TO A CUT "X" FOUND; THENCE SOUTH 34 DEGREES 39 MINUTES 27 SECONDS WEST 11.02 FEET TO THE POINT OF CURVATURE OF A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS POINT THAT BEARS NORTH 33 DEGREES 06 MINUTES 21 SECONDS EAST 260.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 28 DEGREES 01 MINUTES 41 SECONDS WEST AND A CHORD LENGTH OF 251.04 FEET THENCE NORTHWESTERLY ON SAID CURVE 261.99 FEET TO A REBAR AND CAP FOUND; THENCE NORTH 00 DEGREES 50 MINUTES 18 MINUTES EAST 450.48 FEET TO A REBAR AND CAP SET; THENCE NORTH 45 DEGREES 33 MINUTES 06 SECONDS EAST 35.53 FEET TO A REBAR AND CAP SET; THENCE SOUTH 89 DEGREES 44 MINUTES 06 SECONDS EAST 790.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL.

FLOOD NOTE

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057 C 0138 G THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

SURVEY AND UTILITY DISCLAIMER

HORIZONTAL AND VERTICAL SURVEY INFORMATION WAS PROVIDED BY WSI ENGINEERING, DRAWING LABELED, ALTA/NSPS LAND TITLE SURVEY, 2222 E. 146TH STREET, WESTFIELD, INDIANA, PROJECT NO. 17-017 AND DATED 04/13/2017.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

BENCHMARKS

TBM # 1
Mag Nail Set in Parking Lot at North end of site 17.9'± South of curb face.
Indiana State Plane East zone coordinates and N.A.V.D. 1988 Vertical Datum
Northing = 1731824.939 Easting = 200528.641 Elev. = 830.92

TBM # 2
Mag Nail Set in Parking Lot at South end of site 2.2'± North of curb face.
Indiana State Plane East zone coordinates and N.A.V.D. 1988 Vertical Datum
Northing = 1731184.73 Easting = 200529.034 Elev. = 830.60

Know what's below. Call before you dig.

p:\2016\220 - rdl architects - westfield, in\drawings\c-002.dwg

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE 08/11/2017

DRAWN BY JTL | CHECKED BY MAT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2222 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO. 2016-220

DATE 08/11/2017

SCALE

SHEET NAME **GENERAL NOTES**

SHEET NO. C-002

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I - FEE SIMPLE:□

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:□
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER AND BEING THE POINT OF BEGINNING OF THE DESCRIPTION OF THE 13.590 ACRE TRACT OF LAND DESCRIBED IN A LIMITED WARRANTY DEED RECORDED AS INSTRUMENT #90 10609 IN SAID RECORDER'S OFFICE, THE NEXT THIRTEEN (13) COURSES ARE ALONG THE BOUNDARY OF SAID 13.590 ACRE TRACT OF LAND; 1.) THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST 919.86 FEET; 2.) THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 662.37 FEET; 3.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 67.46 FEET TO THE TERMINUS OF THE FOURTH (4TH) COURSE OF THE DESCRIPTION OF THE 52.495 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #9010607, IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING OF THIS DESCRIPTION 4.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 275.88 FEET; 5.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 160.00 FEET; 6.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 235.00 FEET; 7.) THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 145.90 FEET; 8.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 324.00 FEET; 9.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 248.35 FEET; 10.) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 257.00 FEET; 11.) THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 109.00 FEET; 12.) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 67.54 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROAD #31 (REF.:WARRANTY DEED RECORDED AS INSTRUMENT #12008 IN DEED RECORD 279, PAGE 612, IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 09 MINUTES 26 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; 13.) THENCE NORTHERLY 20.03 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND, SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 110.95 FEET ALONG THE WESTERLY EXTENSION OF THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 05 SECONDS EAST 2,366.24 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO ITS SOUTHWEST CORNER; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 1,326.16 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE TERMINUS OF THE NINTH (9TH) COURSE OF THE DESCRIPTION OF THE 52.495 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 41 MINUTES 21 SECONDS EAST 88.60 FEET ALONG THE BOUNDARY OF SAID 52.495 ACRE TRACT OF LAND TO A POINT ON THE WESTERN BOUNDARY OF GREYHOUND PASS (REF.: DEED OF DEDICATION RECORDED AS
INSTRUMENT 9023061 IN SAID RECORDER'S OFFICE), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE EAST AND BEING SOUTH 50 DEGREES 34 MINUTES 12 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF SAID CURVE, THE NEXT FIVE (5) COURSES ARE ALONG THE BOUNDARY OF GREYHOUND PASS: 1.) THENCE NORTHWESTERLY AND NORTHERLY 231.34 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING NORTH 01 DEGREES 33 MINUTES 18 SECONDS WEST 340.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 2.) THENCE NORTH 00 DEGREES 26 MINUTES 42 SECONDS WEST 511.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID POINT BEING NORTH 89 DEGREES 33 MINUTES 18 SECONDS EAST 255.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 3.) THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY 399.82 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 255.00 FEET FROM THE RADIUS POINT OF SAID CURVE; 4.) THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 798.72 FEET; 5.) THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST 90.00 FEET TO THE NORTHWESTERN CORNER OF GREYHOUND PASS; THENCE NORTH 45 DEGREES 16 MINUTES 30 SECONDS WEST 84.84 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD #31 (REF.: RIGHT OF WAY GRANT RECORDED AS
INSTRUMENT #147 IN DEED RECORD 171, PAGE 280 IN SAID RECORDER'S OFFICE); THENCE NORTH 00 DEGREES 16 MINUTES 12 SECONDS EAST 29.33 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREE 47 MINUTES 33 SECONDS WEST 48.45 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE SOUTHERN TERMINUS OF SAID EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROAD #31; THENCE NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST 112.29 FEET ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTHWESTERN CORNER OF A 1.64 ACRE TRACT OF LAND; DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 9105079 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 299.80 FEET ALONG THE NORTHERN BOUNDARY OF SAID 1.64 ACRE TRACT OF LAND TO ITS NORTHEASTERN CORNER ON THE WESTERN BOUNDARY OF A 6.528 ACRE TRACT OF LAND, DESCRIBED IN A SPECIAL (LIMITED) WARRANTY DEED RECORDED AS INSTRUMENT NO. 9107077 IN SAID RECORDER'S OFFICE; THE NEXT FOUR (4) COURSES ARE ALONG THE BOUNDARY OF SAID 6.528 ACRE TRACT OF LAND; 1.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 108.90 FEET; 2.) THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 437.00 FEET; 3.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 135.00 FEET; 4.) THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 254.00 FEET TO THE NORTHEASTERN CORNER OF SAID 6.528 ACRE TRACT OF LAND ON THE SEVENTH (7TH) COURSE OF THE DESCRIPTION OF SAID 52.495 ACRE TRACT OF LAND, THE NEXT THREE (3) COURSES ARE ALONG THE BOUNDARY OF SAID 52.495 ACRE TRACT OF LAND; 1.) THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST 13.20 FEET; 2.) THENCE NORTH 07 DEGREES 17 MINUTES 33 SECONDS WEST 164.22 FEET; 3.) THENCE NORTH 51 DEGREES 53 MINUTES 58 SECONDS EAST 210.05 FEET TO THE POINT OF BEGINNING.

(BURGER KING)
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:□
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE THEREOF 418.79 FEET TO A PROLONGATION NORTHERLY OF THE EAST LINE OF A 1.959 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PROLONGATION AND SAID LINE 304.49 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 306.13 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EASTERLY LIMITED-ACCESS RIGHT-OF-WAY LINE FOR U.S.R. 31, DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID LIMITED-ACCESS RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE WESTERLY AND SAID POINT BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY FOR THE FOLLOWING TWO COURSES:(1) SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 538.52 FEET TO THE END POINT OF SAID CURVE, SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11546.16 FEET FROM SAID RADIUS POINT; (2) SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG A NON-TANGENT LINE 227.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.74 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST 66.97 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 108.90 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.80 FEET TO THE ABOVE SAID LIMITED-ACCESS RIGHT-OF-WAY; THENCE NORTH 01 DEGREES 47 MINUTES 33 SECONDS WEST ALONG SAID LIMITED-ACCESS RIGHT-OF-WAY LINE 175.93 FEET TO THE POINT OF BEGINNING. CONTAINING 1.220 ACRES □± OR 53,143.20 SQUARE FEET.

ALSO EXCEPT - (ROOSTERS.MOYER JEWELERS)□
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:□
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336 PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 304.49 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHEASTERN CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 306.13 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHWESTERN CORNER ON THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. 31 (REF.: WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 538.52 FEET ALONG SAID LIMITED-OF-WAY LINE AND CURVE TO A POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST 516.05 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR S.R. 431 (REF: RIGHT-OF-WAY GRANT RECORDED AS INSTRUMENT NUMBER 147 IN DEED RECORD 171, PAGE 280); THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 48.45 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 29.33 FEET TO THE SOUTHERN TERMINUS OF SAID EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROAD #31; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS EAST 84.84 FEET TO THE NORTHWESTERN CORNER OF GREYHOUND PASS; THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR SAID GREYHOUND PASS; BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S. R. 31; THENCE ALONG SAID PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES: (1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.30 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST 138.20 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.85 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 86 DEGREES 27 MINUTES 17 SECONDS EAST 3098.20 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 138.30 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING.CONTAINING 0.960 ACRES □± OR 41,818 SQUARE FEET MORE OR LESS.

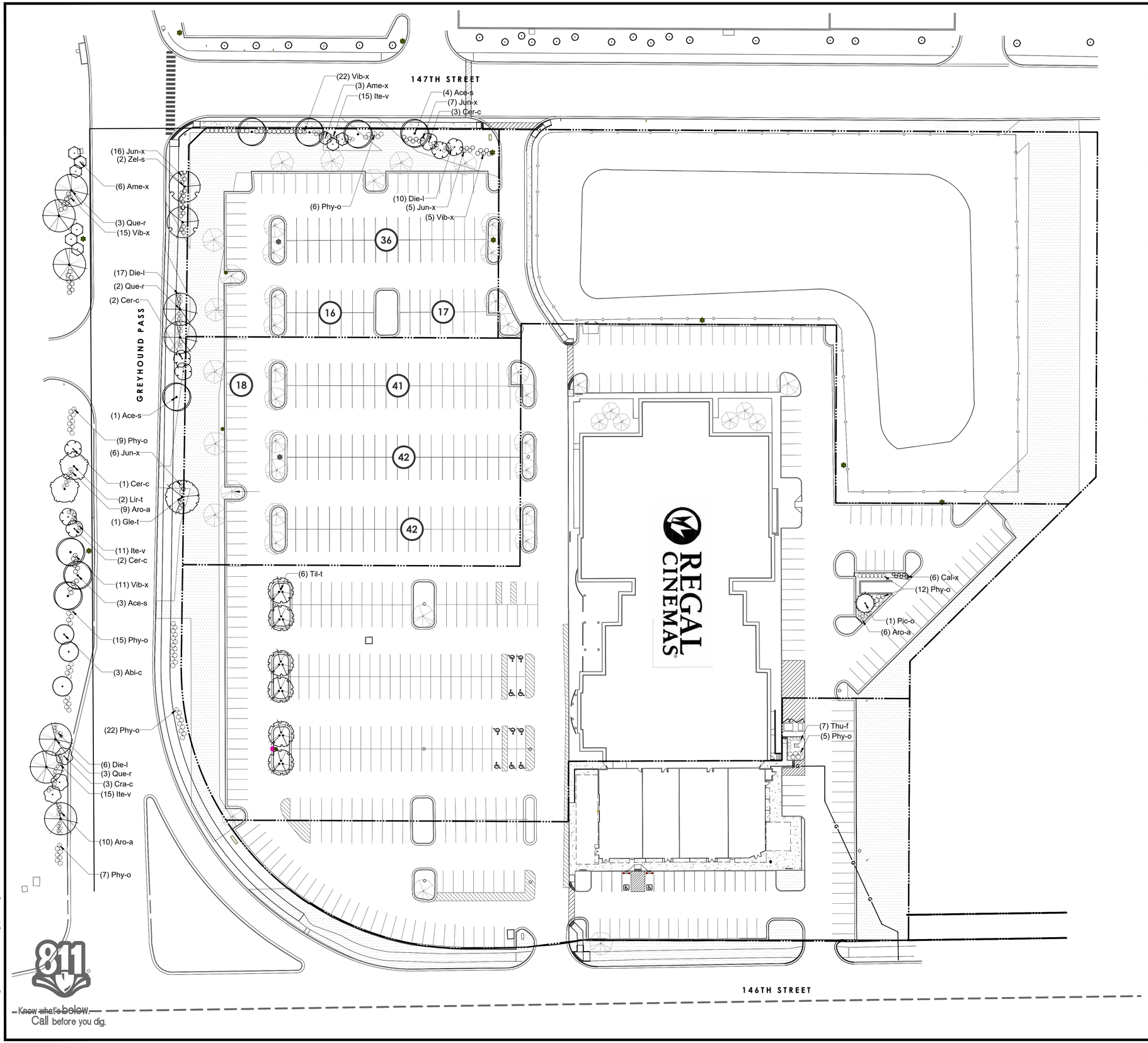
ALSO EXCEPT□
(APPLEBEE'S)
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS□
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336 PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 304.49 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHEASTERN CORNER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 306.13 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO ITS SOUTHWESTERN CORNER ON THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. 31 (REF.: WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 12008 IN DEED RECORD 279, PAGE 612), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND BEING NORTH 87 DEGREES 03 MINUTES 28 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY 538.52 FEET ALONG SAID LIMITED-OF-WAY LINE AND CURVE TO A POINT BEING NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST 11,546.16 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST 516.05 FEET TO THE EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR S.R. 431 (REF: RIGHT-OF-WAY GRANT RECORDED AS INSTRUMENT NUMBER 147 IN DEED RECORD 171, PAGE 280); THENCE CONTINUING SOUTH 01 DEGREES 47 MINUTES 33 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 48.45 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE 29.33 FEET TO THE SOUTHERN TERMINUS OF SAID EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR U.S. ROAD #31; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS EAST 84.84 FEET TO THE NORTHWESTERN CORNER OF GREYHOUND PASS; THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR SAID GREYHOUND PASS, BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S. R. 31; THENCE ALONG SAID PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES:(1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 299.85 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 86 DEGREES 27 MINUTES 17 SECONDS EAST 3098.20 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 156.53 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING 1.046 ACRES □± ON 45,551 SQUARE FEET MORE OR LESS.

ALSO EXCEPT - (146TH STREET)□
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS□
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 165.202 METERS (542.00 FEET) ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 58 MINUTES 33 SECONDS WEST 5.029 METERS (16.50 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS ON THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING NORTH 0 DEGREES 58 MINUTES 33 SECONDS WEST 0.457 METERS (1.50 FEET) TO THE EASTERN BOUNDARY OF SR 431 (REF.:RIGHT OF WAY GRANT RECORDED AS INSTRUMENT #147 IN DEED RECORD 171, PAGE 280 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA); THENCE NORTH 63 DEGREES 19 MINUTES 48 SECONDS WEST 14.452 METERS (47.41 FEET) ALONG THE BOUNDARY OF SAID SR 431; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 60.960 METERS (200.00 FEET) ALONG SAID BOUNDARY; THENCE NORTH 50 DEGREES 32 MINUTES 10 SECONDS WEST 15.121 METERS (49.61 FEET) ALONG SAID BOUNDARY; THENCE SOUTH 89 DEGREES 21 MINUTES 08 SECONDS EAST 21.023 METERS (68.97 FEET); THENCE NORTH 89 DEGREES 15 MINUTES 51 SECONDS EAST 70.328 METERS (230.73 FEET) TO THE NORTH LINE OF A 15.00 FEET WIDE SANITARY SEWER EASEMENT DESCRIBED IN EXHIBIT "A" OF THE SANITARY SEWER AND WATER LINE EASEMENT RECORDED AS IN DEED RECORD 336, PAGE 519 TO 519; THENCE NORTH 89 DEGREES 10 MINUTES 01 SECOND EAST 156.847 METERS (514.59 FEET) ALONG THE NORTH LINE OF SAID WATER LINE EASEMENT; THENCE NORTH 88 DEGREES 31 MINUTES 29 SECONDS EAST 34.827 METERS (114.26 FEET) ALONG SAID NORTH LINE; THENCE NORTH 42 DEGREES 13 MINUTES 36 SECONDS EAST 9.173 METERS (30.10 FEET) TO THE WEST LINE OF A SANITARY SEWER AND WATER LINE EASEMENT RECORDED AS INSTRUMENT #9104427; THENCE NORTH 0 DEGREE 07 MINUTES 07 SECONDS EAST 75.000 METERS (246.06 FEET) ALONG THE WEST LINE OF SAID SANITARY SEWER AND WATER LINE EASEMENT; THENCE SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST 12.121 METERS (39.77 FEET) TO THE WEST BOUNDARY OF GREYHOUND PASS AS DESCRIBED IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE SOUTH 0 DEGREES 26 MINUTES 42 SECONDS EAST 7.845 METERS (25.74 FEET) ALONG THE WEST BOUNDARY OF SAID GREYHOUND PASS; THENCE SOUTHEASTERLY 103.142 METERS (338.39 FEET) ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 103.632 METERS (340.00 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 28 DEGREES 57 MINUTES 26 SECONDS EAST AND A LENGTH OF 98.937 METERS (324.60 FEET) ALONG SAID BOUNDARY TO THE NORTH BOUNDARY OF 146TH STREET; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 263.746 METERS (865.31 FEET) ALONG THE BOUNDARY OF SAID 146TH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.5838 HECTARES (1.443 ACRES) MORE OR LESS.

ALSO EXCEPT (PARCEL 7A):
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS□
BEGINNING ON THE SOUTH LINE OF SAID SECTION NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST (ASSUMED BEARING) 165.202 METERS (542.00 FEET) FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 58 MINUTES 33 SECONDS WEST 5.029 METERS (16.50 FEET); IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE NORTH 89 DEGREES 01 MINUTE 27 SECONDS EAST 263.746 METERS (865.31 FEET) TO THE WEST BOUNDARY OF GREYHOUND PASS DESCRIBED IN DEED OF DEDICATION RECORDED AS INSTRUMENT #9023061; THENCE NORTH 0 DEGREES 58 MINUTES 33 SECONDS EAST 5.029 METERS (16.50 FEET) TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 01 MINUTE 27 SECONDS WEST 263.746 METERS (865.31 FEET) ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1326 HECTARE (0.328 ACRES) MORE OR LESS.

PARCEL II - FEE SIMPLE:□
PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS□
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) 418.79 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT #83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST 919.86 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST 662.37 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 67.46 FEET; THENCE SOUTH 51 DEGREES 53 MINUTES 58 SECONDS WEST 210.05 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 33 SECONDS EAST A DISTANCE OF 164.22 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 84.84 FEET TO THE NORTHWESTERN CORNER OF GREYHOUND PASS; THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST 90.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR SAID GREYHOUND PASS, BEING ALSO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S. R. 31; THENCE ALONG SAID PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES:(1) THENCE SOUTH 45 DEGREES 02 MINUTES 40 SECONDS WEST 85.82 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, SAID POINT BEING NORTH 89 DEGREES 37 MINUTES 52 SECONDS WEST 3099.10 FEET FROM THE RADIUS POINT OF SAID CURVE, AND BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST 304.30 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST 138.20 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS WEST 299.85 FEET TO A POINT ON THE PROPOSED EASTERN LIMITED ACCESS RIGHT-OF-WAY FOR U.S.R. 31, BEING A CURVE CONCAVE TO THE EAST, SAID POINT BEING SOUTH 86 DEGREES 27 MINUTES 17 SECONDS EAST 3098.20 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTHERLY 138.30 FEET ALONG SAID CURVE AND SAID PROPOSED LIMITED ACCESS RIGHT-OF-WAY TO THE POINT OF BEGINNING.CONTAINING 0.960 ACRES □± OR 41,818 SQUARE FEET MORE OR LESS.

ALSO EXCEPT □
(MENARD'S)
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:□
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 418.79 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF THE 1.959 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 83-3497 IN DEED RECORD 336, PAGE 110, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND AND ALONG THE EASTERN BOUNDARY OF SAID 1.959 ACRE TRACT OF LAND TO A POINT BEING 40.00 FEET (MEASURED PERPENDICULARLY IN A SOUTHERLY DIRECTION) FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS EAST 919.86 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 D



LANDSCAPE NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

ORDINANCE CHART

ZONING: PUD (TBD)

STREET FRONTAGE:
Requirement: 3 shade/evergreen trees + 2 ornamental trees + 25 shrubs/100 l.f.

Required:
147th Street West: 270 l.f. = 8 shade/evergreen trees + 6 ornamental trees + 68 shrubs
147th Street East: 520 l.f. = 16 shade/evergreen trees + 11 ornamental trees + 130 shrubs
Greyhound Pass: 677 l.f. = 20 shade/evergreen trees + 14 ornamental trees + 169 shrubs
146th Street: 544 l.f. = 16 shade/evergreen trees + 11 ornamental trees + 136 shrubs

Provided:
147th Street West: 4 existing trees to remain + 4 shade trees + 6 ornamental trees + 68 shrubs
147th Street East: 14 shade trees + 2 evergreen trees + 11 ornamental trees + 130 shrubs
Greyhound Pass: 17 shade trees + 3 evergreen trees + 14 ornamental trees + 169 shrubs
146th Street: 1 existing tree to remain (extensive utilities present)

UTILITY EASEMENTS

Know what's below.
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0 40' 80'
SCALE: 1" = 40'

REVISION BLOCK

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A LIMITED LIABILITY COMPANY
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Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2222 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO. 2016-220

DATE 07/28/2017

SCALE 1" = 40'

SHEET NAME **LANDSCAPE PLAN - BASE**

SHEET NO. LP-101

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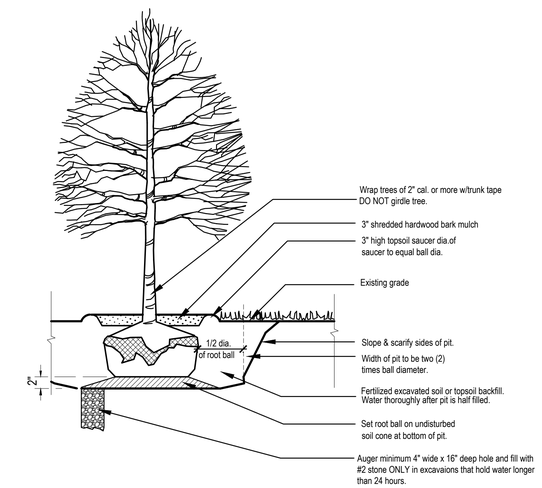
PLANT SCHEDULE - 147th STREET WEST & GREYHOUND PASS

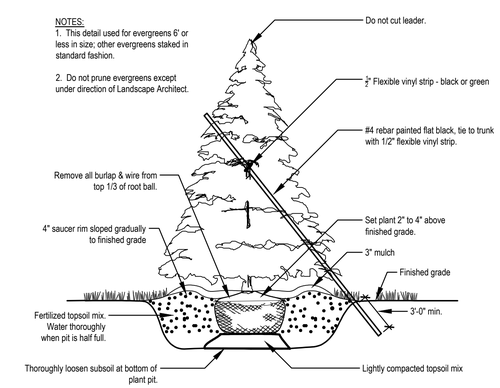
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	3	Abies concolor	White Fir	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	1	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	9	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	6` ht.	clump form, 5-13 stems
Cer-c	8	Cercis canadensis	Eastern Redbud	B & B	6` ht.	clump form, 3-5 stems
Cra-c	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-s	8	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Gle-t	1	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	2	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	8	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Til-t	6	Tilia tomentosa	Silver Linden	B & B	2"Cal	full, strong central leader, matched
Zel-s	2	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	25	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	24"	space @ 3`-0" o.c.
Cal-x	6	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
Die-l	33	Diervilla lonicera "Kodiac Orange`	Kodiac Orange Northern Bush Honeysuckle	container	24"	space @ 3`-0" o.c.
Ite-v	41	Itea virginica `Sprich`	LIttle Henry`s Garnet Sweetspire	Container	18"	space @ 3`-0" o.c.
Jun-x	34	Juniperus virginiana `Grey Owl`	Eastern Redcedar	Container	18" spread	space @ 4`-0" o.c.
Phy-o	76	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	24"	space @ 5`-0" o.c.
Thu-f	7	Thuja occidentalis `Fastigiata`	Pyramidal Arborvitae	container	7` ht.	space @ 3`-0" o.c., allow to mass; min. 24" spread at bottom
Vib-x	53	Viburnum plicatum tomentosum `Summer Snowflake`	Summer Snowflake Doublefile Viburnum	Container	24"	space @ 4`-0" o.c.



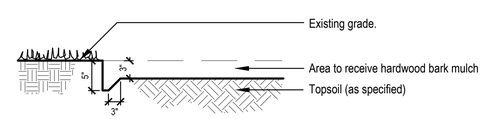
TREE PLANTING
Not to Scale

NOTES:
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

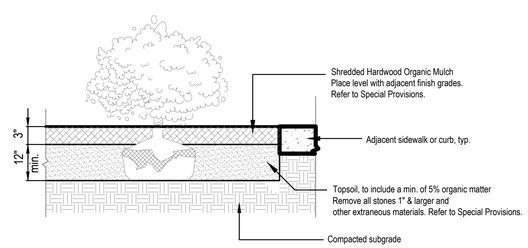
2. Do not prune evergreens except under direction of Landscape Architect.



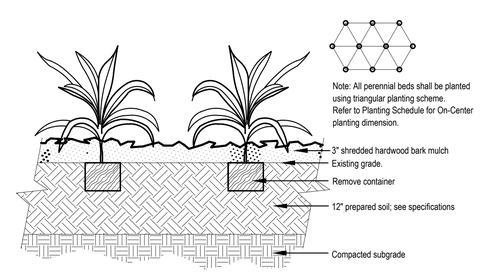
EVERGREEN TREE PLANTING
Not to Scale



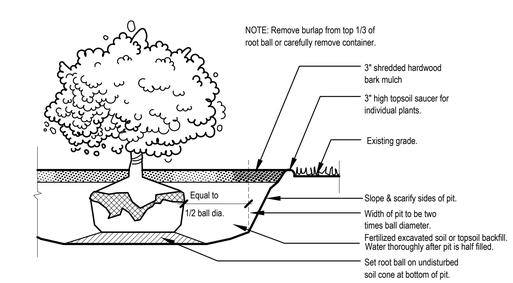
SPADE EDGE
Not to Scale



LANDSCAPE BED PREPARATION
Not to Scale



PERENNIAL PLANTING
Not to Scale



SHRUB PLANTING
Not to Scale

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DATE 07/28/2017

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HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2222 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO. 2016-220

DATE 07/28/2017

SCALE 1" = 40'

SHEET NAME **LANDSCAPE DETAILS**

SHEET NO. LP-501

VILLAGE PARK PLAZA I

PRIMARY PLAT

PART OF S.E. 1/4 OF SECTION 18, T18N, R4E, HAMILTON COUNTY, INDIANA

DEVELOPER/OWNER

WASHINGTON PRIME GROUP
111 MONUMENT CIRCLE
SUITE 3500
INDIANAPOLIS, INDIANA 46204
PH: (317) 986-8522

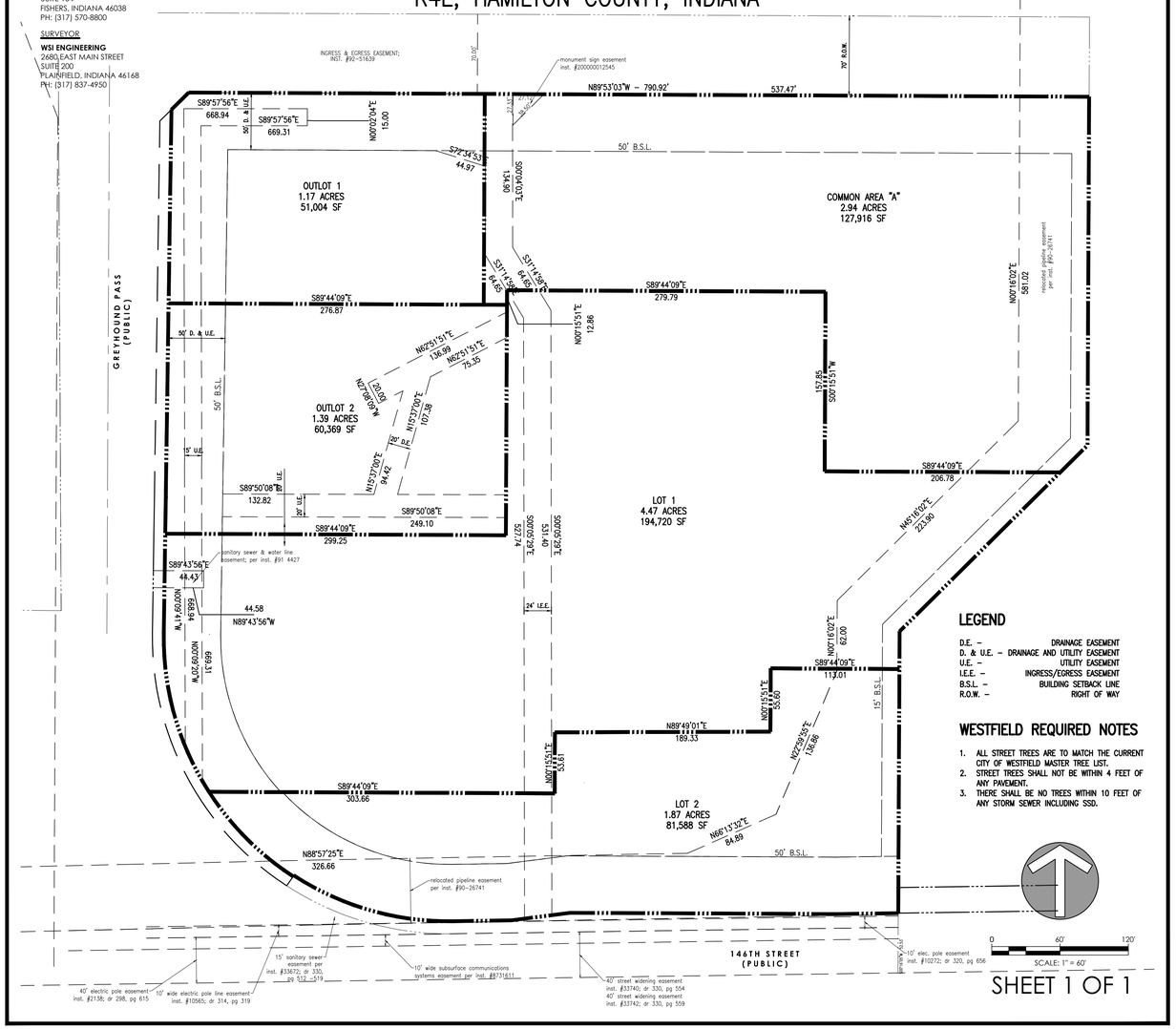
CIVIL ENGINEER

HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE
SUITE 154
FISHERS, INDIANA 46038
PH: (317) 570-8800

SURVEYOR

WSI ENGINEERING
2680 EAST MAIN STREET
SUITE 200
PLAINFIELD, INDIANA 46168
PH: (317) 837-4950

THIS INSTRUMENT WAS PREPARED
BY MICHAEL THOMPSON
REGISTERED PROFESSIONAL ENGINEER
INDIANA PE11011309
11988 FISHERS CROSSING DRIVE, SUITE 154
FISHERS, INDIANA 46038
(317) 570-8800



LEGEND

D.E. – DRAINAGE EASEMENT
D. & U.E. – DRAINAGE AND UTILITY EASEMENT
U.E. – UTILITY EASEMENT
I.E.E. – INGRESS/EGRESS EASEMENT
B.S.L. – BUILDING SETBACK LINE
R.O.W. – RIGHT OF WAY

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.

SHEET 1 OF 1

Petition Number:	1706-DDP-07
Subject Site Address:	2222 E. 146th Street
Petitioner:	Washington Prime Group by Hamilton Designs, LLC and Onpointe Land Matters, LLC
Request:	Detailed Development Plan review for the redevelopment of 2222 E. 146th Street (Regal Cinema building).
Current Zoning:	Village Park Plaza I PUD
Current Land Use:	Commercial
Approximate Acreage:	12.02 acres+/-
Property History:	92-AP-27 (Regal Cinema) 1706-PUD-09 Village Park Plaza I PUD (Ord. 17-17) 1706-SPP-04 (Primary Plat, *pending*) 1706-ODP-04 (Overall Development Plan, *pending*)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscape Plan
Staff Reviewer:	Matt Pleasant, Associate Planner

Procedural

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

BACKGROUND

The Property is currently zoned Village Park Plaza I (Ordinance 17-17) adopted by City Council on August 14, 2017. The PUD Ordinance establishes the GB: General Business as the underlying zoning district. To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The Technical Advisory Committee reviewed the petition at their May 23, 2017, meeting.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

OVERLAY DISTRICTS (Article 5.6 of the UDO):

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

1) U.S. Highway 31 Overlay District Standards (Article 5.2 & Section 9 of PUD):

   Comment: US Highway 31 Overlay District Standards shall not apply to the Real Estate by the approved PUD.

2) PUD Ordinance (Article 5.6):
   a) Standard Criteria, UDO Article (5.6.D)
   b) PUD District Format, UDO Article (5.6.H)
   c) Review Considerations UDO Article (5.6.J)

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

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

3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

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

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

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

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

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

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

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

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

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

17) Identify buildings proposed for demolition.

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

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

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 17-17)

The plans comply with Chapter 4 of the UDO and Ordinance 17-17: Village Park Plaza I PUD **except for those items identified as outstanding below:**

20) Permitted Uses
21) Minimum Lot Area: No Minimum
22) Minimum Lot Frontage: 80 Feet
23) Minimum Building Setback Lines:

i) Front: 0'
ii) Side: 0'
iii) Rear: 0'
iv) Minimum District Perimeter: 15'
v) Minimum District Perimeter Abutting External Street: 50'

24) Minimum Lot Width: No Minimum
25) Maximum Building Height: 60'
26) Building Size Req.: No Minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and Ordinance 17-17: Village Park Plaza I PUD **except for those items identified as outstanding below:**

27) Accessory Use and Building Standards (Article 6.1)

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

28) Architectural Standards (Article 6.3 of UDO & Section 10.1 of PUD)

a) Mechanical Screening
b) Building Materials
c) Architectural Theme
d) Four-Sided Architecture
e) Building Elevations
f) Gutters and Downspouts
g) Roof Design
h) Main Entrances
i) Windows
j) Awnings

29) Building Standards (Article 6.4)

30) Fence Standards (Article 6.5)

31) Height Standards (Article 6.6)

32) Landscaping Standards (Article 6.8 of UDO & Section 10.2 of PUD)

Comment: Compliant.

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

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

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

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

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

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

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

g) Buffer Yard Requirements

h) Interior Parking Area Landscaping

   i) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   ii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

iii) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

iv) Vision Clearance: No landscaping within Parking Area islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with *Article 6.19 Vision Clearance Standards*.

i) Perimeter Parking Area Landscaping

37) Lighting Standards (Article 6.9)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14 of UDO & Section 10.3 of PUD)

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

46) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and Ordinance 17-17: Village Park Plaza I PUD **except for those items identified as outstanding below:**

47) Easement Standards (Article 8.3)

48) Open Space and Amenity Standards (Article 8.6)

49) Pedestrian Network Standards (Article 8.7 of UDO & Section 12.1 of PUD)

50) Storm Water Standards (Article 8.8)

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

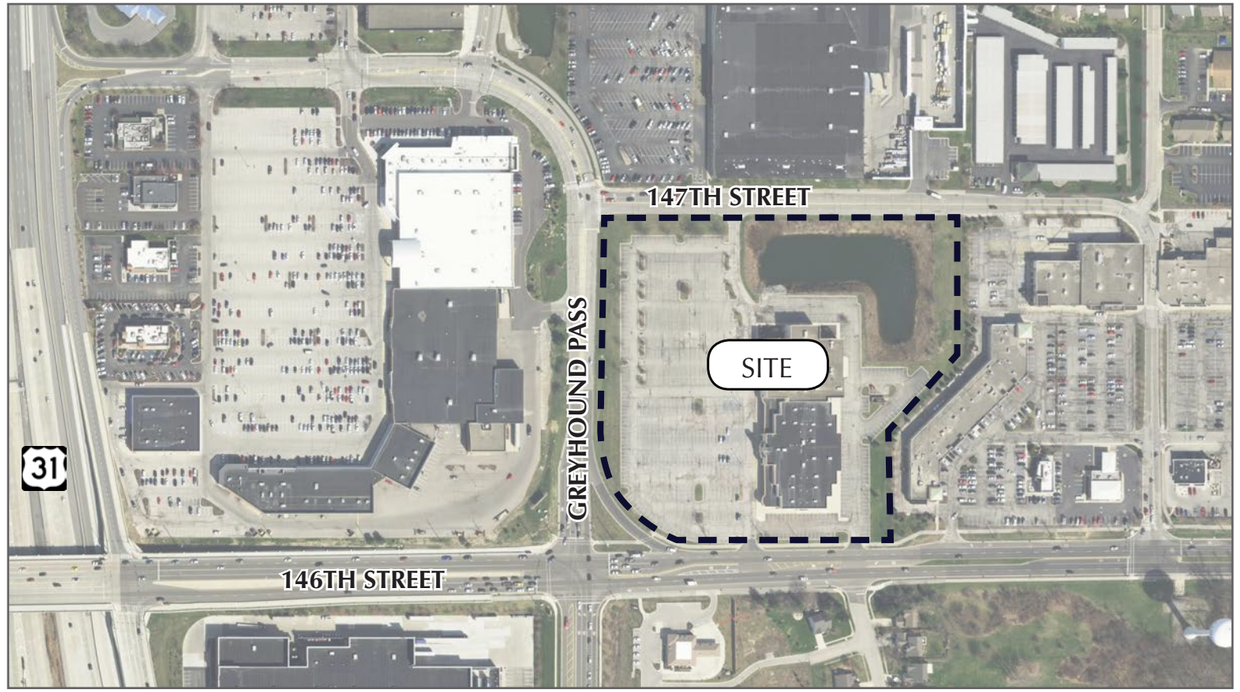
52) Surety Standards (Article 8.12)

53) Utility Standards (Article 8.13)

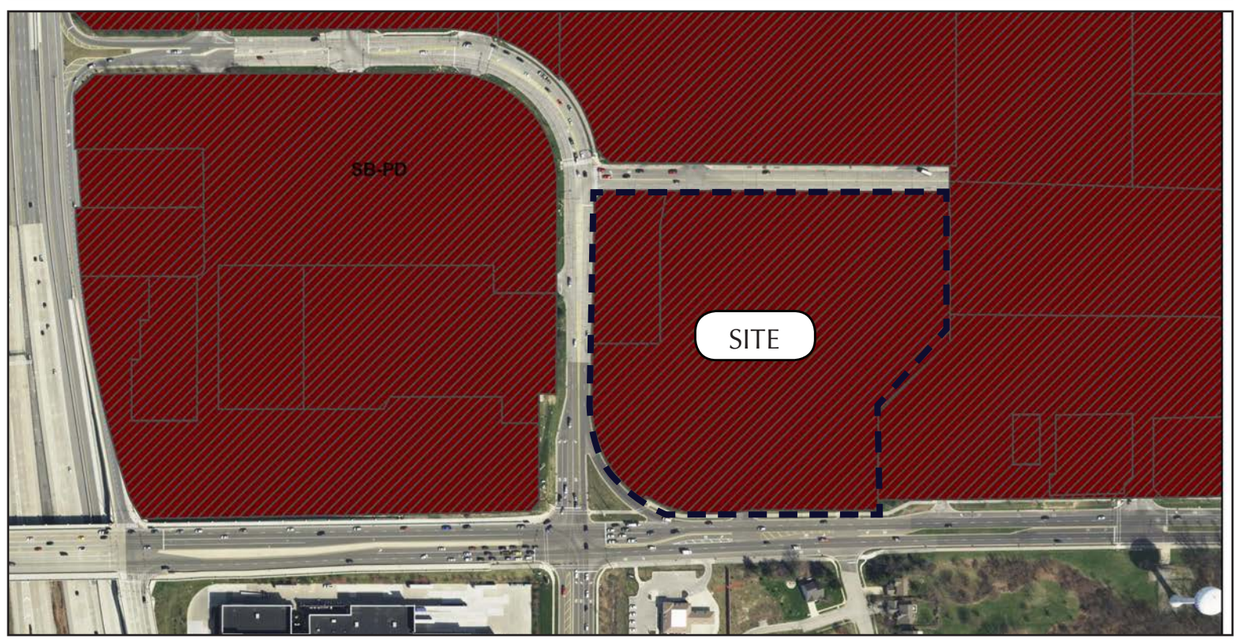
DEPARTMENT COMMENTS

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

LOCATION MAP

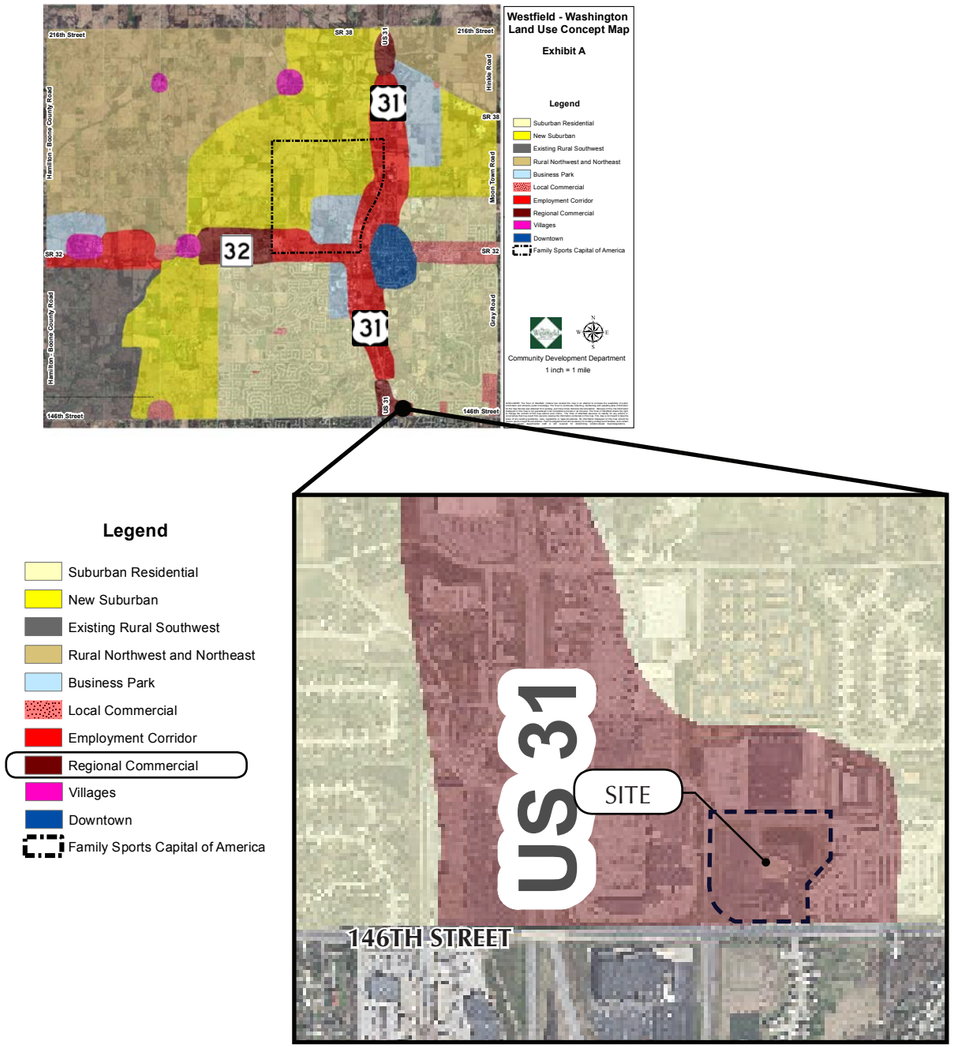


ZONING MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



Legend

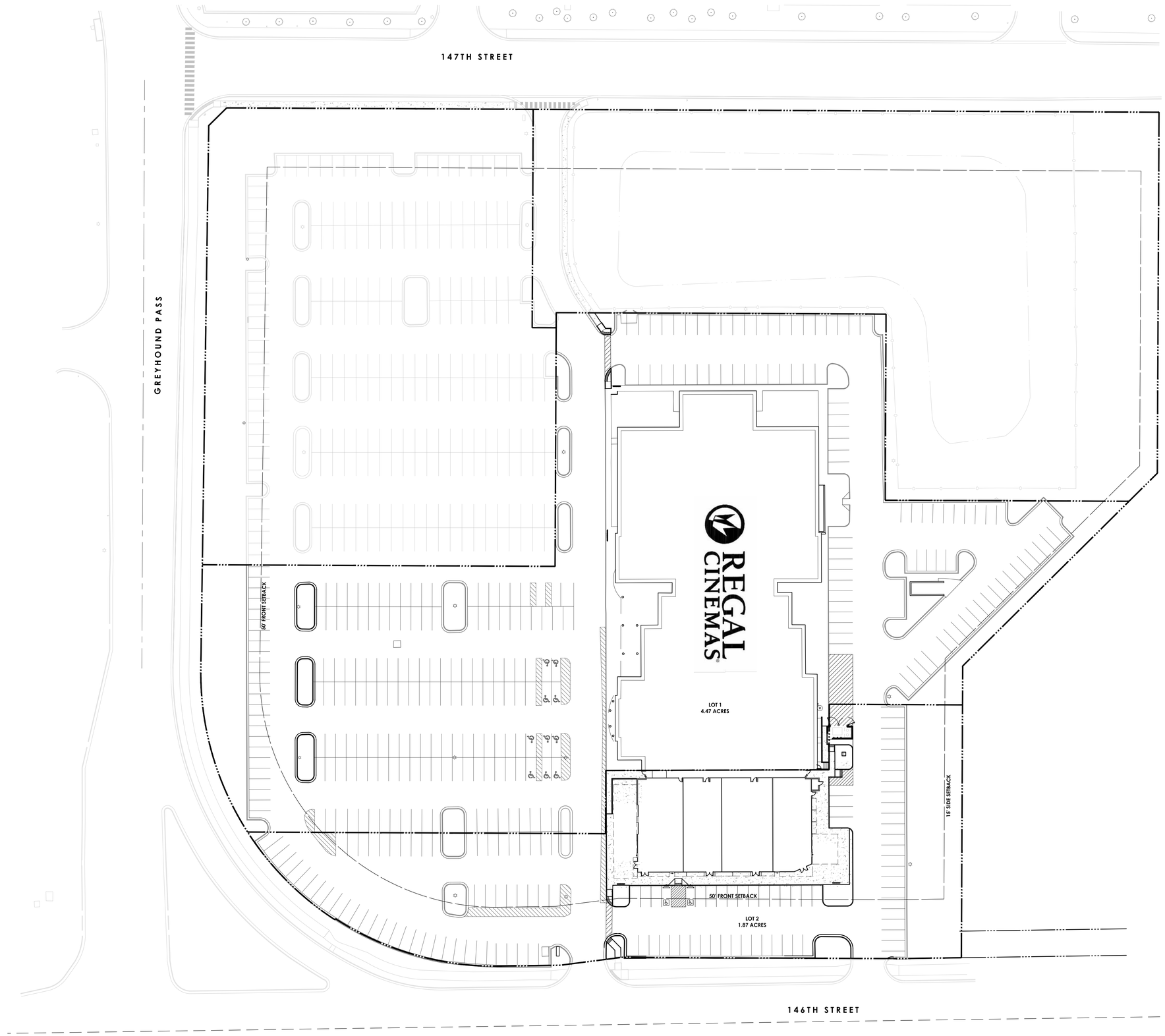
- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

04.28.17



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0 40' 80'
SCALE: 1" = 40'

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DATE
08/11/2017

DRAWN BY
AMT

CHECKED BY
MAT

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CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2272 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO.
2016-220

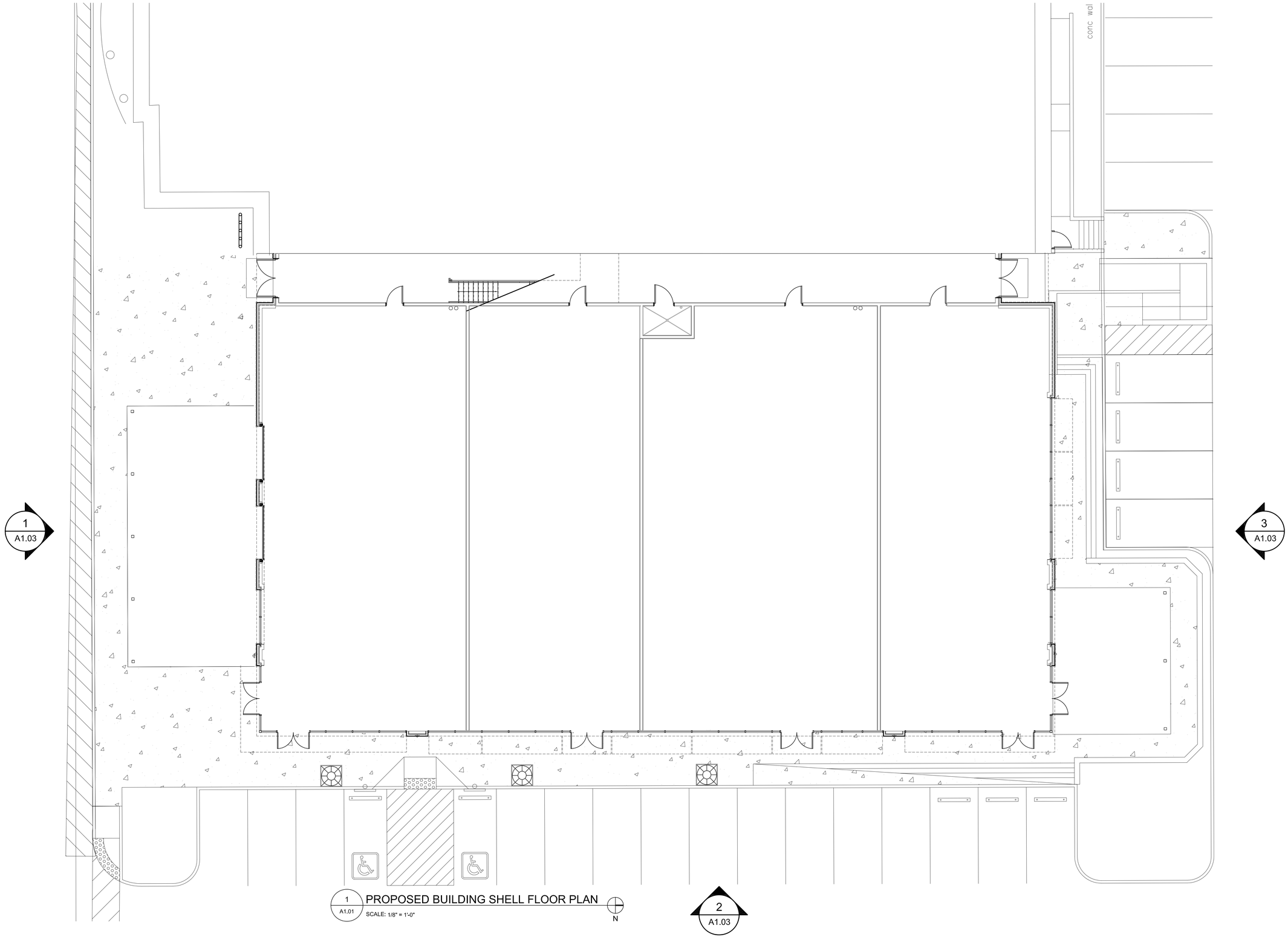
DATE
08/11/2017

SCALE
1" = 40'

SHEET NAME
DETAILED DEVELOPMENT PLAN

SHEET NO.
DDP

p:\2016\220 - rd architects - westfield, in\drawings\detailed development plan.dwg



1 A1.01 PROPOSED BUILDING SHELL FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

RDL ARCHITECTS

16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

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CARMEL, INDIANA

WASHINGTON PRIME GROUP™

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Columbus, OH 43215
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REGAL CINEMAS
THEATER RENOVATIONS
2222 E. 146TH STREET
CARMEL, IN 46033

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ISSUE

▲	PUD SUBMITTAL	04-27-17
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BUILDING SHELL FLOOR PLAN

1/8" = 1'-0"

N

PROJECT #	16201
DRAWN BY	KWE
CHECKED BY	RDLA
FILE NAME	
PLOT DATE	4/27/2017

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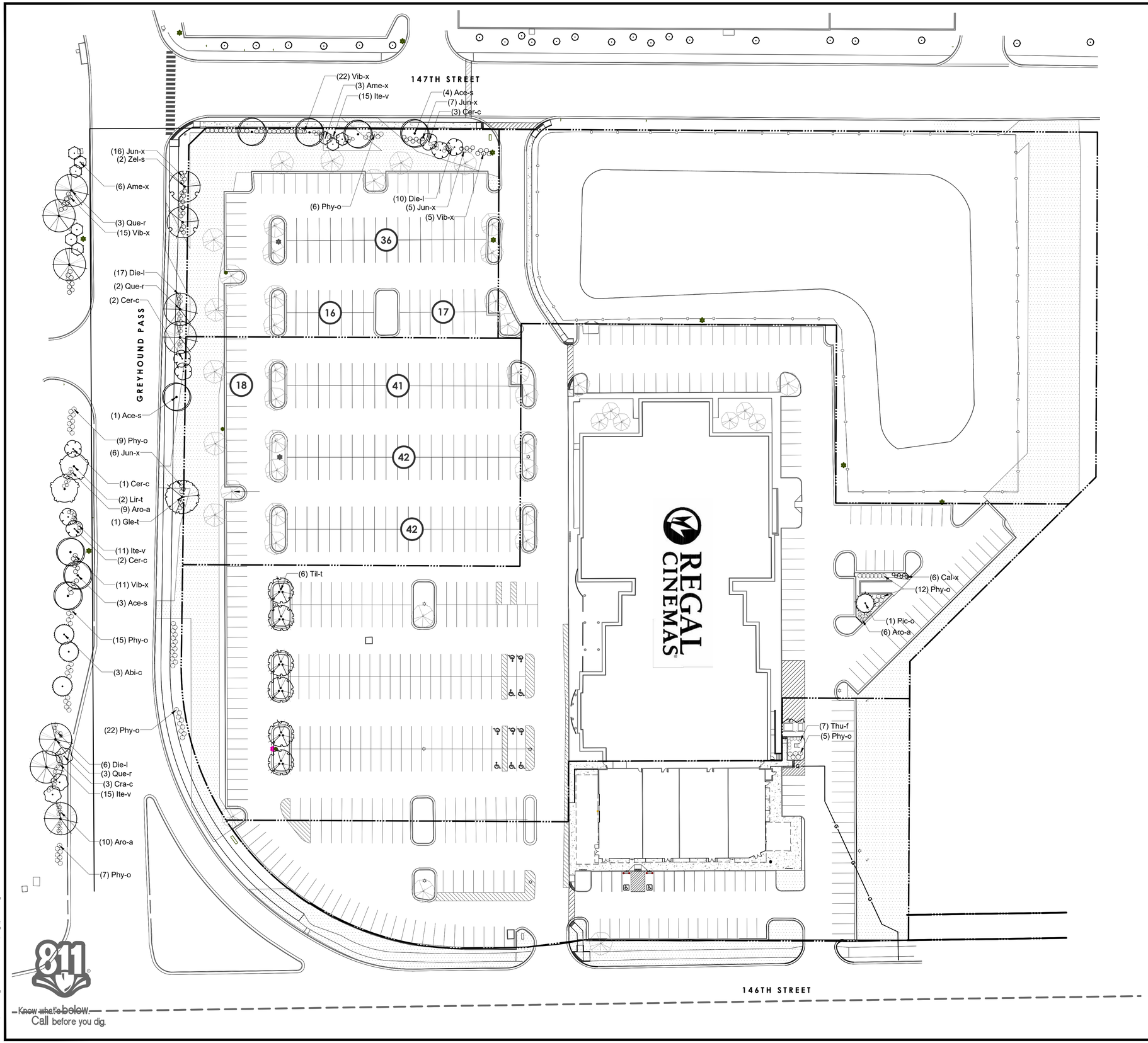
A1.01



LANDSCAPE NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

ORDINANCE CHART

ZONING: PUD (TBD)

STREET FRONTAGE:
Requirement: 3 shade/evergreen trees + 2 ornamental trees + 25 shrubs/100 l.f.

Required:
147th Street West: 270 l.f. = 8 shade/evergreen trees + 6 ornamental trees + 68 shrubs
147th Street East: 520 l.f. = 16 shade/evergreen trees + 11 ornamental trees + 130 shrubs
Greyhound Pass: 677 l.f. = 20 shade/evergreen trees + 14 ornamental trees + 169 shrubs
146th Street: 544 l.f. = 16 shade/evergreen trees + 11 ornamental trees + 136 shrubs

Provided:
147th Street West: 4 existing trees to remain + 4 shade trees + 6 ornamental trees + 68 shrubs
147th Street East: 14 shade trees + 2 evergreen trees + 11 ornamental trees + 130 shrubs
Greyhound Pass: 17 shade trees + 3 evergreen trees + 14 ornamental trees + 169 shrubs
146th Street: 1 existing tree to remain (extensive utilities present)

UTILITY EASEMENTS

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0 40' 80'
SCALE: 1" = 40'

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CONSTRUCTION PLANS FOR:
VILLAGE PARK PLAZA I
2222 E. 146th Street
Westfield, Indiana 46033

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

PROJECT NO. 2016-220

DATE 07/28/2017

SCALE 1" = 40'

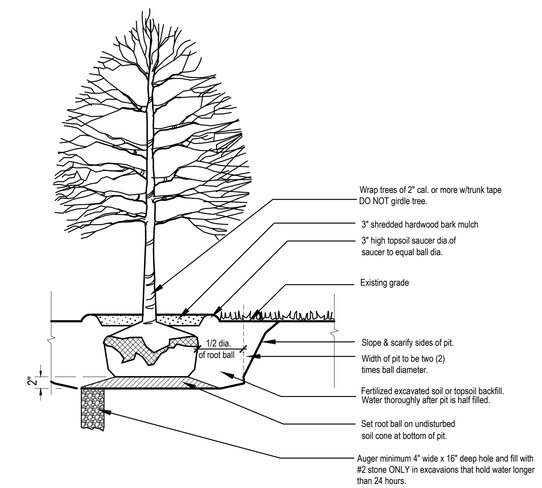
SHEET NAME **LANDSCAPE PLAN - BASE**

SHEET NO. LP-101

m:\17-1091 regal cinemas westfield\dwg\lp-101.dwg

PLANT SCHEDULE - 147th STREET WEST & GREYHOUND PASS

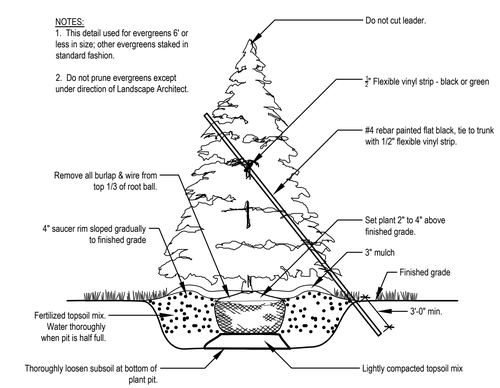
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	3	Abies concolor	White Fir	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	1	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	9	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	6` ht.	clump form, 5-13 stems
Cer-c	8	Cercis canadensis	Eastern Redbud	B & B	6` ht.	clump form, 3-5 stems
Cra-c	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-s	8	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Gle-t	1	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	2	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	8	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Til-t	6	Tilia tomentosa	Silver Linden	B & B	2"Cal	full, strong central leader, matched
Zel-s	2	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	25	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	24"	space @ 3`-0" o.c.
Cal-x	6	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
Die-l	33	Diervilla lonicera "Kodiac Orange`	Kodiac Orange Northern Bush Honeysuckle	container	24"	space @ 3`-0" o.c.
Ite-v	41	Itea virginica `Sprich`	LIttle Henry`s Garnet Sweetspire	Container	18"	space @ 3`-0" o.c.
Jun-x	34	Juniperus virginiana `Grey Owl`	Eastern Redcedar	Container	18" spread	space @ 4`-0" o.c.
Phy-o	76	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	24"	space @ 5`-0" o.c.
Thu-f	7	Thuja occidentalis `Fastigiata`	Pyramidal Arborvitae	container	7` ht.	space @ 3`-0" o.c., allow to mass; min. 24" spread at bottom
Vib-x	53	Viburnum plicatum tomentosum `Summer Snowflake`	Summer Snowflake Doublefile Viburnum	Container	24"	space @ 4`-0" o.c.



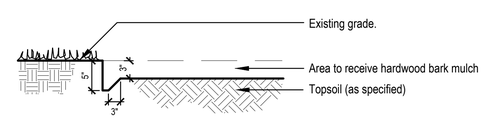
TREE PLANTING
Not to Scale

NOTES:
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

2. Do not prune evergreens except under direction of Landscape Architect.



EVERGREEN TREE PLANTING
Not to Scale



SPADE EDGE
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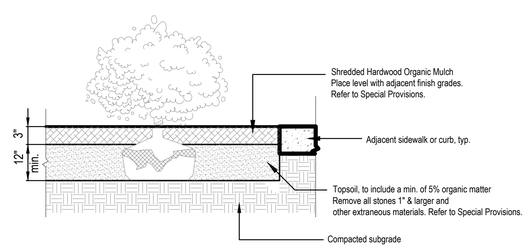

LANDSCAPE BED PREPARATION
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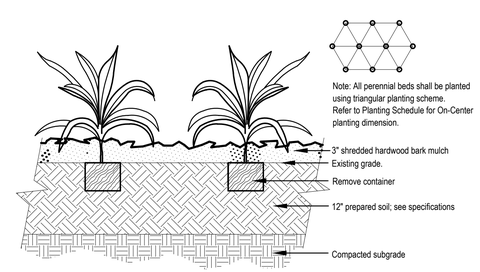
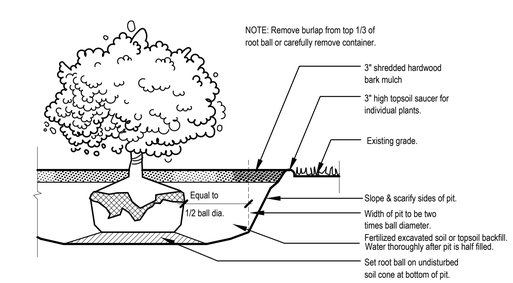


PERENNIAL PLANTING
Not to Scale



SHRUB PLANTING
Not to Scale

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Indianapolis, Indiana 46204

PROJECT NO. 2016-220

DATE 07/28/2017

SCALE 1" = 40'

SHEET NAME **LANDSCAPE DETAILS**

SHEET NO. LP-501

Docket Number: 1707-PUD-12 (Ordinance No. 17-20)

Petitioner: Innovative Engineering & Consulting, Inc

Representative: Bryan Stumpf, 11th Street Development

Request: An amendment to the Oak Manor Planned Unit Development (PUD) District to allow for Single-Family Attached and Detached development.

Current Zoning: Oak Manor Planned Unit Development District

Underlying Zoning, SF3: Single-Family Medium Density District

Current Land Use: Vacant

Acreage: 12.4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 17-18
5. Landscape Plan
6. Project Narrative
7. Oak Manor PUD (Original, Ord. 03-37)
8. Neighborhood Meeting Summary
9. Petitioner's Response to Issue List
10. Public Comments

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the June 12, 2017, City Council meeting. A public hearing was held for this petition at the July 11, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted an informational meeting on June 27, 2017, at the Villages of Oak Manor Clubhouse for neighbors and other interested parties. A summary of that meeting was provided by the petitioner and is included as **Exhibit 7**.

PROJECT OVERVIEW

Location: The affected section of the Oak Manor PUD District is located south side of the Midland Trace Trail along Gunther Boulevard (see Exhibit 2).

Property Description: The Oak Manor PUD (the "Original PUD Ordinance") was adopted on November 10, 2003. In 2005 a Primary Plat and Development Plan were approved for this site which allowed for a total of 180 condo units in 6 buildings on the Property and an adjacent property. A portion of the Property was included on the Secondary Plat for Section 3A of the Villages of Oak Manor, which was recorded on January 26, 2009.

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

Uses: The proposed ordinance incorporates the Primary Plat (see **Exhibit 3**) submitted simultaneously with this petition, and requires substantial compliance with that plan.

Development Standards Detached Residential: The proposed ordinance permits detached residential on lot B-1, whereas the Original PUD Ordinance only allows attached residential. Standards are included for two (2) lot types with Minimum Lot Widths of thirty-one (31) and thirty-six (36) feet; and corresponding Minimum Lot Areas of 2,325 and 2,880 square feet respectively.

Development Standards Attached Residential: The proposed ordinance reduces the minimum building setback from right-of-way of public street to ten (10) feet, the Original PUD Ordinance requires fifteen (15) feet. Additionally, the proposed ordinance established a maximum height of three (3) stories.

Additional Development Standards for All Dwellings: The proposed ordinance prohibits vinyl siding and requires a two (2) car garage for all dwellings within the development. Additionally, the proposed ordinance incorporates character exhibits to depict the intend quality of both the attached and detached homes proposed for the property.

Architectural Standards for Detached Residential: The proposed ordinance requires the detached single family lots comply with the Article 6.3: Architectural Standards, of the UDO.

Landscaping: The proposed ordinance incorporates the Landscape Plan (see **Exhibit 5**) submitted with the Primary Plat, and requires substantial compliance with that plan. Additionally, the proposed ordinance sets Minimum Lot Landscaping for each of the lot types.

Vision Clearance: The proposed ordinance allows the sight line measurement to be reduced from 40' to 25' for private streets, with approval by the Public Works Department. This is consistent with the current Public Works standard.

PETITION UPDATE (8/7/17 APC)

Since the July 11, 2017, public hearing, the petitioner has revised the proposed ordinance and exhibits to incorporate comments as a result of the Department's review of the proposed ordinance and corresponding Primary Plat and Overall Development Plan. A minimum building height of 2 stories was added, and minimum ground floor area requirements were removed for 1 and 1 ½ story homes. Additional landscaping and berming was added in the common area adjacent to the existing paired patio homes. A standard was also added to address conflicts within the site triangles required by the UDO, the proposed standard is in compliance with Public Works current standard. Additionally, the Primary Plat submitted concurrently with this petition as Petition No. 1707-SPP-08, has been incorporated to act as a character exhibit for the proposed ordinance. Lastly, a standard was added to prohibit vinyl siding as a building material.

PETITION UPDATE (8/21/17 APC)

Since the August 7 2017, APC meeting, the petitioner has revised the proposed ordinance and exhibits to incorporate comments from that meeting. A maximum building height of three (3) stories was incorporated for the attached dwellings. Additionally, a two (2) car garage requirement was added that applies to all dwellings. Lastly, character exhibits have been incorporated to show the intend quality of both the attached and detached homes proposed for the property.

COMPREHENSIVE PLAN

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

> The development policies for "Existing Suburban" encourage avoiding sprawl by developing infill projects that are compatible in style and density with existing neighborhoods, and will not alter the character of the area. Buffering is suggested when adjacent to existing neighborhoods. Suggested development polices for "residential design standards" include encouraging variety while maintaining a distinct character for the neighborhood and considering the open space, and not only lot size, when evaluating the density of a neighborhood.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission A public hearing was held for this petition at the July 11, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the June 12, 2017, Council meeting.

DEPARTMENT COMMENTS

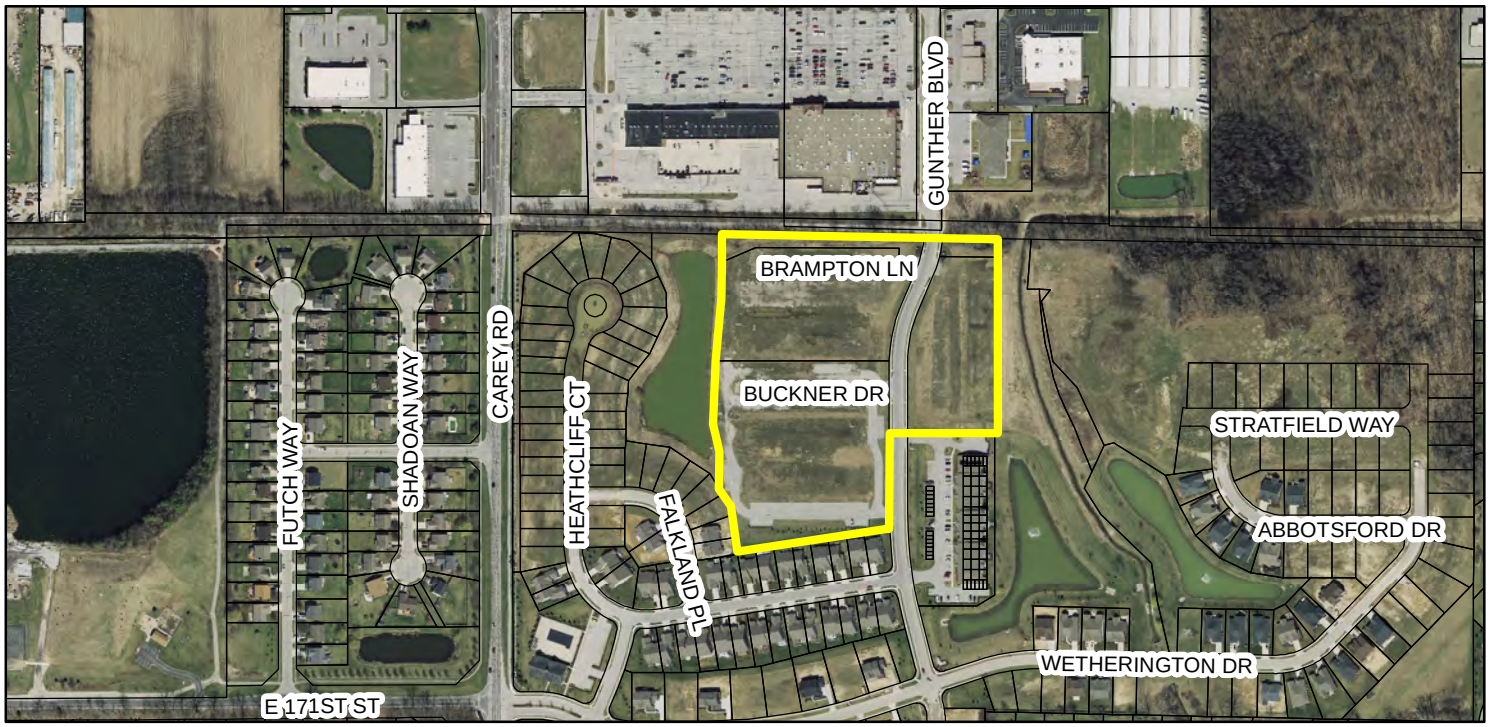
1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Location Map
Oak Manor PUD District Amendment
Lancashire at Oak Manor
1707-PUD-12, 1707-SPP-03, & 1707-ODP-03

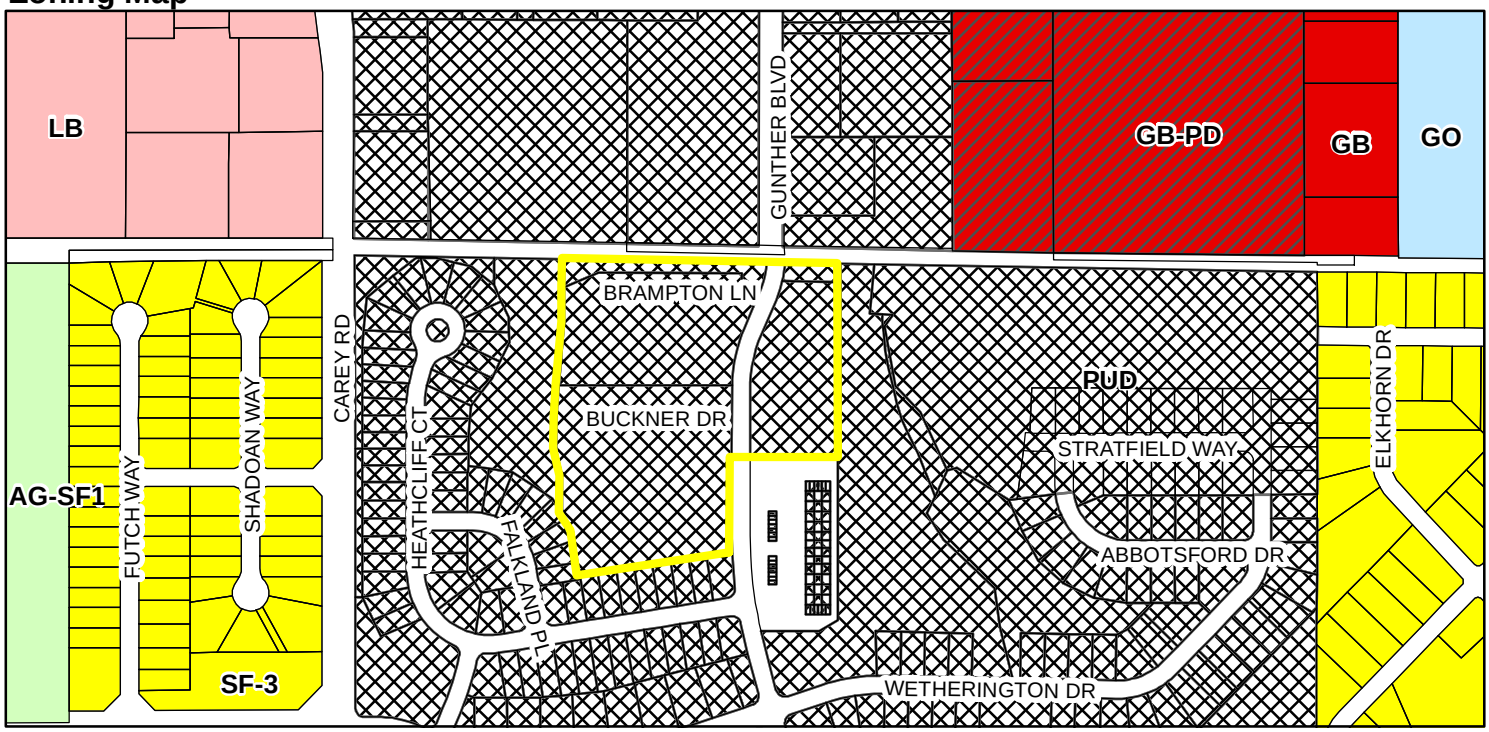
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- GO (General Office)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)

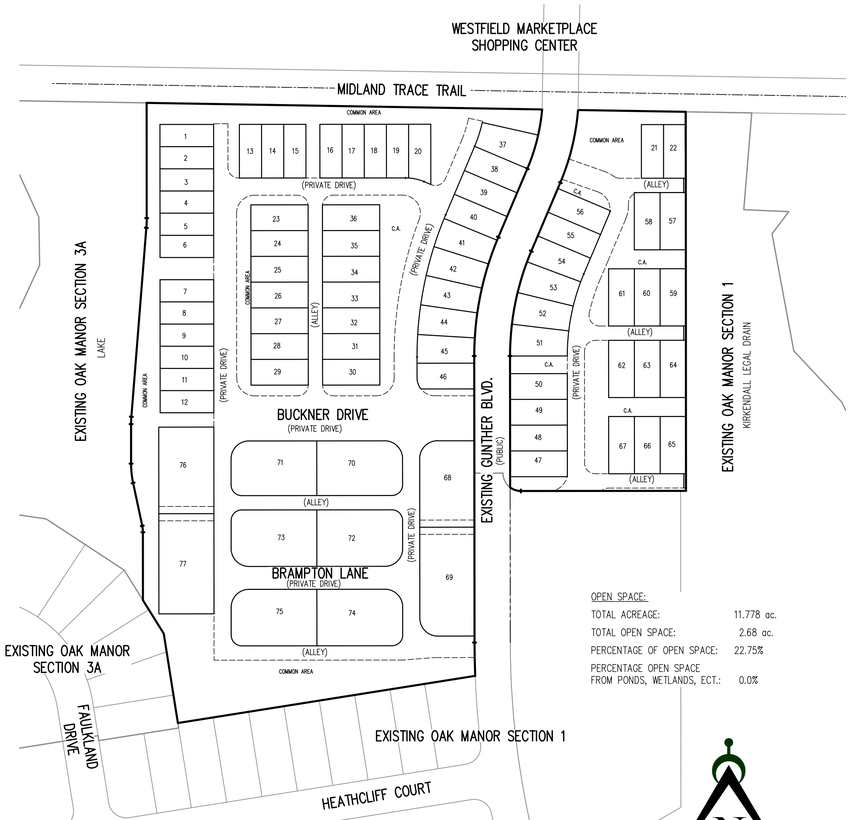
LANCASHIRE at OAK MANOR PRIMARY PLAT

SECTION 5, T18N, R4E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Petition #: 1707-SSP-08 & 1707-ODP-08

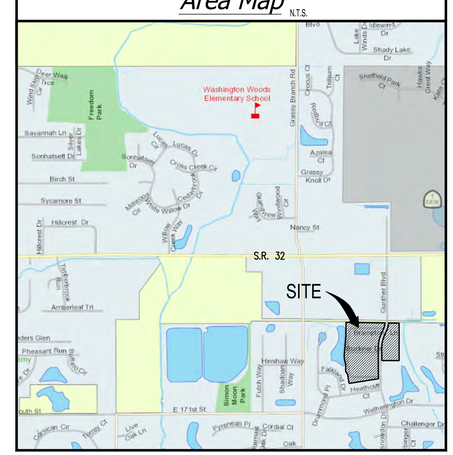
Sheet Index

Sheet No.	Description
P100	Title Sheet
P101	Primary Plat
P102	Detailed Development Plan
L100–L105	Landscape Plans



Area Map

N.T.S.



OPEN SPACE:

TOTAL ACREAGE:	11.778 ac.
TOTAL OPEN SPACE:	2.68 ac.
PERCENTAGE OF OPEN SPACE:	22.75%
PERCENTAGE OPEN SPACE FROM PONDS, WETLANDS, ECT.:	0.0%

Developer:

11th Street DEVELOPMENT
7378 N. 500E
Lebanon, IN 46052
317-721-8279
Contact: Bryan Stumpf
Email: bstumph@11streetdevelopment.com

Engineer:

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3890
Contact: Jerry Kittle
Email: jkittle@innovativeeci.com

Project Map

SCALE: 1"=100'

LAND DESCRIPTION

PARCEL I:
A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO ALL OF BLOCKS E OF THE VILLAGES OF OAK MANOR SECTION 3A ('PLAT'), A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JANUARY 26, 2009 AS INSTRUMENT NUMBER 2009003437, PLAT CABINET 4, SLIDE 519 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST (BASIS OF BEARINGS: INDIANA STATE PLANE, WEST ZONE, NAD 83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 914.91 FEET (917.53 FEET –PLAT) TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTH HALF–QUARTER SECTION 25.00 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 1218.39 FEET (1218.35 FEET – PLAT) PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHWESTERN CORNER OF SAID BLOCK E, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION (THE FOLLOWING TWO (2) COURSES ARE ALONG THE BOUNDARY OF BLOCK E OF SAID PLAT); (ONE) THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 150.52 FEET; (TWO) SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 50.01 FEET; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 479.82 FEET ALONG THE WESTERN LINE OF MASTER COMMON AREA 'H'OF THE REPLAT OF THE VILLAGES OF OAK MANOR SECTION ONE ('SECTION ONE') (RECORDED AS INSTRUMENT NUMBER 2008004905, PLAT CABINET 4, SLIDE 420 IN SAID RECORDER'S OFFICE) TO A CORNER THEREOF; THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST 230.73 FEET (230.74 FEET – PLAT) ALONG SAID NORTHERN LINE AND THE NORTHERN LINE OF BLOCK 'A'OF SAID SECTION ONE TO THE POINT OF CURVATURE OR A TANGENT CURVE CONCAVE TO THE NORTH, SAID POINT LYING SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 25.00 FEET FROM THE RADIUS POINT THEREOF; THENCE WESTERLY AND NORTHWESTERLY 16.08 FEET ALONG SAID CURVE TO A POINT LYING SOUTH 36 DEGREES 49 MINUTES 11 SECONDS WEST 25.00 FEET FROM SAID RADIUS POINT, BEING THE SOUTHEASTERN TIP OF THE GUNTHER BOULEVARD RIGHT–OF–WAY PER SAID PLAT (ALL OF THE REMAINING COURSES ARE ALONG THE EASTERN RIGHT–OF–WAY LINE OF GUNTHER BOULEVARD; NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST 183.71 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 375.00 FEET FROM THE RADIUS POINT THEREOF; THENCE NORTHERLY AND NORTHEASTERLY 150.56 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 375.00 FEET FROM SAID RADIUS POINT; THENCE NORTH 22 DEGREES 57 MINUTES 12 SECONDS EAST 104.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST, SAID POINT LYING SOUTH 67 DEGREES 02 MINUTES 48 SECONDS EAST 325.00 FEET FROM THE RADIUS POINT THEREOF; THENCE NORTHEASTERLY AND NORTHERLY 104.86 FEET ALONG SAID CURVE TO A POINT LYING SOUTH 86 DEGREES 31 MINUTES 55 SECONDS EAST 325.00 FEET FROM SAID RADIUS POINT AND BEING THE POINT OF BEGINNING, CONTAINING 2.656 ACRES, MORE OR LESS.

PARCEL II:
A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO ALL OF BLOCKS C AND D OF THE VILLAGES OF OAK MANOR SECTION 3A ('PLAT'), A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JANUARY 26, 2009 AS INSTRUMENT NUMBER 2009003437, PLAT CABINET 4, SLIDE 519 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST (BASIS OF BEARINGS: INDIANA STATE PLANE, WEST ZONE, NAD 83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 914.91 FEET (917.53 FEET –PLAT) TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTH HALF–QUARTER SECTION 25.00 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 615.42 FEET (615.39 FEET – PLAT) PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF TO THE NORTHWESTERN CORNER OF SAID BLOCK D, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 552.84 FEET (552.85 FEET – PLAT) ALONG THE NORTHERN LINE OF SAID BLOCK D TO THE NORTHEASTERN CORNER THEREOF ON THE WESTERN RIGHT–OF–WAY LINE OF GUNTHER BOULEVARD, BEING THE POINT OF CURVATURE OF A NON–TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID POINT LYING SOUTH 84 DEGREES 53 MINUTES 27 SECONDS EAST 275.00 FEET FROM THE RADIUS POINT THEREOF (THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID WESTERN RIGHT–OF–WAY LINE); (ONE) THENCE SOUTHERLY AND SOUTHWESTERLY 85.65 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING SOUTH 67 DEGREES 02 MINUTES 48 SECONDS EAST 275.00 FEET FROM SAID RADIUS POINT; (TWO) THENCE SOUTH 22 DEGREES 57 MINUTES 12 SECONDS WEST 104.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING NORTH 67 DEGREES 02 MINUTES 48 SECONDS WEST 425.00 FEET FROM THE RADIUS POINT THEREOF; (THREE) THENCE SOUTHWESTERLY AND SOUTHERLY 170.63 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 425.00 FEET FROM SAID RADIUS POINT; (FOUR) THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST 400.47 FEET PASSING ONTO THE COMMON RIGHT–OF–WAY LINE OF SAID GUNTHER BOULEVARD WITH THE REPLAT OF THE VILLAGES OF OAK MANOR SECTION ONE ('SECTION ONE') (RECORDED AS INSTRUMENT NUMBER 2008004905, PLAT CABINET 4, SLIDE 420 IN SAID RECORDER'S OFFICE) TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 1225.00 FEET FROM THE RADIUS POINT THEREOF; (FIVE) THENCE SOUTHERLY 46.59 FEET ALONG THE COMMON LINE OF SAID PLAT AND SECTION ONE TO THEIR COMMON CORNER, BEING THE SOUTHEASTERN CORNER OF SAID BLOCK C, AND LYING SOUTH 87 DEGREES 46 MINUTES 15 SECONDS WEST 1225.00 FEET FROM SAID RADIUS POINT; THENCE SOUTH 80 DEGREES 59 MINUTES 13 SECONDS WEST 420.62 FEET ALONG THE COMMON LINE OF SAID SECTION ONE AND BLOCK C TO THEIR COMMON CORNER,(THE FOLLOWING NINE (9) COURSES ARE ALONG THE WESTERN BOUNDARY OF SAID BLOCK C); (ONE) NORTH 09 DEGREES 00 MINUTES 47 SECONDS WEST 126.52 FEET; (TWO) NORTH 31 DEGREES 54 MINUTES 40 SECONDS WEST 54.95 FEET; (THREE) NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST 95.02 FEET TO THE POINT OF CURVATURE OF A NON–TANGENT CURVE CONCAVE TO THE WEST, SAID POINT LYING NORTH 89 DEGREES 57 MINUTES 39 SECONDS EAST 46.32 FEET FROM THE RADIUS POINT THEREOF; (FOUR) THENCE NORTHERLY 8.96 FEET ALONG SAID CURVE TO A POINT LYING NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM SAID RADIUS POINT; (FIVE) THENCE NORTH 12 DEGREES 00 MINUTES 12 SECONDS WEST 61.41 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 77 DEGREES 59 MINUTES 48 SECONDS WEST 130.00 FEET FROM THE RADIUS POINT THEREOF; (SIX) THENCE NORTHERLY 27.14 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST 130.00 FEET FROM SAID RADIUS POINT; (SEVEN) THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST 55.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST 130.00 FEET FROM THE RADIUS POINT THEREOF; (EIGHT) THENCE NORTHERLY 10.38 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING NORTH 85 DEGREES 27 MINUTES 58 SECONDS WEST 130.00 FEET FROM SAID RADIUS POINT; (NINE) THENCE NORTH 04 DEGREES 32 MINUTES 02 SECONDS EAST 264.78 FEET DEPARTING BLOCK C AT 94.15 FEET AND CONTINUING ALONG THE EASTERN BOUNDARY OF THE MASTER COMMON AREA M PER SAID PLAT TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST, SAID POINT LYING SOUTH 85 DEGREES 27 MINUTES 58 SECONDS EAST 170.00 FEET FROM THE RADIUS POINT THEREOF (ALL OF THE REMAINING CURSES ARE ALONG THE EASTERN BOUNDARY OF SAID MASTER COMMON AREA M); THENCE NORTHERLY 13.58 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST 170.00 FEET FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST 161.08 FEET TO THE POINT OF BEGINNING, CONTAINING 9.122 ACRES, MORE OR LESS.

UTILITY PROVIDERS

GAS
Citizens Gas of Westfield
2020 North Meridian St.
Indianapolis Indiana 46202
317–927–4744
(Jeffrey Sinclair)

ELECTRIC
Duke Energy: Carmel District
16475 Southpark Drive
Westfield, Indiana 46074
317–896–6711
(Shirley Hunter)

PIPELINE
Buckeye Partners, L.P.
940 Buckeye Road
Lima, Ohio 45804
419–993–8008
(Marty White)

PIPELINE
Marathon Pipeline LLC
10722 E. C.R. 300N
Indianapolis, Indiana 46234
317–291–9460 x1233
(Austin Guyer)

COMMUNICATION
AT&T
5858 North College Ave.
Indianapolis, IN 46220
317–252–4007
(Michael Haynes)

WATER & SANITARY SEWER
Citizens Water and Wastewater
of Westfield, LLC
2150 Dr. Martin Luther King Jr. St.
Indianapolis, Indiana 46202
Contact: Ryan Taylor
317–927–6053

DRAINAGE
City of Westfield
2706 E. 171st Street
Westfield, Indiana 46074
317–804–3140
(John Rankin)

DRAINAGE
Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060
317–776–8495
(Kenton Ward, CFM)

COMMUNICATION
Comcast Cable
9750 E. 150th St., Suite 1600
Noblesville, Indiana 46060
317–774–3384
(Matt Stringer)

COMMUNICATION
Frontier Communication
20905 Hague Road
Noblesville, Indiana 46060
317–9010
(Steve Costlow)

COMMUNICATION
tw Telecom
4625 W. 86th St., Suite 500
Indianapolis, Indiana 46268
317–713–8947
(Tonny Triplitt)

COMMUNICATION
FirstMile Technologies
750 Liberty Drive
Westfield, Indiana 46074
317–569–2800
(Craig Kunkle)

COMMUNICATION
Bright House Networks
3030 Roosevelt Ave.
Indianapolis, Indiana 46218
317–632–9077 x258
(Joe Evans)

UTILITY HOTLINE: 1–800–382–5544 within Indiana 1–800–428–5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.

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

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3890

REVISIONS:
1. 07/19/17 kwk REVISE PER TAC & WPAD COMMENTS DATED 6–20–17

PREPARED FOR:
11th Street DEVELOPMENT
7378 N 500 E
Lebanon, IN 46052
317-721-8279

Lancashire at Oak Manor
Westfield, Indiana
Title Sheet

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

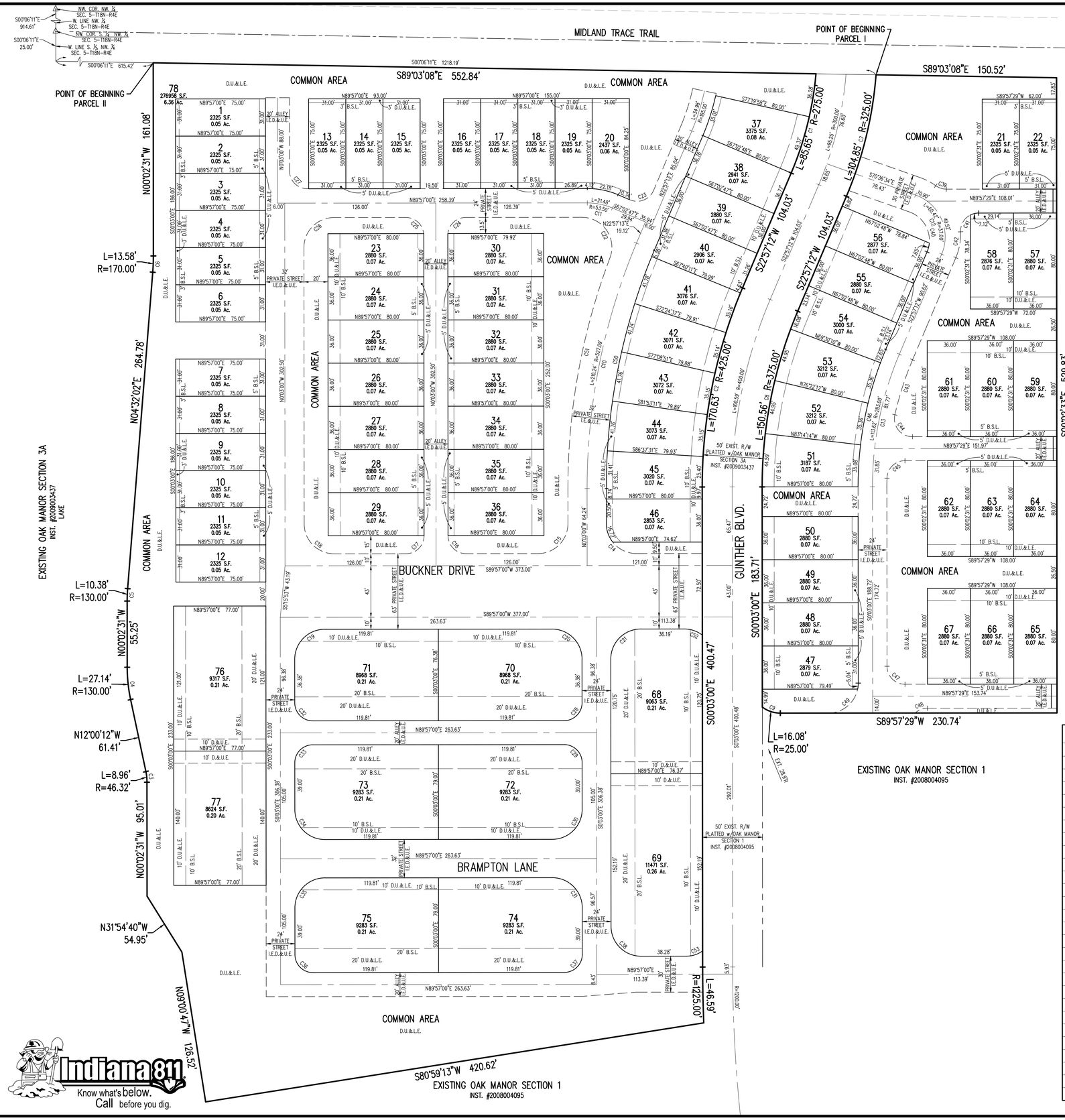
DATE: 06/02/17	DRAWN BY: kwk
ISSUED:	CHECKED BY:
JOB NUMBER: 17107	
SHEET # P100	

File Path\Name: s:\2017\17107 – Lancashire\Dwgs\Primary Plat\P100_Cover Sheet.dwg Date: Jul 10,2017 – 2:48pm

LANCASHIRE at OAK MANOR
PRIMARY PLAT

PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18N, R4E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD



LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
I.E.D.&U.E. –INGRESS–EGRESS, DRAINAGE & UTILITY EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE STREET" SHALL BE MAINTAINED AS A PRIVATE DRIVE AND THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE OWNERSHIP OF SUCH PRIVATE STREETS.

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

Developer/Owner:

7378 N. 500E
Lebanon, IN 46052
317-721-8279

Engineer:

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3890

LOTS 1–22 = TYPE 1 LOTS 23–67 = TYPE 2	TYPE 1 LOTS	TYPE 2 LOTS
MINIMUM LOT WIDTH AT BUILDING LINE	31'	36'
MINIMUM LOT FRONTAGE ON STREET (1)	25'	30'
MINIMUM LOT AREA	2,325 SF	2,880 SF
MINIMUM FRONT YARD SETBACK (2)	3'	10'
MINIMUM SIDE YARD SETBACK	3'	3'
MINIMUM REAR YARD SETBACK	5'	5'–L105
MAXIMUM BUILDING HEIGHT	35'	35'–L105
MINIMUM GROSS FLOOR AREA FOR GROUND LEVELS	1 STORY: 1,200 SF 2 STORY: 650 SF 1 1/2STORY: 650 SF	1 STORY: 1,200 SF 2 STORY: 700 SF 1 1/2 STORY: 700 SF

(1) ON LOTS WHERE THE FRONT OF THE HOUSE FACES COMMON AREA, THE MINIMUM LOT FRONTAGE ON STREET SHALL BE 0'.
(2) THE FRONT YARD SETBACK FOR LOTS FRONTING UPON COMMON AREA SHALL BE MEASURED FROM THE PROPERTY LINE ABUTTING THE COMMON AREA OPPOSITE THE GARAGE SIDE OF THE HOUSE.

IN CIRCUMSTANCES WHERE THE DISTANCE BETWEEN TWO RESIDENTIAL STRUCTURES IS LESS THAN 15 FEET THEN THE EXTERNAL MATERIALS ON THE PORTION OF THE STRUCTURES LOCATED WITHIN 15 FEET SHALL CONSIST OF FIRE RETARDANT MATERIALS.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	85.65'	275.00'	17° 50' 39"	N14° 01' 52"E	85.30'	43.17'
C2	170.63'	425.00'	23° 00' 12"	S11° 27' 06"W	169.49'	86.48'
C3	8.96'	46.32'	11° 05' 17"	N5° 35' 00"W	8.95'	4.50'
C4	27.14'	130.00'	11° 57' 41"	S6° 01' 21"E	27.09'	13.62'
C5	10.38'	130.00'	4° 34' 33"	S2° 14' 46"W	10.38'	5.19'
C6	13.58'	170.00'	4° 34' 33"	N2° 14' 46"E	13.57'	6.79'
C7	104.85'	325.00'	18° 29' 07"	N13° 43' 38"E	104.40'	52.89'
C8	150.56'	375.00'	23° 00' 12"	S11° 27' 06"W	149.55'	76.31'
C9	16.08'	25.00'	36° 51' 42"	S71° 36' 40"E	15.81'	8.33'
C10	210.24'	527.09'	22° 51' 12"	S11° 22' 36"W	208.85'	106.54'
C11	21.48'	53.50'	23° 00' 12"	N78° 32' 54"W	21.34'	10.89'
C12	60.42'	37.00'	93° 33' 46"	N23° 49' 41"W	53.93'	39.38'
C13	113.62'	283.00'	23° 00' 12"	S11° 27' 06"W	112.86'	57.59'
C14	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C15	39.27'	25.00'	90° 00' 00"	N44° 57' 00"E	35.36'	25.00'
C16	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'
C17	23.56'	15.00'	90° 00' 00"	N44° 57' 00"E	21.21'	15.00'
C18	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C19	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C20	39.27'	25.00'	90° 00' 00"	N45° 03' 00"W	35.36'	25.00'
C21	39.27'	25.00'	90° 00' 00"	N44° 57' 00"W	35.36'	25.00'
C22	48.32'	25.00'	110° 44' 57"	N34° 40' 31"W	41.14'	36.21'
C23	23.56'	15.00'	89° 59' 59"	N67° 57' 13"E	21.21'	15.00'
C24	23.56'	15.00'	90° 00' 00"	S44° 57' 00"W	21.21'	15.00'
C25	23.56'	15.00'	90° 00' 00"	N45° 03' 00"W	21.21'	15.00'
C26	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C27	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C28	23.56'	15.00'	90° 00' 00"	N44° 57' 00"E	21.21'	15.00'
C29	23.56'	15.00'	90° 00' 00"	N45° 03' 00"W	21.21'	15.00'
C30	39.27'	25.00'	90° 00' 00"	N44° 57' 00"E	35.36'	25.00'
C31	39.27'	25.00'	90° 00' 00"	N45° 03' 00"W	35.36'	25.00'
C32	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'
C33	23.56'	15.00'	90° 00' 00"	S44° 57' 00"W	21.21'	15.00'
C34	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C35	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C36	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'
C37	23.56'	15.00'	90° 00' 00"	N44° 57' 00"E	21.21'	15.00'
C38	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C39	9.41'	15.00'	35° 55' 40"	S72° 04' 41"E	9.25'	4.86'
C40	40.82'	25.00'	93° 33' 46"	N23° 49' 41"W	36.44'	26.60'
C41	24.17'	15.00'	92° 19' 22"	S43° 47' 48"W	21.64'	15.62'
C42	22.09'	50.00'	25° 19' 05"	N10° 17' 40"E	21.91'	11.23'
C43	48.20'	271.00'	10° 11' 24"	S17° 51' 30"W	48.13'	24.16'
C44	26.91'	15.00'	102° 48' 19"	S38° 38' 21"E	23.45'	18.79'
C45	23.17'	15.00'	88° 29' 29"	S45° 42' 44"W	20.93'	14.61'
C46	118.44'	295.00'	23° 00' 12"	S11° 27' 06"W	117.64'	60.03'
C47	23.56'	15.00'	89° 59' 31"	S45° 02' 45"E	21.21'	15.00'
C48	21.21'	15.00'	90° 00' 05"	S89° 32' 55"W	19.09'	13.98'
C49	39.27'	25.00'	90° 00' 29"	N44° 57' 15"E	35.36'	25.00'
C50	204.01'	511.09'	22° 52' 15"	S11° 23' 07"W	202.66'	103.38'
C51	196.68'	543.09'	20° 44' 57"	S10° 19' 29"W	195.60'	99.43'
C52	16.33'	25.00'	37° 25' 01"	N71° 20' 31"W	16.04'	8.47'
C53	14.03'	22.40'	35° 53' 31"	N71° 30' 13"E	13.80'	7.25'

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

File Name: Lancashire Storm Sewer Development.p
Missing or invalid reference

File Path\Name: L:\Jobs\2017\17107 – Lancashire\Dwgs\Primary Plat\P101_Primary Plat.dwg – Date: Aug 11,2017 – 8:08am

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3890

REVISIONS:
1. (07/14/17) kwk REVISE PER TAC & WPMD COMMENTS DATED 6–20–17
2. (07/28/17) kwk REVISE TOWN HOME LOT 77 TO A UNIT BUILDING
3. (08/09/17) kwk REVISE PER WPMD COMMENTS DATED 07/24/17

PREPARED FOR:
7378 N 500 E
Lebanon, IN 46052
317-721-8279

Lancashire at Oak Manor
Westfield, Indiana
Primary Plat

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 06/02/17
ISSUED: CHECKED BY: kwk

JOB NUMBER: 17107

SHEET # P101

SOILS MAP

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

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

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Sewer Flow Direction
- Indicates Existing Asphalt or Concrete
- New Street Light Pole

LOT SUMMARY:

SINGLE FAMILY

31'x75' LOTS	22
36'x80' LOTS	45
TOTAL	67

TOWNHOMES

4 UNIT BUILDINGS (9)	36
5 UNIT BUILDINGS (1)	5
TOTAL UNITS	41

TOTAL DWELLING UNITS 108

LOTS 1–22 = TYPE 1 LOTS 23–67 = TYPE 2	TYPE 1 LOTS	TYPE 2 LOTS
MINIMUM LOT WIDTH AT BUILDING LINE	31'	36'
MINIMUM LOT FRONTAGE ON STREET (1)	25'	30'
MINIMUM LOT AREA	2,325 SF	2,880 SF
MINIMUM FRONT YARD SETBACK (2)	3'	10'
MINIMUM SIDE YARD SETBACK	3'	3'
MINIMUM REAR YARD SETBACK	5'	5'–L105
MAXIMUM BUILDING HEIGHT	35'	35'–L105
MINIMUM GROSS FLOOR AREA FOR GROUND LEVELS	1 STORY: 1,200 SF 2 STORY: 650 SF 1 1/2STORY: 650 SF	1 STORY: 1,200 SF 2 STORY: 700 SF 1 1/2 STORY: 700 SF

(1) ON LOTS WHERE THE FRONT OF THE HOUSE FACES COMMON AREA, THE MINIMUM LOT FRONTAGE ON STREET SHALL BE 0'.
(2) THE FRONT YARD SETBACK FOR LOTS FRONTING UPON COMMON AREA SHALL BE MEASURED FROM THE PROPERTY LINE ABUTTING THE COMMON AREA OPPOSITE THE GARAGE SIDE OF THE HOUSE.

IN CIRCUMSTANCES WHERE THE DISTANCE BETWEEN TWO RESIDENTIAL STRUCTURES IS LESS THAN 15 FEET THEN THE EXTERNAL MATERIALS ON THE PORTION OF THE STRUCTURES LOCATED WITHIN 15 FEET SHALL CONSIST OF FIRE RETARDANT MATERIALS.

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW. WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:
1. (07/14/17) kwk REVISE PER TAC & WPMD COMMENTS DATED 6-23-17
2. (07/28/17) kwk REVISE TOWN HOME LOT 77 TO 4 UNIT BUILDING
3. (08/09/17) kwk REVISE PER WPMD COMMENTS DATED 07/24/17

PREPARED FOR:
11th Street DEVELOPMENT
7378 N 500 E
Lebanon, IN 46052
317-721-8279

Lancashire at Oak Manor
Westfield, Indiana
Detailed Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 06/02/17	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 17107

SHEET # P102

File Path\Name: J:\2017\17107 - Lancashire\Dwgs\Primary Plat\P101_Primary Plat.dwg - Date: Aug 16,2017 - 3:18pm

ORDINANCE NUMBER 17-20

Oak Manor PUD District Amendment

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

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

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

WHEREAS, the Council enacted Ordinance No. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 (the "Oak Manor Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1707-PUD-12), 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. 1707-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Uses.** Section 2.3 of Ordinance 03-37 shall apply. In addition, the Real Estate shall be developed in a manner substantially similar to the layout and design shown on Primary Plat (the "Primary Plat") for the site (Petition No. 1707-SPP-08).

Section 3. **Area B – Development Standards and Architectural Guidelines.** Section 2.6 of Ordinance 03-37 shall apply, except as otherwise modified below.

3.1 Development Standards Detached Residential. The Area B Development Standards table on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended to add the following:

	Parcel B-1 Type 1 Lots	Parcel B-1 Type 2 Lots
Minimum Lot Width at Building Line	31'	36'
Minimum Lot Frontage on Street (1)	25'	30'
Minimum Lot Area	2,325 SF	2,880 SF
Minimum Front Yard Setback (2)	3'	10'
Minimum Side Yard Setback	3'	3'

Minimum Rear Yard Setback	5’	5’
Minimum Building Height	2 stories	2 stories
Maximum Building Height	35’	35’
Minimum Gross Floor Areas for Ground Level:	650 SF	700 SF

(1) On Lots where the front of the house faces common area, the Minimum Lot Frontage on Street shall be 0’.
(2) The front yard setback for Lots fronting upon common area shall be measured from the property line abutting the common area opposite the garage side of the house.

3.2 Development Standards Attached Residential. The Development Standards for Attached Residential as shown on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended as follows: Within Parcel B-1, the minimum building setback from right-of-way of public street shall be ten feet (10’) and the maximum building height shall not exceed three stories.

3.3 Additional Development Standards for all Dwellings. The following shall apply to all homes shown on the Primary Plat.

A. Vinyl siding shall be a prohibited material.

B. Each home shall have a two-car garage.

C. The Character Exhibits, attached hereto as Exhibits B (Townhomes) and Exhibit C (Single Family Homes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots shown on the Primary Plat. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the Primary Plat's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within the Primary Plat. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

3.4 Architectural Standards for Detached Residential. Homes constructed on the detached single family lots shown on the Primary Plat shall comply with the architectural standards for single-family districts provided in 6.3.C. of the Westfield-Washington Township Unified Development Ordinance.

Section 4. **Landscaping.** The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the "Landscape Plans") for the site (Petition No. 1707-SPP-08). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:

Townhome Lots:	Four (4) shrubs per Lot
31' Lots:	Five (5) shrubs per Lot
36' Lots:	Six (6) shrubs per Lot

Section 5. **Vision Clearance.** The standards of Article 6.19: Vision Clearance Standards shall apply, except that a measurement of twenty-five (25) feet may be used for private streets with approval by the Public Works Department.

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

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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: Bryan D. Stumpf

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

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

EXHIBIT A

(REAL ESTATE)

Parcel I:

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter; thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 615.39 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 76.32 feet to the Point of Beginning; thence North 67 degrees 05 minutes 20 seconds East a distance of 102.05 feet; thence North 89 degrees 52 minutes 47 seconds East a distance of 256.32 feet; thence South 89 degrees 00 minutes 37 seconds East a distance of 134.60 feet; thence South 00 degrees 59 minutes 23 seconds West a distance of 44.50 feet; thence South 33 degrees 46 minutes 53 seconds East a distance of 57.10 feet; thence South 22 degrees 59 minutes 43 seconds West a distance of 62.71 feet to a tangent curve to the left having a radius of 425.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of 161.22 feet to a point which bears North 88 degrees 44 minutes 20 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 471.86 feet; thence North 04 degrees 34 minutes 33 seconds East a distance of
170.63 feet to a tangent curve to the left having a radius of 170.00 feet, the radius point of which bears North 85 degrees 25 minutes 27 seconds West; thence northerly along said curve an arc distance of 13.58 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 00 degrees 00 minutes 00 seconds East a distance of 84.76 feet to the Point of Beginning, containing 3.401 acres, more or less.

Parcel II:

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter, thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 1368.87 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 50.01 feet to the Point of Beginning; thence North 89 degrees 00 minutes 37 seconds West a distance of 158.39 feet to a non-tangent curve to the right having a radius of 325.00 feet, the radius point of which bears North 76 degrees 34 minutes 49 seconds

West; thence southerly and southwesterly along said curve an arc distance of 54.32 feet to a point which bears South 67 degrees 00 minutes 17 seconds East from said radius point; thence South 22 degrees 59 minutes 43 seconds West a distance of 104.03 feet to a tangent curve to the left having a radius of 375.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of
150.56 feet to a point which bears South 89 degrees 59 minutes 31 seconds West from said radius point; thence South 00 degrees 00 minutes 29 seconds East a distance of 183.71 feet to a non-tangent curve to the left having a radius of 25.00 feet, the radius point of which bears North 36 degrees 51 minutes 42 seconds East; thence southeasterly and easterly along said curve an arc distance of 16.08 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; thence North 90 degrees 00 minutes 00 seconds East a distance of 230.74 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 479.82 feet to the Point of Beginning, containing 2.480 acres, more or less.

Parcel III:

Blocks C, D and E of The Villages of Oak Manor Section 3A, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded January 26, 2009 as Instrument Number 2009003437, Plat Cabinet 4, Slide 519 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT "A"

(Real Estate)

EXHIBIT "B"

(Character Exhibits - Townhomes)

EXHIBIT "B"

(Character Exhibits - Townhomes)

EXHIBIT "C"

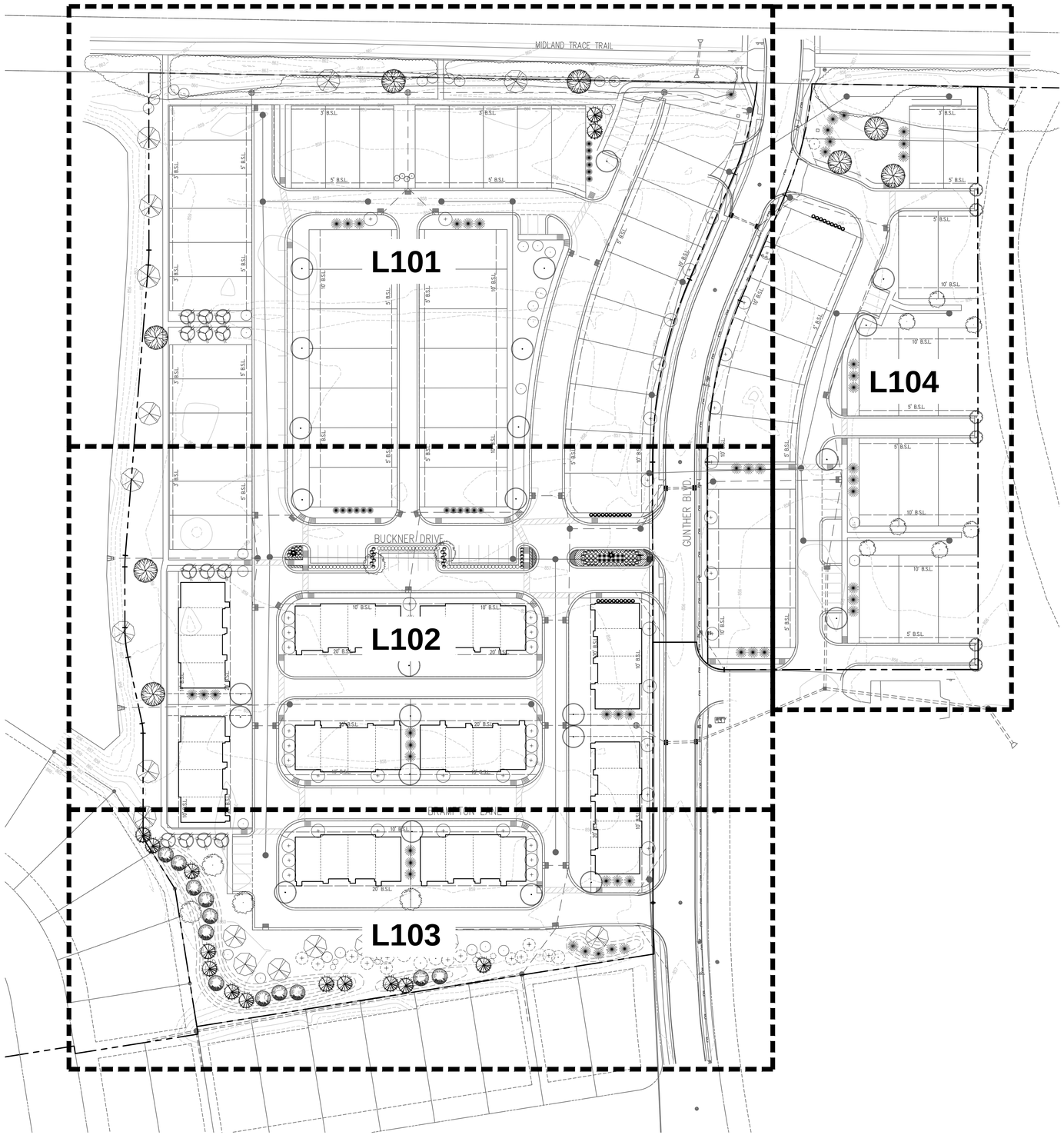
(Character Exhibits – Single Family Homes on 31' Lots)

EXHIBIT "C"

(Character Exhibits – Single Family Homes on 36' Lots)

EXHIBIT "C"

(Character Exhibits – Single Family Homes on 36' Lots)



GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

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FISCHER DESIGN, LLC
5085 E. State Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fischerdesignllc.com | www.fischerdesignllc.com

LANCASHIRE AT OAK MANOR
WESTFIELD, INDIANA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

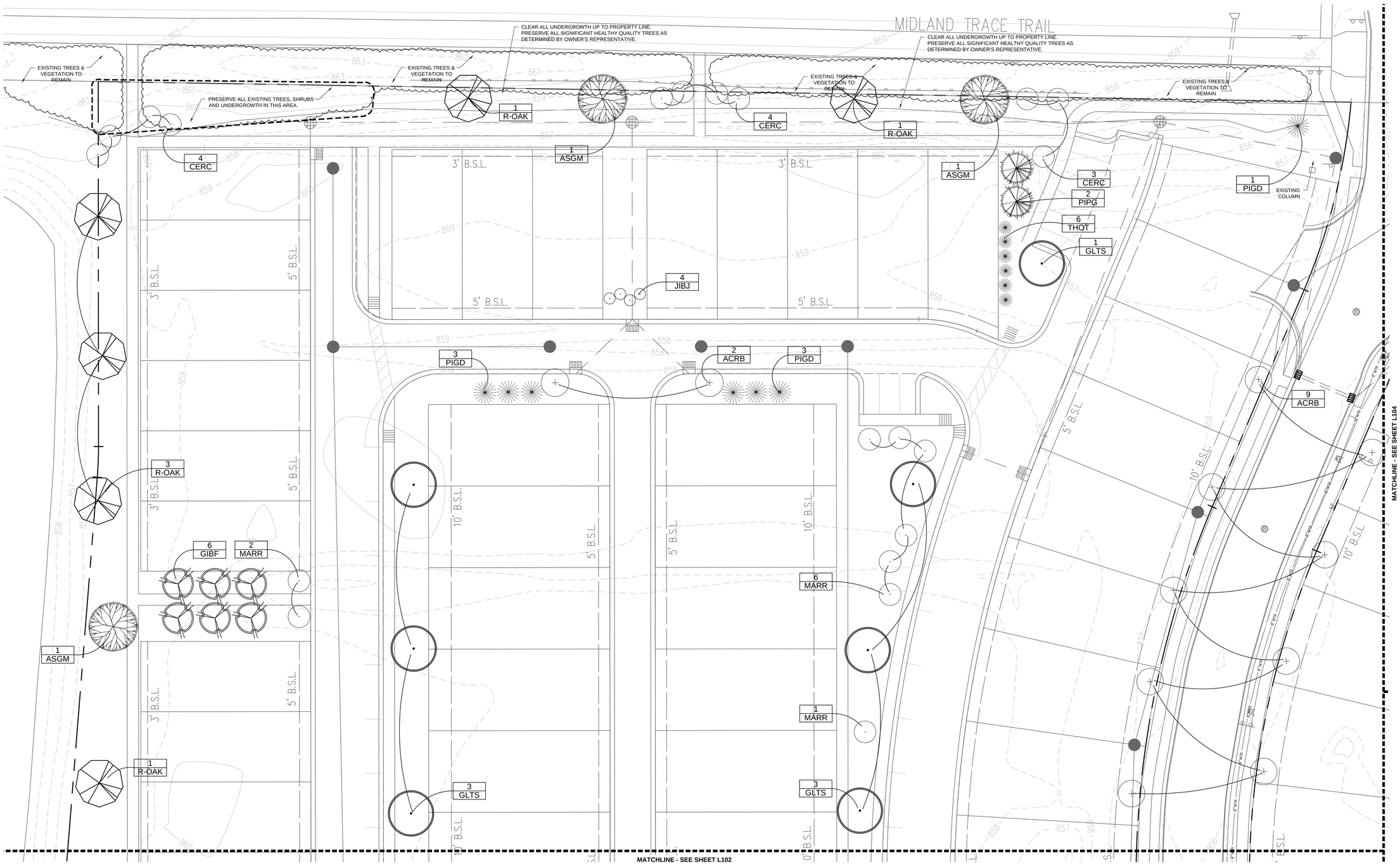
DATE: AUGUST 10, 2017

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN SHEET KEY

SHEET #: L100



LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS AND 10' FROM STORM LINES.
2. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
3. ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK WITH THE FINAL LOCATIONS OF TRAIL CONNECTION SIDEWALKS AND TO WORK AROUND ANY PRESERVED TREES

LOT LANDSCAPING REQUIREMENTS PER PUD:

IN ADDITION TO THE PLANTINGS SHOWN ON THE LANDSCAPE PLANS, BUILDERS SHALL LANDSCAPE EACH LOT WITH A MINIMUM OF (1) ORNAMENTAL TREE OR EVERGREEN TREE AND SHRUB PLANTINGS AT THE FOLLOWING RATES:

TOWNHOME LOTS: FOUR (4) SHRUBS PER LOT
31' LOTS: FIVE (5) SHRUBS PER LOT
36' LOTS: SIX (6) SHRUBS PER LOT

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LANCASHIRE AT OAK MANOR
WESTFIELD, INDIANA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

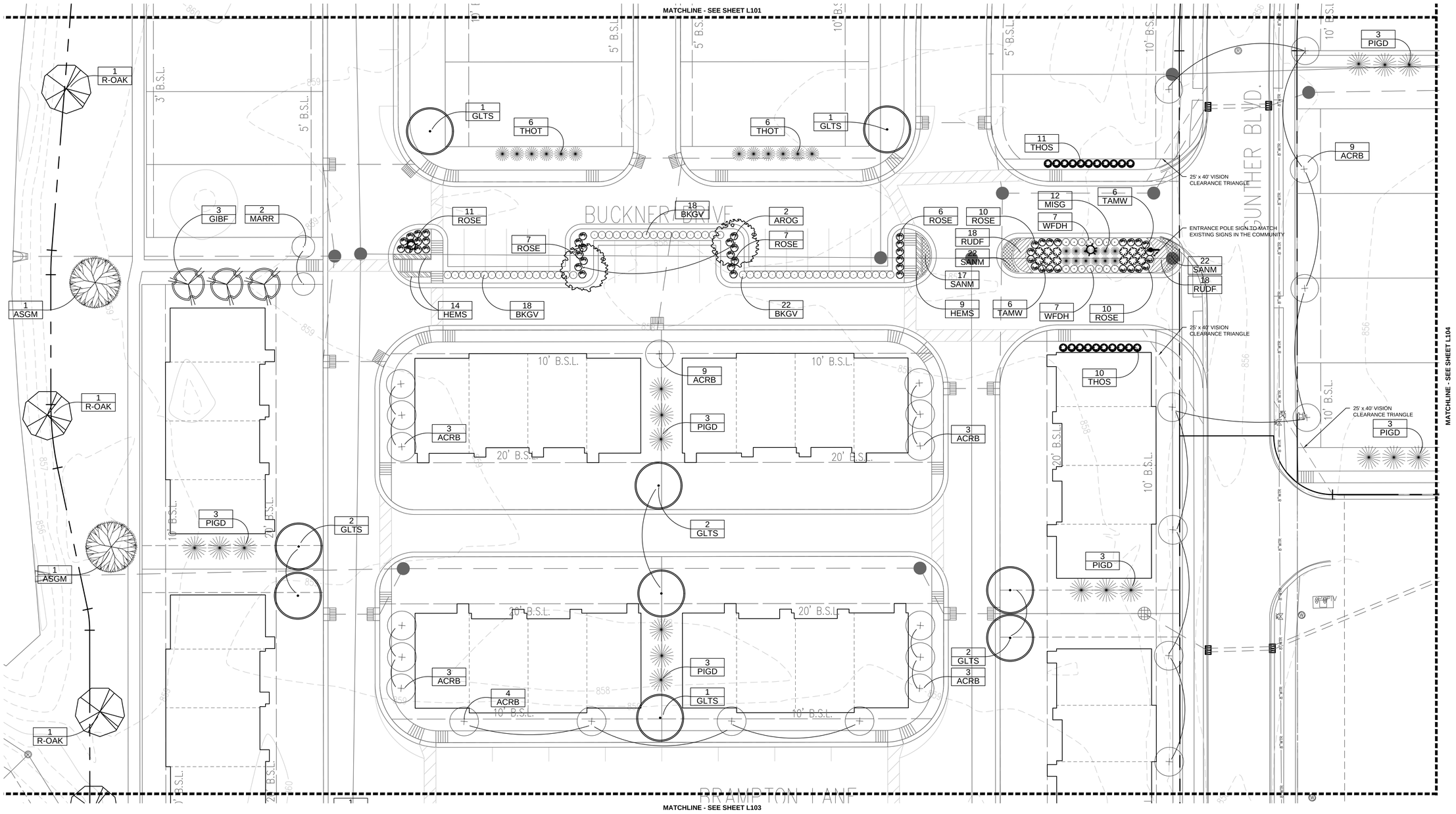
DATE: AUGUST 4, 2017

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L101



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LANCASHIRE AT OAK MANOR
WESTFIELD, INDIANA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

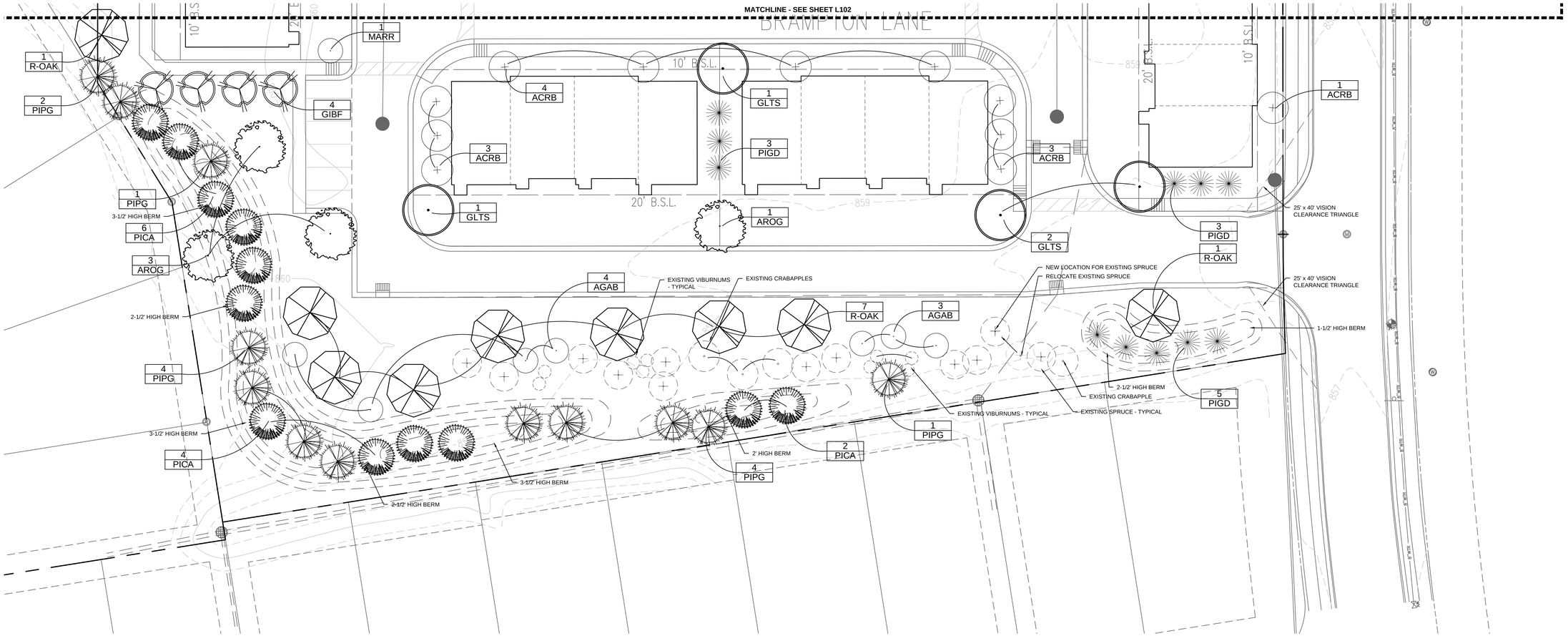
DATE: AUGUST 10, 2017

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L102



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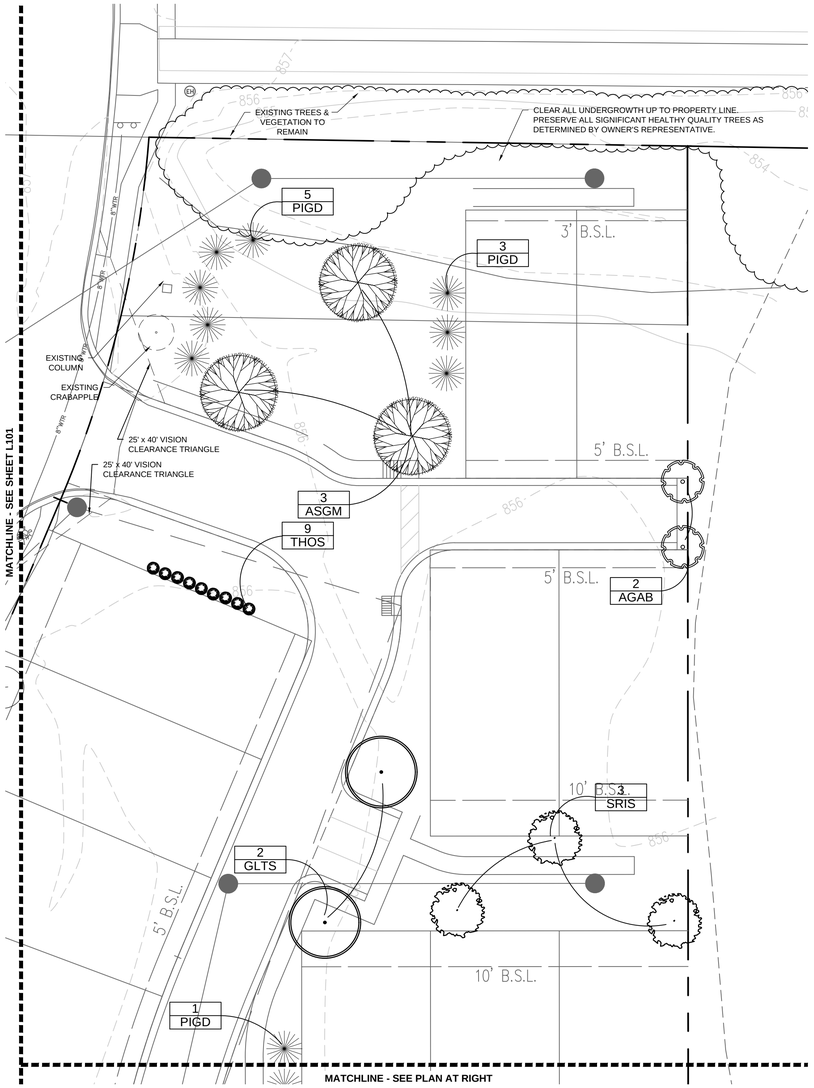

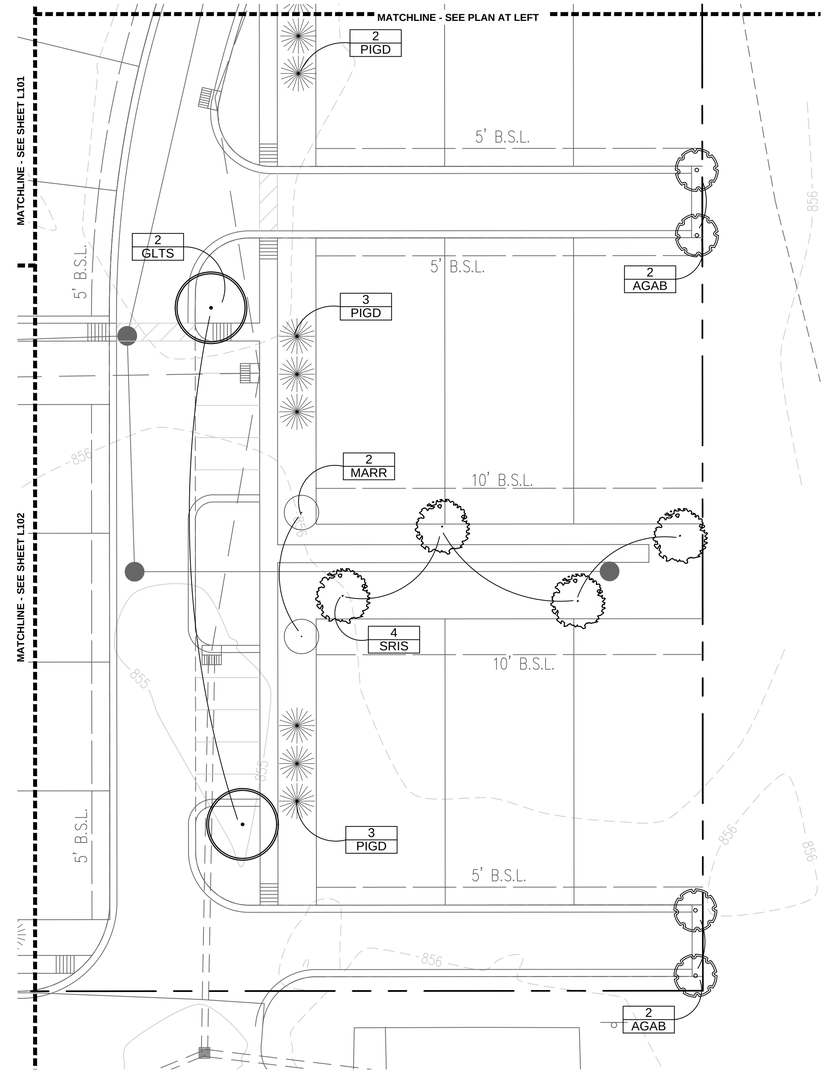

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2. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.
3. ADJUST TREE PLACEMENTS ALONG MIDLAND TRACE AS NEEDED TO WORK AROUND ANY PRESERVED TREES.

LOT LANDSCAPING REQUIREMENTS PER PUD:

IN ADDITION TO THE PLANTINGS SHOWN ON THE LANDSCAPE PLANS, BUILDERS SHALL LANDSCAPE EACH LOT WITH A MINIMUM OF (1) ORNAMENTAL TREE OR EVERGREEN TREE AND SHRUB PLANTINGS AT THE FOLLOWING RATES:

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LANCASHIRE AT OAK MANOR
WESTFIELD, INDIANA

PRELIMINARY
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REVISIONS:

DRAWING FILES:

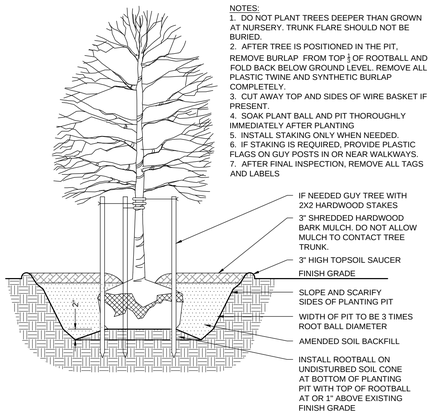
DATE: AUGUST 10, 2017

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L104



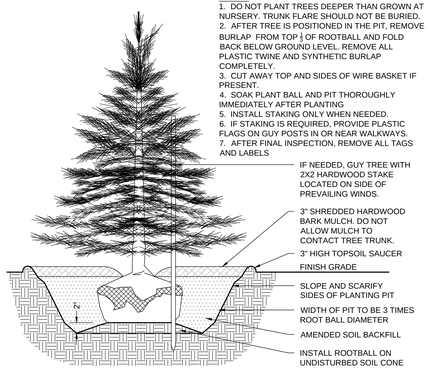
NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD NOT BE BURIED.
2. AFTER TREE IS POSITIONED IN THE PIT, REMOVE BURLAP FROM TOP ⅔ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
3. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
4. SOAK PLANT BALL AND PIT THOROUGHLY IMMEDIATELY AFTER PLANTING
5. INSTALL STAKING ONLY WHEN NEEDED.
6. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
7. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS

1 / L105 SHADE TREE PLANTING DETAIL

SECTION — NTS

PLANT SCHEDULE:

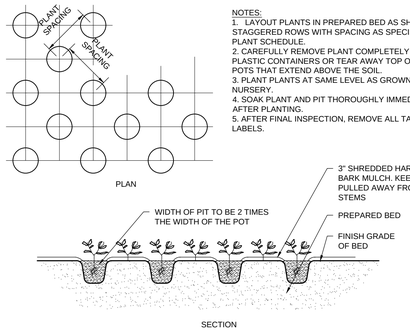
Symbol	Quantity					Botanical Name	Common Name	Spacing	Size
	L101	L102	L103	L104	Total				
Trees									
AGAB	0	0	7	6	13	Amelanchier x grandiflora 'Autumn Brilliance'	Clump Autumn Brilliance Serviceberry		6' ht.
ACRB	11	26	11	0	48	Acer rubrum 'Bowhall'	Bowhall Maple		2" cal.
AROG	0	2	4	0	6	Acer rubrum 'October Glory'	October Glory Red Maple		2" cal.
ASGM	3	2	0	3	8	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple		2" cal.
CERC	11	0	0	0	11	Cercis canadensis	Eastern Redbud		6' ht.
GIBF	6	3	4	0	13	Ginkgo bilobo "Fastigiata'	Columnar Ginkgo		2" cal.
GLTS	7	9	4	4	24	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust		2" cal.
MARR	9	2	1	2	14	Malus 'Royal Raidrops'	Royal Raindrops Crabapple		2" cal.
PICA	0	0	12	0	12	Picea abies	Norway Spruce		6' ht.
PIPG	2	0	11	0	13	Picea pungens glauca	Colorado Blue Spruce		6' ht.
PIGD	7	18	11	17	53	Picea glauca 'Densata'	Black Hills Spruce		6' ht.
R-OAK	6	3	9	0	18	Relocated Oak Trees from Along Gunther Blvd.			T
SRIS	0	0	0	7	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac		2" cal.
THOS	0	21	0	9	30	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3' o.c.	6' ht.
THOT	6	12	0	0	18	Thuja occidentalis 'Techny'	Mission Arborvitae	6' o.c.	6' ht.
	68	**98**	**74**	**48**	**288**	**Total Trees**			
Shrubs									
BKGV	0	48	0	0	48	Buxus x koreana 'Green Velvet'	Green Velvet Boxwood	3' o.c.	18" ht.
ROSE	0	51	0	0	51	Rosa 'Radrazz'	Knock Out Rose	3' o.c.	3 gal.
TAMW	0	12	0	0	12	Taxus x media 'Wardii'	Wardi Speading Yew	4' o.c.	18" ht.
JUBJ	4	0	0	0	4	Viburnum x juddii	Judd's Viburnum	5' o.c.	5 gal.
WFDH	0	14	0	0	14	Weigela florida 'Dark Horse'	Dark Horse Weigela	3' o.c.	3 gal.
Perennials									
HEMS	0	23	0	0	23	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	24" o.c.	1 gal.
MISG	0	12	0	0	12	Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	4' o.c.	3 gal.
RUDF	0	36	0	0	36	Rudbeckia fulgida speciosa	Showy Black-Eyed Susan	24" o.c.	1 gal.
SANM	0	61	0	0	61	Salvia nemerosa 'Mainacht'	May Night Salvia	18" o.c.	1 gal.



NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD NOT BE BURIED.
2. AFTER TREE IS POSITIONED IN THE PIT, REMOVE BURLAP FROM TOP ⅔ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
3. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
4. SOAK PLANT BALL AND PIT THOROUGHLY IMMEDIATELY AFTER PLANTING
5. INSTALL STAKING ONLY WHEN NEEDED.
6. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
7. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS

2 / L105 EVERGREEN TREE PLANTING DETAIL

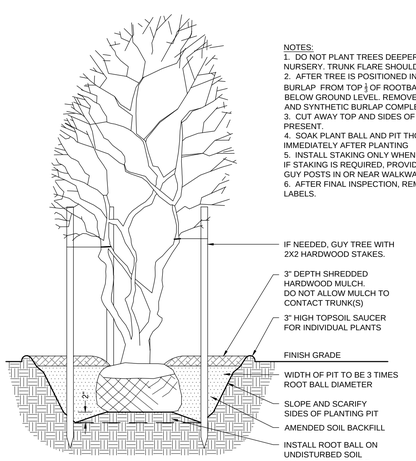
SECTION — NTS



NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN IN STAGGERED ROWS WITH SPACING AS SPECIFIED ON PLANT SCHEDULE.
2. CAREFULLY REMOVE PLANT COMPLETELY FROM PLASTIC CONTAINERS OR TEAR AWAY TOP OF PEAT POTS THAT EXTEND ABOVE THE SOIL.
3. PLANT PLANTS AT SAME LEVEL AS GROWN IN NURSERY.
4. SOAK PLANT AND PIT THOROUGHLY IMMEDIATELY AFTER PLANTING.
5. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS.

4 / L105 PERENNIAL PLANTING DETAIL

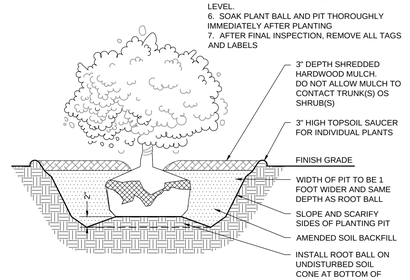
SECTION — NTS



NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD NOT BE BURIED.
2. AFTER TREE IS POSITIONED IN THE PIT, REMOVE BURLAP FROM TOP ⅔ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
3. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
4. SOAK PLANT BALL AND PIT THOROUGHLY IMMEDIATELY AFTER PLANTING
5. INSTALL STAKING ONLY WHEN NEEDED.
IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
6. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS.

3 / L105 MULTI-TRUNK TREE PLANTING DETAIL

SECTION — NTS



NOTES:
1. DO NOT PLANT SHRUBS DEEPER THAN GROWN AT NURSERY.
2. REMOVE BURLAP AND TWINE FROM TOP ⅔ OF ROOTBALL OR CAREFULLY REMOVE CONTAINER.
3. REMOVE ALL SOIL ABOVE THE PLANT'S ROOT FLARE.
4. PLANT SHRUB SO ROOT FLARE IS AT, OR SLIGHTLY ABOVE FINISH GRADE.
5. FOLD BACK ANY BURLAP BELOW GROUND LEVEL.
6. SOAK PLANT BALL AND PIT THOROUGHLY IMMEDIATELY AFTER PLANTING
7. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS

5 / L105 SHRUB PLANTING DETAIL

SECTION — NTS

FISCHER DESIGN, LLC
5085 E. State Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fischerdesignllc.com | www.fischerdesignllc.com

LANCASHIRE AT OAK MANOR
WESTFIELD, INDIANA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 10, 2017

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE DETAILS & SCHEDULE

SHEET #: L105

3961 Perry Boulevard • Whitestown, IN 46075 • Phone: (317) 769-2916

Narrative:

Lancashire at Oak manor

Applewood Homes LLC is applying to the Westfield-Washington Economic and Community Development Department for Rezoning approval for a 12.4 acre site referred to as Lancashire at Oak Manor. It will consist of 63 residential lots and 43 town home lots. Lancashire at Oak Manor is located 975 feet south of the intersection at S.R. 32 and Gunther Boulevard, and will be zoned residential. All designs for the project will meet City of Westfield Standards.

1900
(6)
307
(145)

BEST POSSIBLE IMAGE
ALL PAGES

200300125262
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
12-17-2003 At 09:00 am.
ORDINANCE 19.00

ORDINANCE NO. 03-37

Re-recording to add PUD

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0207-PUD-02) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on October 28, 2003; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04.Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in Attachment "A" hereto (Real Estate) from SF2, SF3 and GB-PD to SF2/PUD, SF3/PUD, and GB-PUD such real estate being subject to commitments and standards as detailed in Attachment "B".

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

200500013558
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
03-04-2005 At 10:44 am.
ORDINANCE 307.00

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF Nov ,2003

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Jack Hart	Jack Hart	Jack Hart
Teresa Otis-Skelton	Teresa Otis-Skelton	Teresa Otis-Skelton
David Mikesell	David Mikesell	David Mikesell
Michael McDonald	Michael McDonald	Michael McDonald
Mic Mead	Mic Mead	Mic Mead

WESTFIELD CORPORATION SEAL

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jeffrey Rosenberger, Town Manager

Rezone from SF 2 to SF 2/PUD

AREA A LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said Quarter; thence North 00 degrees 17 minutes 27 seconds East along the west line thereof a distance of 1179.83 feet to the southwesterly corner of a Parcel of Land as described in Instrument Number 2002-7514 in the Office of the Recorder of Hamilton County; (the following eleven courses being along the boundary of said Parcel of Land) (1) thence South 89 degrees 42 minutes 32 seconds East a distance of 16.50 feet; (2) thence North 00 degrees 17 minutes 28 seconds East a distance of 25.00 feet; (3) thence South 89 degrees 42 minutes 32 seconds East a distance of 2.50 feet; (4) thence North 00 degrees 17 minutes 28 seconds East a distance of 90.00 feet; (5) thence South 89 degrees 42 minutes 32 seconds East a distance of 11.00 feet; (6) thence North 03 degrees 52 minutes 03 seconds East a distance of 160.31 feet; (7) thence North 00 degrees 17 minutes 28 seconds East a distance of 150.00 feet; (8) thence North 03 degrees 59 minutes 53 seconds West a distance of 200.56 feet; (9) thence North 09 degrees 21 minutes 25 seconds West a distance of 50.72 feet; (10) thence North 00 degrees 17 minutes 28 seconds East a distance of 50.00 feet; (11) thence North 89 degrees 42 minutes 32 seconds West a distance of 16.50 feet to the aforesaid west line; thence North 00 degrees 17 minutes 27 seconds East along said west line a distance of 743.12 feet to the Northwest Corner of said Quarter; thence North 89 degrees 35 minutes 25 seconds East along the north line thereof a distance of 2644.43 feet to the Northeast Corner thereof, thence South 00 degrees 04 minutes 06 seconds East along the east line thereof a distance of 2658.67 feet to the Southeast Corner thereof, thence South 89 degrees 49 minutes 29 seconds West along the south line thereof a distance of 2661.00 feet to the Point of Beginning. Containing 161.069 acres, more or less.

Rezone from SF 3 to SF 3/PUD

AREA B LEGAL DESCRIPTION

A part of the West half of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 18 North, Range 4 East; thence South 00 degrees 06 minutes 29 seconds East (assumed bearing) 917.53 feet along the West line of said Northwest Quarter to the Northwest corner of the South half of said Northwest Quarter and the Point of Beginning of this description; thence South 89 degrees 03 minutes 38 seconds East 2666.27 feet along the North line of the South half of said Northwest Quarter to the Northeast comer of the South half of said Northwest Quarter; thence South 00 degrees 06 minutes 41 seconds East 1321.20 feet along the East line of said Northwest Quarter to the Southeast comer of said Northwest Quarter; thence North 88 degrees 50 minutes 11 seconds West 1333.28 feet along the South line of said Northwest Quarter to the Northeast comer of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 04 minutes 00 seconds East 1321.64 feet along the East line of the Northwest Quarter of said Southwest Quarter to the Southeast corner of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 09 minutes 34 seconds West 1331.92 feet along the South line of the Northwest Quarter of said Southwest Quarter to the Southwest corner of the Northwest Quarter of said Southwest Quarter said corner being North 00 degrees 07 minutes 09 seconds West 1329.17 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 07 minutes 09 seconds west 1329.17 feet along the West line of said Southwest Quarter to the Northwest corner of said Southwest Quarter said corner also being the Southwest corner of said Northwest Quarter; thence North 00 degrees 06 minutes 29 seconds West 1310.76 feet along the West line of said Northwest Quarter to the Point of Beginning. Containing 121.08 acres, more or less.

Rezone from GB-PD to GB/PUD

AREA C LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 5, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of North 89 degrees 40 minutes 33 seconds East along the North line thereof a distance of 1674.38 feet to a "Mag" nail with washer marking the Northwest corner of a tract of land described in Instrument Number 200000009978 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 28 seconds East along the West line of said tract and along the West line of a tract of land described in 200000018471 in said Recorder's Office a distance of 930.94 feet to a rebar marking the Southwest corner of said tract described in 200000018471, said point also being on the North line of a tract of land described in Instrument Number 9116724 in said Recorder's Office (being the North Right-of-Way line of the former Central Indiana Railroad); thence North 89 degrees 00 minutes 37 seconds West along the North line thereof a distance of 1674.64 feet to a "Mag" nail with washer marking the intersection of said North Right-of-Way line and the West line of said Northwest Quarter; thence North 00 degrees 03 minutes 28 seconds West along the West line thereof a distance of 892.53 feet to the Point of Beginning. Containing 35.045 acres, more or less.

WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION
CERTIFICATION

The Westfield Washington Plan Commission met in regular session on Monday, October 27, 2003, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on October 27, 2003, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from SF2, SF3 and GB-PD
to SF2, SF3 and GB-PD/PUD
at 171st Street and Carey Road (generally).

A motion was approved to forward this request to the Westfield Town Council with a recommendation to approve (9-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Plan Commission held on October 27, 2003.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

October 28, 2003
Date

Rezone from SF 2 to SF 2/PUD

AREA A LEGAL DESCRIPTION

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Rezone from GB-PD to GB/PUD

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to SF2, SF3 and GB-PD/PUD
at 171st Street and Carey Road (generally).

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Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

October 28, 2003
Date

WESTFIELD, INDIANA

PUD ORDINANCE NO. 02-07-PUD-02

OAK MANOR
PLANNED UNIT DEVELOPMENT DISTRICT

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AND SCHEDULE OF EXHIBITS

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2. Definitions
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19. External Street Landscaping Areas A & B
20. Area C Legal Description
21. Area C Development Plan
22. Area C Permitted Uses
23. Area C Landscape Plan

ARTICLE I.

OAK MANOR PUD

ORDINANCE NO. 02-07-PUD-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Oak Manor PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Langston Development Company, Inc., Flynn & Zinkan Realty Company, Hollie N. Curtis-Yuhas, Bradley A. Crouse and Beverly J. Crouse for the real estate containing approximately 317 acres, legally described on Exhibits "9", "10", and "19" attached hereto, and incorporation herein by this reference, and located in Washington Township, Westfield, Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the _____day of _____, 2003; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

ARTICLE I.

OAK MANOR PUD

SECTION 1.1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

G. Mitigate the problems which may be presented by specific site conditions.

SECTION 1.2. EFFECT. The development standards created by this Oak Manor PUD supercede the standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 1.3. DEFINITIONS. Unless otherwise specified in (i) this Oak Manor PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit "2, the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Oak Manor PUD.

ARTICLE II.

AREAS A AND B RESIDENTIAL AREAS

SECTION 2.1. LOW DENSITY SINGLE FAMILY RESIDENTIAL AREA. Area A of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit "9" ("Area A"), is reclassified on the Zone Map from the SF-2 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the filing of this Oak Manor PUD. A copy of the SF-2 development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Oak Manor PUD and which apply to Area A, except as modified in this Oak Manor PUD, have been attached hereto and made a part hereof as Exhibit "3" and Exhibit "6" respectively.

SECTION 2.2. MIXED USE RESIDENTIAL AREA. Area B of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit "10" ("Area B"), is reclassified on the Zone Map from the SF-3 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the filing of this Oak Manor PUD. A copy of the SF-3 development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Oak Manor PUD and which apply to Area B, except as modified in this Oak Manor PUD, have been attached hereto and made a part hereof as Exhibit "4" and Exhibit "6" respectively.

SECTION 2.3. USES. Areas A & B shall be developed for residential uses as more particularly shown on the concept plan attached hereto as Exhibit "1" (the "Concept Plan"). The size, dimensions, acreage, and/or number of residential units of each Parcel may be increased or decreased, so long as the total maximum number of residential units does not exceed Seven Hundred (700) units and the maximum number of attached residential units does not exceed 290 units.

Permitted uses are as follows:

A. Permitted Uses for Area A shall include the following:

(1) All uses permitted in the SF-2 District Per the Westfield Washington Township Zoning Ordinance in force at the time of the filing of this Oak Manor PUD, together with model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons;

(2) Residential common areas and privately owned amenity areas along with accessory uses, structures, and improvements located thereon including, without limitation, recreational developments, including swimming pools, clubhouses, parks, pools, ball fields, ball courts, practice facilities, playgrounds, and other recreational spaces and buildings all of which shall be made available to all of the residents of Area A. Approval for the constuction of said amenity improvements shall be approved by staff. Documentation specifications shall be as presented in the DPR without need for Plan Commission action or public hearing;

(3) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to twelve (12) or less full-time or part-time students, including residents of the home;

(4) The Pool, Clubhouse and adjacent amenity areas thereto may be rented out for special occasions under terms and conditions as approved by the Developer or Association.

B. Permitted uses for Area B shall include the following:

(1) All uses permitted in Area A;

(2) Attached single family and multifamily residential dwellings and buildings and uses accessory thereto.

(3) All Home Occupations permitted within the SF-3 Zoning District in force at the time of the filing of this Oak Manor PUD, all professional

occupations with generally the same functions and requirements of a lawyer, architect, accountant, counselor, consultant, and Real Estate Agent that are approved by the Developer or Architectural Control Committee as long as the work is performed entirely within the residence, all work is performed by residents and a maximum of one (1) outside personnel, and general parking requirements of the occupation including outside personnel and customers shall not exceed two (2) spaces which shall be located in front of or adjacent to residential unit. Home occupations with outside personnel shall be limited in number to twenty-four (24) and shall be located within Parcel B-1 on the direct access road to Area C and adjacent to Area C.

(4) The Pools, Clubhouses and adjacent amenity areas thereto may be rented out for special occasions under terms and conditions as approved by the Developer or Association.

SECTION 2.4. GROSS RESIDENTIAL DENSITY. The gross residential units for Areas A and B shall not exceed a total of Seven hundred (700) units.

SECTION 2.5. AREA A DEVELOPMENT STANDARDS AND ARCHITECTURAL GUIDELINES. The Development Standards and Architectural Guidelines for Area A shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibits "11" and "12" and, to the extent they conflict with those set forth in Exhibit "3", Exhibit "6", other provisions of the Zoning Ordinance, Subdivision Control Ordinance, and the Utility and Infrastructure Construction Standards and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.6. AREA B DEVELOPMENT STANDARDS AND ARCHITECTURAL GUIDELINES. The Development Standards and Architectural Guidelines for Area B shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibits "13" and "14" and, to the extent they conflict with those set forth in Exhibit "4", Exhibit "6", other provisions of the Zoning Ordinance, Subdivision Control

Ordinance, and the Utility and Infrastructure Construction Standards and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.7. STREETSCAPE STANDARDS. The Streetscape Standards for the Residential Areas A and B shall be set forth in what is attached hereto and incorporated herein by reference as Exhibit "15" and, to the extent they conflict with those set forth in Exhibits "3", "4", and "6", other provisions of the Zoning Ordinance, Subdivision Control Ordinance, and the Utility and Infrastructure Construction Standards and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.8. STREET STANDARDS. The development standards pertaining to streets, private drives, paths, gates, road cuts, etc. for Areas A and B are set forth in what is attached hereto and incorporated herein by reference as Exhibit "16" and, to the extent they conflict with those set forth in the Subdivision Control Ordinance, the Utility and Infrastructure Construction Standards and amendments thereto, and other provisions of the Zoning Ordinance, they shall replace and supercede those standards. Exhibit "16" provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.

SECTION 2.9. LANDSCAPING STANDARDS. Attached hereto and incorporated herein by reference as Exhibit "7" are landscaping standards, set forth in Section WC 16.06 of the Zoning Code "Landscaping Standards". In the event that the landscaping standards set forth in this Section 2.9 of this Oak Manor PUD for Areas A and B shall conflict with those set forth in WC 16.06 of the Zoning Code "Landscaping Standards" or any other Zoning Ordinance in force at the date of the filing of the Oak Manor PUD they shall replace and supercede those standards.

A. **Tree Inventory.** Prior to development plan approval or the issuance of a building permit, the Developer shall inventory all trees twelve (12) inches in caliper or greater and shall be required to locate only those healthy trees; 1) with a caliper measure of twenty (20) inches or greater and 2) located outside tree preservation areas or nature preservation areas. In addition, the Developer shall be required to

inventory those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit "7" and substitution provisions within this Oak Manor PUD Ordinance; provided, however, that tree stands will be generally outlined on any Development Plan.

B. **Substitutions.** The following substitutions shall also be permitted for all landscaping requirements;

(1) One (1) evergreen tree can be substituted for three (3) evergreen shrubs on up to 60% of the required shrubs in buffer yards;

(2) Ornamental and Shade Trees can be substituted one for one for evergreen trees on up to 60% of the required evergreen trees in buffer yards;

(3) In buffer and road frontage yards, deciduous shrubs maybe substituted one for one for evergreen shrubs when incorporated with fencing, walls, columns, or mounds.

(4) Preserved trees two (2) inches in caliper or greater located within or adjacent to right of ways or in buffer yards may be substituted one (1) for one (1) for required buffer yard trees, road frontage trees, perimeter parking lot landscaping, and one tree (1) for three shrubs (3) on up to 60% of evergreen shrubs.

(5) Preserved Woodland Areas can be substituted for all required road frontage and buffer yard plantings if the preserved trees exist in the road frontage or buffer yard areas for which they are substituted.

(6) Preserved Trees in any area of Areas A & B can be used as credits for the minimum on site requirements for any other area in A & B respectively per the ratios listed in Paragraph F of the WC 16.06.020 Preservation and Replacement of Trees of the Zoning Ordinance.

C. **Buffer Yards.** A twenty foot buffer yard shall be required around the perimeter of each Area except as follows:

(1) No buffer yards shall be required;

a. between Areas within the Oak Manor PUD and adjacent to the existing Oak Manor Subdivision, and

b. adjacent to the abandoned railroad right of way, except as provided for in Section 3.4, B, 5 below, and

c. within gas pipeline easements and overhead electrical easements prohibiting landscaping.

(2) A 40' buffer yard shall be required along Carey Road north of 171st Street to the abandoned railroad right of way.

(3) Buffer Yards that are not additionally road frontage shall be landscaped per WC 16.06.060 paragraph C, with substitutions allowed per paragraph B of this Section 2.9, with the exception of areas encompassed by gas pipeline easements and overhead electrical easements prohibiting landscaping, where no landscaping shall be required.

D. **External Road Frontage Landscaping Standards Areas A and B.** Road frontage yards along External Streets shall be landscaped as follows, whether or not they are additionally buffer yards, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required:

(1) Road frontage yards along external streets contiguous with Areas A and B shall be landscaped using singularly and/or in combination; berms, landscaping, brick or stone masonry, and ornamental metal fencing, excepting however those locations where the external streets are adjacent to Preserved Woodland Areas and within gas pipeline easements and overhead electrical easements prohibiting landscaping, where no landscaping shall be required. Berming, when used, shall be at least three (3) feet in height, non-continuous, and located out of right-of-ways. At least four (4) evergreen trees, one (1) ornamental trees, two (2) shade trees, and 8 bushes per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, up to fifty (50) percent of the required evergreen trees. Masonry columns and ornamental metal picket fencing shall not exceed eight (8) feet in height. A typical landscape design for road frontage has been incorporated herein as Exhibit 19.

E. **Internal Road Frontage Landscaping Standards.** Internal streets within Areas A and B shall be lined with shade trees outside of the right of way, of the types and locations as determined by the Developer, and shall be spaced approximately every fifty (50) feet within Area A and approximately sixty (60) feet within Area B. All road frontage trees shall be credited towards onsite minimum requirements.

F. **Open Space.** A minimum of Thirteen (13%) of the gross area of the real estate within Areas A & B of the PUD shall be dedicated Open Space and shall be located generally in the areas as denoted on the Conceptual Plan, which shall supercede the Green Belt Space, Secondary Green Space, and all other Open Space Requirements set forth in the Zoning Ordinance. Any of the Open Space area of this PUD that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a Municipality for public use, including rail right of ways, shall be factored in the total amount of Open Space.

SECTION 2.10. AMENITIES AND MEMBERSHIPS.

A. **Amenities.** In each Area A and B the developer shall provide at least three (3) different amenities from the following list:

(1) Clubhouse

(2) Swimming pool;

(3) Playground;

(4) Dedicated Open Space or Park (minimum 5,000 square feet);

(5) Trail;

(6) Basketball Court;

(7) Tennis Court;

(8) Volleyball Court;

(9) Formal garden (minimum 2,500 square feet);

(10) Picnic Area.

B. **Membership.** All property owners within each residential Area or Parcel, within Areas A & B, shall automatically, upon taking title to the property, become a member of that particular Area's and/or Parcel's Property Owner's Association.

SECTION 2.11. SIGNAGE. Sign permits shall not be required for all exempt signs and signs listed in Paragraph A of this Section 13. The following provisions shall govern signage located upon and within the Real Estate for Areas A and B and, to the extent they conflict with the provisions of the Westfield–Washington Township Sign Ordinance and other provisions of the Zoning Ordinance, the following provisions and standards shall control:

A. The following signs shall be exempt from permits and fees and shall be permitted in locations outside of right of ways.

(1) All signs designated as exempt in Section 16.08 et seq. of the Sign Ordinance; and

(2) Sales signs used in connection with the sale of Real Estate within the PUD that are eight (8) s.f. in size per side or smaller; and

(3) Builder and contractor signs used to denote the contractor constructing a residence or owning a lot within the PUD that are eight (8) s.f. in size or smaller; and

(4) Event signs and banners to promote a special event such as a home show shall be displayed no longer than sixty (60) days per calendar year; and

(5) Governmental and non-commercial institution flags mounted on a pole are exempt. No more than two flags shall be mounted on a pole; and

(6) Interior building signs that are not intended to be legible from outside a building; and

(7) Lot and common area identification signs no larger than eight (8) square feet in size.

B. **Prohibited signs:** Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. **Temporary Signs** Permitted with permits which require Staff approval only and shall be permitted in locations outside right of ways.

(1) One construction sign for each street frontage of a lot upon which construction of any attached single family structure, provided the following standards are met:

a. The maximum sign area shall be sixty-four (64) square feet.

b. The maximum height of each sign shall be ten (10) feet.

c. The sign shall not be illuminated.

d. The sign shall be removed within seven days after the beginning of the intended use of the building.

e. Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

f. One two sided or two one sided signs with identical copy shall be considered one sign under this provision provided that the two one-sided signs are joined at one side with an angle of no greater than forty-five (45) degrees between the two sign faces such that the two sign faces are not legible at the same time from a single viewpoint.

(2) Signs depicting the site plan of an Area or Parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, shall be permitted without a sign permit provided the following standards are met:

a. The maximum sign area per Parcel shall be sixty-four (64) square feet.

b. The maximum height shall be ten (10) feet.

c. Site plan signage may be illuminated.

d. Site plan signage shall be removed from a Parcel when 95% of the lots in that parcel have been built upon and the premises occupied.

(3) Real estate sales, model home signs, shall be permitted provided the following standards are met:

a. The maximum sign area shall be 32 square feet.

b. The maximum height of the sign shall be eight feet.

c. Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign.

d. The sign may be illuminated in accordance to Lighting Standards as incorporated herein as Exhibit 17.

e. Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is sold.

f. With respect to attached dwellings, when 90% of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of eight square feet or less.

E. **Permitted Other Signs:**

(1) Signs permitted under Section 16.08 et seq. of the Sign Ordinance.

(2) One (1) development identification sign at each of the street entrances to areas A, B, and C or parcels within such areas provided the following standards are-met:

a. The design of the sign shall be consistent with the Design Vocabulary.

b. The maximum sign area per sign shall not exceed 100 square feet per side.

c. The area surrounding the sign(s) shall be appropriately landscaped.

d. The sign may be illuminated; provided, however; that such signs shall not be internally lit.

e. The sign shall not exceed fifteen (15) feet in height.

f. The sign shall be removed when 95% of the lots or units in the area to which the sign relates have been built upon and the premises occupied.

g. The sign shall not be located within the right of way.

(3) Business Signs on the internal spine street in Parcel B-1 provided the following standards are-met:

(a) The maximum sign area shall be nine (9) square feet.

(b) The maximum height of the sign shall be six feet.

(c) Limited to one sign for each unit, with no more than two sign faces per sign.

(d) The sign may not be illuminated.

SECTION 2.12. OUTDOOR LIGHTING. Attached hereto and incorporated herein by reference as Exhibit "17" are the current Outdoor Lighting Standards set forth in the Westfield-Washington Township Zoning Ordinance, which shall apply to Areas A and B and shall replace and supercede the Outdoor Lighting Standards that were in effect at the date of filing of this Oak Manor PUD and have been attached hereto and made a part hereof as Exhibit "8".

SECTION 2.13. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit "18" (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supercede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

ARTICLE III.

COMMERCIAL AREA

SECTION 3.1. COMMERCIAL AREA. Area C of the Real Estate is described in what is attached hereto and made a part hereof as Exhibit "20" ("Area C"), and is reclassified on the Zone Map from the GB-PD District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the GB-PD District of the Zoning Ordinance in force at the time of the filing of this Oak Manor PUD. A copy of the GB-PD District development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Oak Manor PUD and which apply to Area C, except as modified by this Oak Manor PUD, have been attached hereto and made a part hereof as Exhibit "5" and Exhibit "6" respectively. Area C is an integrated commercial development which will comprise multiple buildings and out lots, each of which may contain more than one (1) business, as conceptually shown on the retail concept plan attached hereto as Exhibit 21 (the "Plan"). The Plan conceptually represents the proposed layout of Area C; however, the size, location and number of buildings, parking, and roadways within Area C may be modified provided such modifications are in compliance with the requirements set forth in this Oak Manor PUD.

SECTION 3.2. USES. Area C shall be developed for general retail, office and other commercial uses. Permitted uses for Area C are set forth on Exhibit 22 attached hereto and incorporated herein by this reference.

SECTION 3.3. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The Development Standards, Streetscape Standards, and Architectural Guidelines standards for Area C shall be as set forth below and shall replace and supersede those standards and guidelines set forth in WC § 16.04.050 Business Districts of the Zoning Ordinance, or the Subdivision Control Ordinance, or the Utility and Infrastructure Construction Standards, and other provisions of the Zoning Ordinance.

A. **Building Height**. Buildings within Area C are restricted to a maximum height of sixty (60) feet. For purposes of measuring such heights, pitched roofs are measured to the mid-point.

B. **Building Setback Requirements.**

Side yard (each side):	Internal - No minimum
	Along East Perimeter Boundary Line of Area C - A minimum of ten (10) feet. Landscaping may be placed within this setback area.
Rear yard:	A minimum of twenty (20) feet, unless abutting a common parking lot, in which event no rear yard is required. Driveways may be located within this rear yard setback.
External Streets:	A minimum of thirty (30) feet from the right-of-way line of Carey Road and a minimum of forty (40) feet from the right-of-way line of S.R. 32. The required landscaping along Carey Road and S.R. 32 may be placed within these setback areas. Additionally, parking areas may extend into these setback areas to within ten (10) feet of the right-of-way of Carey Road and S.R. 32.

C. **Parking Standards.** The following parking ratios shall apply to Area C:

Retail/Office/ Medical Office	A minimum of 1 space for every 300 gross square feet and a maximum of 1 space for every 200 square feet.
Restaurant	A minimum of 1 space for every 3 seats

The above ratios shall be calculated on Area C as a whole without consideration of any different ownerships in individual parcels located within

The above ratios shall be calculated on Area C as a whole without consideration of any different ownerships in individual parcels located within Area C. Each parking space may be a minimum of nine (9) feet in width and twenty (20) feet in length (eighteen (18) feet when against a curb).

D. **Outdoor Dining.** Restaurants shall be permitted to operate seasonal outdoor seating areas on sidewalks and in courtyards; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:

1. To allow for pedestrian circulation, a minimum of five (5) feet of unobstructed sidewalk area along the front of the building and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
2. Planters, posts with ropes, railings, changes in elevation or texture, other removable or permanent enclosures are required as a way of defining the area occupied by the seasonal outdoor seating areas.
3. Fixtures such as extended awnings, canopies or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
4. Seasonal outdoor seating areas shall be required to provide appropriate outdoor trash receptacles.
5. Tables, chairs, planters, trash receptacles and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
6. The outdoor seating area of a restaurant shall be included in the calculation of the parking requirements set forth in Section 3.3.C. above.

E. **Outdoor Storage and Sales Areas.** Retail establishments shall be permitted to have outside display and storage of retail merchandise and shopping carts, in accordance with the following standards and guidelines:

1. The parking area directly in front of the anchor user building may contain corrals for the storage of shopping carts (a/k/a bascarts) that are typical and customary at a full service grocery store with all typical services or a discount department store with all typical services.

2. Permanent outdoor sales are permitted directly in front of the anchor user building provided (i) all merchandise is surrounded by masonry wall(s), constructed of materials compatible to the exterior walls of the anchor user building, (ii) the masonry wall(s) shall be of a sufficient height to screen all pallets and merchandise from horizontal view, (iii) a minimum of five (5) feet of unobstructed sidewalk area along the front of the anchor user building leading to the storefront entrance is maintained free of display, and (iv) the display area does not exceed seventy-five (75) percent of the length of the anchor user building storefront. Openings in the parking lot side of the screening masonry wall are allowed so long as merchandise enclosed within the outdoor sales area is not directly visible. In addition to the anchor user building, one (1) free-standing, single-user building in Area C primarily used as a "building materials" or "hardware" store shall be permitted to have a permanent outdoor sales area provided such outdoor sales area is in compliance with the standards set forth in this paragraph.

3. Sidewalk displays are permitted, during normal business hours only, directly in front of all other establishments within Area C other than the anchor user building, provided that (i) a minimum of five (5) feet of unobstructed sidewalk area along the front of the building and leading to the storefront entrance is maintained free of display, (ii) the display area does not exceed seventy-five (75) percent of the length of the storefront, and (iii) all sidewalk displays are removed at the end of each business day. Cardboard boxes or pallets shall not be used for sidewalk displays, and all sidewalk displays shall maintain a clean, litter-free and well-kept appearance at all times.

F. **Drive-Thru Facilities.** Drive-thru facilities are permitted within Area C, provided any canopies over the drive-thru's and associated columns are constructed of the same or compatible building materials or awnings as on the exterior of the building served by such drive-thru. Each drive-thru shall be designed in conjunction with the immediately surrounding parking areas and driveways to allow a minimum stacking of three (3) cars per drive-thru lane,

such that the stacking of at least three (3) cars per drive-thru lane will not obstruct the free-flow of other traffic throughout Area C.

G. **Architectural Standards.**

1. **Design.** All buildings must have compatible architectural designs.

2. **Materials and Colors.**

   a. Predominant exterior building materials shall be high quality materials, including but not limited to, glass, brick, Quik-Brik, EFIS, limestone, other native stone and tinted/textured concrete masonry units.

   b. The primary building material to be used on the rear and/or sides of the small "B" shops (a/k/a a "multi-tenant building") and the anchor user building in Area C will be Quik-Brik, 3-1/2 inch by 15-1/2 inch masonry bricks or their equivalent in a color aesthetically compatible with the brick used on the sides and front of the commercial structures.

   c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, except decorative accent metal panels are permissible.

   d. Roof material used on pitched roofs of any building in excess of 25,000 square feet shall be synthetic slate style.

   e. Façade colors shall be low reflectance, subtle, neutral or earth tone colors.

   f. Building trim, awnings, canopies, and accent areas may feature brighter colors, including primary colors.

3. **Screening.** The exterior rear wall of the small "B" shops building and the anchor user building shall contain a parapet wall to screen roof-mounted equipment from ground view. The parapet wall shall vary in height and shall be 4 to 5 feet above the roof line in areas located adjacent to any roof mounted equipment, decreasing in height in other

locations to incorporate varying heights across the top of the back wall of the small "B" shops building and the anchor user building. Such parapet wall shall be made of EFIS or its equivalent, Quik-Brik, brick or any other material used on the exterior of the building. Ground mounted equipment behind the anchor user building shall be enclosed by screening elements comprised of a metal enclosure.

4. **Façade Changes.** Facades that have greater than two hundred (200) feet in length, measured horizontally, shall incorporate either awnings, wall plane projections or recesses of no less than twelve (12) inches in depth per Section 3.3.G.5.d. below.

5. **Repeating Patterns.** Building facades must include a repeating pattern that includes no less than two (2) of the following elements:

   a. color change;

   b. texture change;

   c. material change;

   d. an expression of architectural interest through a change in plane no less than twelve (12) inches in width, such as an offset, cornice, awnings, canopies, columns, reveal or projecting rib.

6. **Entryways.** Each retail establishment greater than 25,000 square feet shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:

   1. canopies or porticos;
   2. overhangs or canopies;
   3. recesses/projections;
   4. arcades;
   5. raised corniced parapets over the door;
   6. peaked roof forms;
   7. arches;

8. outdoor patios;

9. display windows;

10. architectural details such as tile work or moldings which are integrated into the building structure and design;

11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

7. **Anchor User Loading Dock; Other Loading Docks.** The open side of the anchor user's loading dock shall be on the west side of such recessed loading dock, such that the tractor of an unloading truck will be facing west. Loading docks shall be permitted on the east side or the south side of any building within the Development located east of the Direct Access Road (as depicted on the Plan), provided the tractor of an unloading truck will be facing east if the loading dock is located on the south side of a building, and provided the tractor of an unloading truck will be facing south if the loading dock is located on the east side of a building.

8. **Walkways, Sidewalks, Plaza and Screen Wall.** Area C has been planned to encourage pedestrian circulation. The sidewalks are generously dimensioned to allow for shoppers, strollers, sidewalk displays and seasonal outdoor dining. Open spaces are incorporated to provide a sequence of respite sites for pedestrians. Most importantly, the sidewalk system is continuous, accessible, and will connect into Area B and the Trail System (as defined in Section 3.9 below), allowing numerous opportunities for pedestrian circulation.

   a. To provide connectivity with the proposed Trail System, Area C shall contain a ten (10) foot wide walkway in a "brick pattern" made from either: stamped concrete, decorative pavers or other suitable material, which walkway shall extend from the sidewalk at the west end of the small "B" shops building for approximately one hundred eighty (180) feet, more or less, to

the south property line of Area C adjacent to the proposed Trail System property.

b. Sidewalks shall be installed on both sides of the north/south Direct Access Road, which Direct Access Road will be located east of the anchor user building within Area C. The sidewalk on the east side of the Direct Access Road shall extend from the southern right-of-way of SR 32 to the proposed Trail System, and the sidewalk on the west side of the Direct Access Road will commence from a point that is approximately one hundred twenty-five (125) feet south of the southern right-of-way of SR 32 to the proposed Trail System. A pedestrian crosswalk shall be located near the northeast corner of the anchor user building across the Direct Access Road providing pedestrian connectivity between the portion of Area C located west of the Direct Access Road and the portion of Area C located east of the Direct Access Road.

c. The western walkway described in Section 3.3.G.8.a. above will cross through a plaza area, approximately forty (40) feet by eighty (80) feet, designed for the benefit of the proposed Trail System users. The surface of this plaza area will be constructed of materials that will compliment the materials used in the western walkway, and this plaza area will contain amenities such as concrete benches for resting and/or a water feature as a seasonal amenity for weary hikers and bicyclers.

d. A screen wall shall be constructed of Quik-Brik or its equivalent behind the small "B" shops building. This wall shall be seven (7) feet tall and the open side shall face north so as to screen the trash containers from the ground view to the south. Approximately thirty-three (33) parking spaces, more or less, shall be located south of this screen wall for the benefit of the proposed Trail System users as an amenity for the community.

SECTION 3.4. LANDSCAPING. Area C will feature many diverse forms of landscaping, some of which are unique to a commercial development of this nature. In addition to traditional perimeter and interior landscaping around this commercial project and interspersed in parking lot islands and perimeter parking islands, Area C will also include a pond, a park and a nature area, as more particularly described below:

A. **Landscaping Standards.** The landscaping requirements for Area C shall be substantially as set forth in the Overall Landscape Plan attached hereto as Exhibit "23" and incorporated herein by this reference (the "Area C Landscape Plan"). The landscaping standards set forth on the Area C Landscape Plan shall supersede and replace those standards set forth in Section WC 16.04.077 of the Zoning Code ("State Highway 32 Landscape Overlay Zone"). In the event that the landscaping standards set forth on the Area C Landscape Plan conflict with those set forth in WC 16.06 of the Zoning Code attached hereto as Exhibit "7" (the "Landscaping Standards") in force at the date of the filing of the Oak Manor PUD, then the standards set forth on the Area C Landscape Plan shall replace and supersede those standards set forth in Exhibit "7". More specifically, no additional landscaping shall be required within Area C except as set forth on the Area C Landscape Plan; however, other provisions and standards of the Landscaping Standards shall apply to Area C, to the extent the same do not conflict with this Section 3.4, such as, but not limited to, substitutions permitted under the Landscaping Standards shall apply in addition to the substitutions set forth in this Section 3.4. The perimeter landscaping along Carey Road and State Road 32 shall be installed, in general accordance with Exhibit 23, in phases on each outlot (as defined in Section 3.5.D.2.) as the outlots are developed with buildings; provided, however, all perimeter landscaping along Carey Road and State Road 32, including such landscaping on any undeveloped outlots, must be installed, in general accordance with Exhibit 23, no later than three (3) years after the adoption of this Oak Manor PUD.

B. **Substitutions.** The following substitutions shall also be permitted for all landscaping requirements set forth on the Area C Landscape Plan:

1) Similar species may be substituted for any particular plant and/or tree species identified on the Area C Landscape Plan in the event the identified species is not readily available.

2) One evergreen tree can be substituted for three evergreen shrubs up to 60% of the required shrubs;

3) Shade trees can be substituted one for one for evergreen trees and one for two for ornamental trees on up to 60% of the required evergreen trees and ornamental trees, and ornamental trees can be substituted one for one for evergreen trees on up to 60% of the required evergreen trees;

4) Throughout Area C, deciduous shrubs maybe substituted one for one for evergreen shrubs up to 60% of the required evergreen shrubs; and

5) In substitution of the evergreen tree landscaping along the south perimeter line of Area C behind the anchor user building as depicted on the Area C Landscape Plan, a mound may be installed by the Developer of Area C on the Area B property located south of the former Central Indiana Railroad property (more particularly described in Section 3.9 below), which mound will be no less than the same lineal length as the anchor user building and may be up to eight (8) feet but not less than three (3) feet tall, so as to further provide a visual and noise barrier behind the anchor user building.

C. **Buffer Yards.** No buffer yards shall be required within Area C, except as set forth in Section 3.4.B.5. above.

D. **Open Space.** A minimum of ten percent (10%) of the gross area of the real estate within Area C shall be dedicated Open Space which shall supersede the Green Belt Space and other Open Space Requirements set forth in WC

16.04.230 in the Westfield – Washington Township Zoning Ordinance. Any of the open space area of this PUD that is dedicated to the public or whose ownership is transferred to a Municipality for public use, including the Trail System, shall be factored in the total amount of Open Space. Also factored into the Open Space requirement are the following areas comprising part of Area C:

1. **Pond.** A pond (the "Pond") shall be located adjacent to State Road 32. This Pond will feature an aerating fountain in the middle, an aquatic plant ledge around its perimeter containing a variety of aquatic plantings and other landscaping features detailed on the Area C Landscape Plan.
2. **Park Area.** Area C will include a park area (the "Park Area") of one and one-half (1-1/2) acres, more or less, which Park Area will be landscaped with a variety of plantings that are native to the State of Indiana.
3. **Nature Preserve.** An approximately 0.67 acre existing area densely covered with trees and other plantings located in the southeast corner of Area C will be left undisturbed as a nature preserve area (the "Nature Preserve").

SECTION 3.5. SIGNAGE. The following provisions shall govern signage located upon and within Area C, and to the extent they conflict with the provisions of the Town of Westfield – Washington Township Sign Ordinance, the following provisions and standards shall control:

A. **Construction Signs.** A maximum of three (3) construction signs which identify the architects, engineers, contractors, financial institutions and other individuals or firms involved with the construction, but not including any advertisement of any product, and signs announcing the character of the commercial development or the purpose for which any building is intended, shall be permitted during the construction period and shall be required to have a permit for a temporary sign, which permit shall require the Westfield Community Development Department

review and approval only. Each construction sign shall be limited to a maximum sign surface of thirty-two (32) square feet and a maximum height of ten (10) feet above grade/ground level.

B. **Real Estate Signs.** A maximum of five (5) real estate signs advertising the sale, rental or lease of premises within Area C are permitted, without the requirement of a permit. Each real estate sign shall be limited to a maximum of thirty-two (32) square feet. Additional real estate signs advertising the sale, rental or lease of premises within Area C are permitted, but shall require a permit if such additional real estate signs exceed six (6) square feet.

C. **Private Traffic Direction.** Signs directing traffic movement into Area C or within Area C not exceeding four (4) square feet in sign surface area for each sign and not exceeding four (4) feet in height above grade/ground level are permitted without the requirement of a permit. Internal illumination of these signs shall be permitted, as regulated by the Outdoor Lighting Standards set forth in Section WC 16.07.010 attached hereto as Exhibit "8." Such signs may include the identification, including but not limited to its company logo, of any tenant, occupant or other user of all or any portion of a building within Area C. Such traffic direction signs are exempt from all provisions of the Town of Westfield – Washington Township Sign Ordinance, except for construction and safety regulations.

D. **Business and Commercial District Signs.** The following types of signs are permitted within Area C:

1. **Ground Signs**

   a. One ground sign shall be permitted for each free-standing building; provided, however, that the portion of Area C located west of the Direct Access Road shall be limited to a maximum total of three (3) ground signs.

b. No ground sign shall be permitted within fifty (50) feet of a residential district, unless the sign is landscaped or otherwise screened from the view of the single or multi-family district.

c. A ground sign structure shall be no greater than seven (7) feet in height and fourteen (14) feet in length if it contains a brick base and side columns, and in any event, regardless whether it contains a brick base and side columns or not, the sign surface area of a ground sign shall be no greater than six (6) feet in height and twelve (12) feet in length.

d. Ground signs shall be located on the same parcel where the business operates.

e. Ground signs shall be placed a minimum of ten (10) feet from the right-of-way of the adjacent public road, and in a location that will facilitate traffic recognition, provide general identification of the establishment and not obstruct vehicular lines of sight.

f. All ground signs shall be of the same general design.

g. Ground signs may be internally, but not externally, illuminated, as regulated by the Outdoor Lighting Standards set forth in Section WC 16.07.010 attached hereto as Exhibit "8".

2. **Wall Signs.** For purposes of this Section 3.5.D.2., the term "outlot" shall mean a lot within Area C which is adjacent to a (public or private) street, roadway or frontage road and is intended for an additional and separate building or buildings.

a. Wall signs for each outlot are limited to four (4) square feet of sign area for each one (1) linear foot of the outlot building façade fronting a public road. Outlot buildings shall be permitted to place wall signs on any or all sides of the building, provided a minimum

of one-quarter (1/4) of the total sign allotment for such outlot shall be placed on the wall fronting a public road and the aggregate area of all wall signs for such outlot shall not exceed the total sign allotment for such outlot. With respect to any building situated on a corner outlot fronting on two public roads, such building shall be limited to four (4) square feet of sign area for each one (1) linear foot of the longest building façade fronting a public road of such building. A corner outlot building shall be permitted to place wall signs on all sides of the building, provided a minimum of one-quarter (1/4) of the total sign allotment for such corner outlot building shall be placed on each wall fronting a public road and the aggregate area of all wall signs for such corner outlot building shall not exceed the total allotment for such building.

b. Wall signs located on any building within Area C that is not on an outlot shall be a maximum size of two (2) square feet for each one (1) lineal foot of building frontage, with a minimum of fifty-six (56) square feet for any business whose lineal footage of building frontage is twenty (20) feet or less, and a maximum size of three hundred (300) square feet per each wall sign.

c. Wall signs may be either mounted on a building or painted or stenciled on a permanent or retractable awning. All wall signs mounted on any building may be comprised of individual letters which are internally illuminated, and such letters may either be mounted on the wall directly or on a raceway. All wall signs shall be mounted a minimum of ten (10) feet above the sidewalk. Where there is no sidewalk below the proposed mounting of a wall sign, then the wall sign shall be mounted at least ten (10) feet above the base of the building.

3. **Shopping Center Identification Sign (a/k/a a Pylon Sign).** One shopping center identification sign shall be permitted, which sign shall be located adjacent to SR 32, immediately west of the new Direct Access

Road. The base and side columns of this shopping center identification sign may be constructed of either brick, E. F. I. S., stone or a combination of these building materials. The shopping center identification sign may extend to a maximum height of thirty-five (35) feet above grade level, and shall have a maximum sign panel surface size of not more than four hundred (400) square feet per side. Such sign may be internally or externally illuminated, as regulated by the Outdoor Lighting Standards set forth in Section WC 16.07.010 attached hereto as Exhibit "8". No part of such sign shall be located closer to the right-of-way of SR 32 than twenty (20) feet.

4. **Under Canopy Signs.** Under canopy signs may not project below a canopy more than twelve (12) inches. The bottom of such sign shall not be lower than ten (10) feet from a walk or walkway.

SECTION 3.6. OUTDOOR LIGHTING. Attached hereto and incorporated herein by reference as Exhibit "8" are Outdoor Lighting Standards, set forth in Section WC 16.07.010. Those Lighting Standards shall apply to Area C of the Development, with the following exceptions:

a. All lights along the outside perimeter property lines of Area C shall be limited to 0.5 foot candle, except in those areas containing an ingress/egress to an adjoining public road.

b. All exterior lighting shall have a maximum illumination at ground level of a 14 foot-candle level, except underneath of any fueling station canopy for which the maximum permitted foot-candle level at ground level shall be sixty (60).

c. Light poles shall be limited to thirty (30) feet in height, exclusive of their concrete bases.

d. Light fixtures along the entrance drives and the public rights of way shall be decorative and shall be compatible with the overall architecture of Area C, but overall site illumination into the atmosphere shall be restricted through the use of shields on the fixture to include a horizontal lamp and no more than a 180 degree angle of light.

e. Light fixtures underneath of any fueling station canopy shall be flush mounted, such that the actual light fixtures do not protrude below the underneath side of the canopy.

f. Mercury vapor lights are prohibited.

SECTION 3.7. TRASH REMOVAL AND DELIVERIES; ACCESSORY STRUCTURES.

a. One (1) trash removal contractor shall service all tenants and occupants within the small "B" shops building that abuts the anchor user building. All Trash removal, compaction, service vehicles, deliveries, and parking lot sweeping, with the exception of snow removal, shall be prohibited between the hours of midnight and 6:00 a.m.

b. Dumpsters and trash compactors shall be enclosed by a masonry enclosure and gated.

c. Accessory structures including trash dumpsters and compactors are not permitted within any front yard or within any side yard setback requirements.

SECTION 3.8. TRAIL SYSTEM. A fifty (50) foot wide strip of land located immediately south of and parallel to the entire south boundary line of Area C, and immediately north of and parallel to the north boundary line of Area B is part of the former Central Indiana Railroad (also known as the White River, Noblesville and Westfield Railroad). The Town of Westfield-Washington Township has identified the former Central Indiana Railroad as a potential pathway (the "Trail System") for a county-wide alternative transportation network

connecting various communities throughout the Town of Westfield-Washington Township, and promoting access to recreational opportunities via bikeways and other alternative modes of transportation. The Developers of Areas B and C shall dedicate any interest they may have in and to that portion of the former Indiana Central Railroad located adjacent to Areas B and C to the Town of Westfield-Washington Township for the use thereof as part of the Trail System. Thereafter, the Town of Westfield-Washington shall grant for the benefit of Areas B and C and the appropriate utility companies any and all necessary easements for access, utilities and storm water drainage under, over and across the Trail System adjacent to Areas B and C to enable the Developers to complete the infrastructure improvements in the development of the various parcels within the Oak Manor PUD.

APPROVAL

THIS PUD ORDINANCE NO. 02-07-PUD-02, OAK MANOR PLANNED UNIT DEVELOPMENT DISTRICT, shall be in full force and effect, from and after its passage by the Town Council.

ADOPTED BY THE Town Council of the Town of Westfield-Washington Township, Indiana, on this _____ day of _____, 2003.

THE TOWN COUNCIL OF WESTFIELD-WASHINGTON TOWNSHIP, INDIANA

BY: AYE		NAY
_____	John (Jack) Hart, President	_____
_____	Teresa Otis Skelton, Vice President	_____
_____	Mic Mead, Member	_____
_____	David Mikesell, Member	_____
_____	Michael McDonald, Member	_____

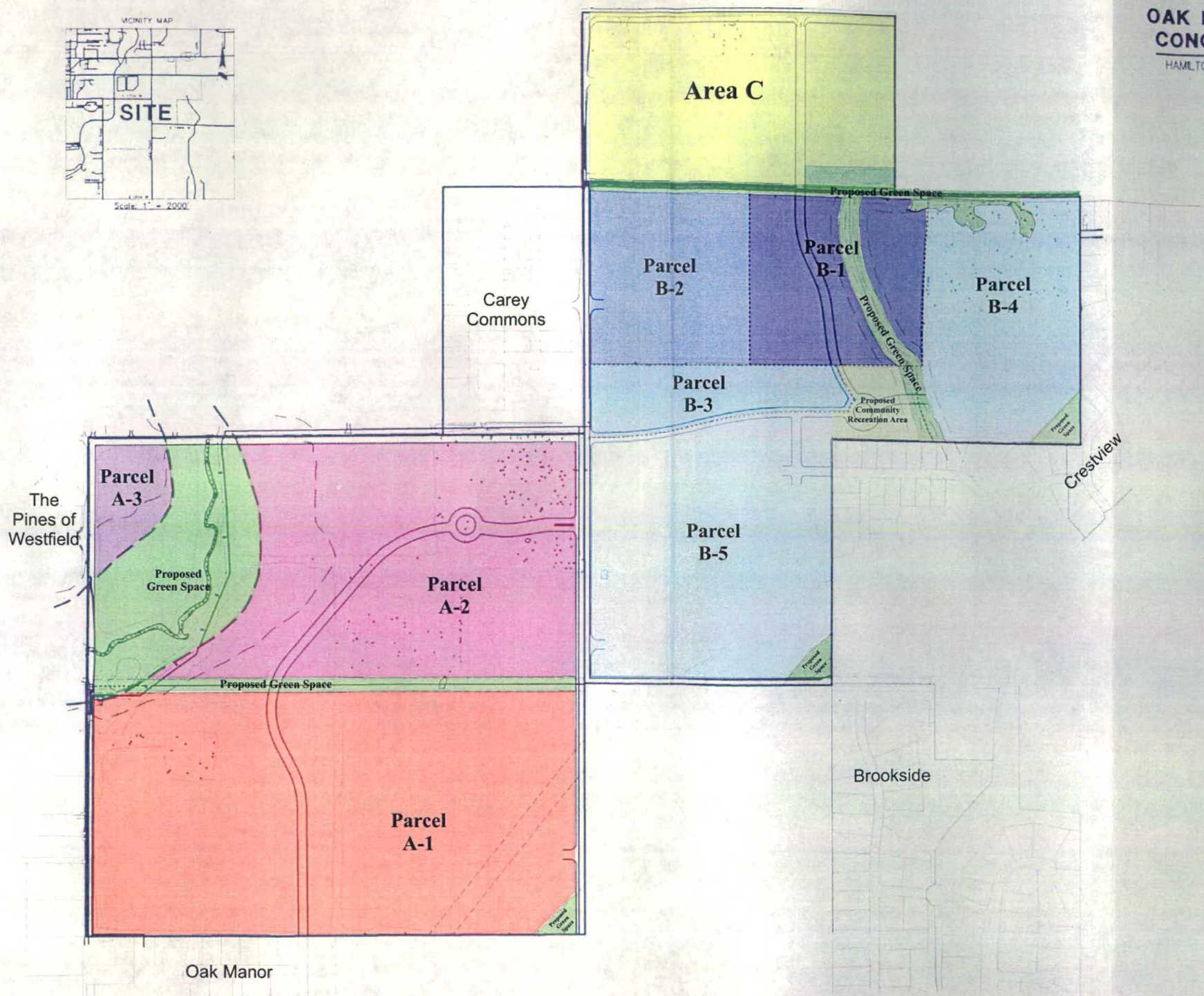
ATTEST:

_____

Cindy J. Gossard, Clerk-Treasurer
The Town of Westfield-Washington Township

OAK MANOR PUD
CONCEPT PLAN

HAMILTON COUNTY INDIANA



Schneider

THE SCHNEIDER CORPORATION

OAK MANOR PUD

WESTFIELD, INDIANA

LANGSTON DEVELOPMENT CO., INC.

06/16/03

41.34.001

DCC

CONCEPT PLAN 2

1

EXHIBIT 2
DEFINITIONS

The following words and terms, not defined elsewhere in the Oak Manor PUD or its 21 Exhibits, shall have the following meanings:

1. Architectural Break. An offset from an exterior wall of a minimum of two (2) feet that continues a minimum of four (4) feet.
2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.
3. Area. Area A, Area B, and/or Area C as identified in the Oak Manor PUD.
4. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane for a distance of 30 feet in length.
5. Masonry Wainscot. Masonry or equivalent veneer a minimum of 18" in height from foundation wrapped around the entire foundation.
6. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
7. Cornice. The top part of an entablature, usually molded and projecting.
8. Cupola. A small roof tower, usually rising from the roof ridge.
9. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the center radius of the cul-de-sac to the centerline of the nearest intersection.
10. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
11. Department. The Department of Community Development of the Town of Westfield, Indiana.

12. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and streetscape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.

13. Developer. The Developer shall be Langston Development Company, Inc. as to Areas A and B, and Flynn & Zinkan Realty Company as to Area C, and the successors or assigns of both companies.

14. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance at the date of the Oak Manor PUD filing attached hereto as Exhibit "6".

15. Elevation. An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

16. External Streets. Carey Road, 169th Street, 171st Street, Oak Road, and SR 32.

17. Frontage Line. The property line adjacent to the street.

18. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

19. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

20. Hardi-Plank. A fabricated material made of cement, sand, natural fibers and water combined and cured to look like a wood based siding material or its equivalent.

21. Horizontal Property Regime. Shall mean the form of real estate division and sale per the Horizontal Property Law of the Sate of Indiana, Acts 1963, Chapter 349, Section 1 through 31, as amended and identified in the Indiana Code as 31-1-6 et seq.

22. Internal Spine Street. Public Street within the Oak Manor PUD which provides for the primary vehicular circulation through the PUD and shown on the Concept Plan.

23. Internal Street. Any Public Street, Private Street, or Shared Drive other than an External Street or the Direct Access Drive.

24. Kwik-Brik. A new technology of masonry units manufactured to give the high profile look of brick, but with better functionality and quicker availability than brick or its equivalent. This material may also be used for coined corners and/or soldier coursing to add variation interest in its installation.

25. Masonry or equivalent. Exterior wall building material, such as brick, stone, cultured stone, or similar material which is laid up in small units or blocks.

26. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.

27. Model Home. Dwelling temporarily used in the connection with the sales of similarly built residential dwellings that will eventually be sold as a residential dwelling.

28. Open Space. Any part of the real estate not covered by public streets, private streets, buildings, or parking lots. Open Space may include, but shall not be limited to, preserved wetlands, preserved woodland areas, trails, parks, plazas, courtyards, gardens, landscaped and screening areas, yards, rights-of-way not paved, ponds, retention/detention areas with common access, recreation areas, parking lot islands, and sidewalks. Open space shall be held in common interest and not within individually owned lots.

29. Parcel. Portion of land within any Area, A through C, as shown on the Concept Plan.

30. Parcels. A combination of two or more parcels.

31. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.

32. Preserved Woodland Area. The areas of land within the Oak Manor PUD preserved in its natural state containing mature trees.

33. Projecting Sign. A sign attached to and projecting from a structure, building or wall greater than 12 inches and perpendicular or nearly perpendicular to the building or wall to which it is attached.

34. Sign. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.

35. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.

36. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.

37. Sign Ordinance. Chapter 8. Sign Standards (WC 16.08) of the Westfield-Washington Township Zoning Ordinance as was in force on the date of the filing of this Oak Manor PUD.

38. Subdivision Control Ordinance. WC 16.04.200 et. sec. of the Westfield-Washington Township Zoning Ordinance as was in force at the time of the filing of this Oak Manor PUD.

39. Vinyl Siding. Vinyl siding, when used herein to describe a permitted exterior surface, shall be deemed to mean a vinyl siding with a thickness of .044 inches in thickness or greater.

40. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. <u>SF 2</u> - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
  - not less than 80 feet on all other streets.
  Subdivisions - not less than 30 feet
- Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
  Three acre lots - 30 feet
- Rear yard - Subdivision - 30 feet
  Three acre lots - 30 feet
- Minimum lot width at building line - Subdivisions - 100 feet
  Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

- Single story - 1200 square feet
- Two story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear year, and without the issuance of any permit.

c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

SF 3 - This district is established for residential homes medium density, single family with available public water and sewer facilities.

1. Permitted Uses -

- Single family dwellings
- Churches
- Public or private schools without dormitory accommodations
- Public parks - not to exceed five acres
- Fire station
- Accessory buildings as they relate to above uses
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Tennis and swimming clubs
- Convents, monasteries, theological schools, rectories and parish houses

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area -

- Single family - not less than 12,000 square feet
- Two-family (duplexes) - corner lots not less than 15,000 square feet

5. Minimum Lot Frontage on Roads - Not less than 50 feet for single family and duplexes.

6. Minimum Setback Lines -

- Front yard - 20 feet
- Side yard - 10 feet except corner lots when 20 feet will also apply to side yard on road.
- Rear Yard - 30 feet
- Minimum lot width a building line - Single family - 80 feet; Duplexes on corner lots - 90 feet

7. Maximum building height - Not to exceed 25 feet

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single Family -

- Single Story - 1200 square feet
- Two Story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with the provisions in this ordinance.

F. SF-4 - This district is established for higher density single family residential homes in residential areas with available state approved water and sewer facilities and such lands must be at least one-eighth (1/8) of its perimeter adjacent to the corporate limits of the town

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - Public and private with dormitory accommodations
- Utilities
- Accessory buildings as they relate to above uses

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Liquor stores and taverns
- Restaurants - drive-in and carry-out food and beverage stores
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090
- Outdoor theaters
- Material recycling facilities (MRFs)

3. Minimum Lot Area - As required under Planned Business Development district.

4. Minimum Lot Frontage on Road - As required under Planned Business Development district.

5. Minimum Setback Lines - As required under Planned Business Development district.

6. Maximum Building Height - As required under Planned Business Development district.

7. Minimum Ground Level Square Footage - As required under Planned Business Development district

8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.

1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

planned business development, the petitioner for such rezoning, special exception, exemption or variance, in connection with such planned business development shall petition the Plan Commission or Board of Zoning Appeals, as appropriate, for such rezoning, special exception, exemption or variance, and shall notify surrounding property owners of such petition. Prior to the hearing on such petition, the petitioner shall submit evidence to the Plan Commission or Board, as appropriate, that all land owners located within a 500 foot radius of the proposed development have been notified in writing of the petitioner's request for such rezoning, special exception, exemption or variance. Such notice shall inform the notified land owners of the date for the public hearing to be held by the Board of Zoning Appeals or Plan Commission. For the purpose of determining the names and addresses of such land owners, the most recent real estate tax assessment records as they appear in the office of the assessor of Hamilton County, Indiana on the date the petition for rezoning, special exception, exemption or variance is filed shall be deemed the true names and addresses of persons entitled to notice. Outlot development area shall not exceed 25 percent of the total development.

2. Minimum Tract Requirements -

- In Planned Business Developments for General Business districts - A minimum of 10 acres
- In Planned Business Developments for Local business districts - A minimum of 5 acres
- Enclosed Industrial districts (Industrial Parks) - A minimum of 10 acres
- Where Local and General Business are included in the same Planned Business Development, the 10 acre minimum shall apply

3. Permitted Uses -

- All businesses approved for Local Business as shown on Figure 2 are eligible for Planned Local Business Development.
- All businesses approved for General Business as shown on Figure 2 are eligible for Planned General Business Development.

4. Special Exceptions -

a) Planned Business Development - Local Business -

- Auto rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and tavern
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business

- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Material recycling facilities (MRFs)

b) Planned Business Development - General Business -

- Auto rustproofing
- Gasoline service stations
- Coal
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- General construction companies
- Lumber yards - including millwork
- Mobile home sales
- Liquor stores and taverns
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Outdoor theaters
- Material recycling facilities (MRFs)

c) Where in districts requiring Planned Business Development for Local Business, General Business and Special Business, there is proposed to be developed an enclosed shopping center with 100,000 square feet or more of gross leasable area, the special exception businesses and other uses as listed in 4.a) and 4.b) of this subsection may be exempted from such special exception restrictions if written approval is obtained from the Board of Zoning Appeals indicating which businesses and other uses listed as special exceptions may be included in such enclosed shopping center or in areas adjacent to such enclosed shopping center as appurtenant uses within 300 feet of the shopping center. The written approval by the Board of Zoning Appeals for such exemption must be granted on or before final plans are approved by the Plan Commission for the project. Such approval shall be recorded in the minutes of the Board of Zoning Appeals and a copy transmitted to the petitioner.

5. Minimum Frontage Required on Street of Primary Access-

- 10 acre minimum - 660 feet
- 5 acre minimum - 330 feet

6. Minimum Setback Lines -

- Front Yard - 10 acre minimum - 60 feet
  5 acre minimum - 30 feet
- Side Yard - 10 acre minimum - 15 feet
  5 acre minimum - 15 feet
- Rear Yard - 10 acre minimum - 20 feet
  5 acre minimum - 20 feet
- Minimum Lot Width at Building Line - None

7. Minimum Number of Structures - None

8. Minimum Size of Structures - None

9. Application Procedure - Applications for a Planned Business Development shall consist of the following steps:

   a) Preliminary plans presented to the Building Commissioner must:

   - Be drawn to scale.
   - Show dimensional boundaries of property to be developed.
   - Indicate location, type and size of structures, and use and arrangement of all structures (details are not necessary).
   - Show the proposed number of parking and loading spaces.
   - Show the proposed locations and width of driveways, entrances and exits.
   - Show all areas to be maintained as permanent open space.
   - Provide a traffic study to include:

     1) A comparative analysis of present capacity of streets adjacent to the proposed center with potential capacity volumes, taking into consideration the effect the proposed center will have upon engendering additional traffic; and

     2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.

   - Include a statement of financial responsibility which demonstrates the ability of the developer of the center to proceed with construction and development
   - Show locations and dimensions of sidewalks
   - Provide for dedication of any right-of-ways that may be necessary
   - Show location of any easements for utilities, public or private

- Include a statement of proposed covenants to insure that the development plan is reasonable
- Insure proper drainage
- Provide a statement as to the proposed timetable for development if the project is to be done in phases
- Submit a preliminary plan indicating the proposed location of land within the property to be developed which may be developed as out-lots of the shopping center or other business. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development.

b) The Building Commissioner shall review all materials, plans and schedules and make recommendations to the Plan Commission as to the suitability of the development as to:

- Unified design
- Safe ingress and egress
- Adequate and properly located parking and loading facilities

c) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:

- Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines
- Any changes from preliminary plans
- Deed or easement agreements
- Final construction schedule stating the date for final construction on the proposed development
- File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the Town for and amount to be specified by the Town Council.

I. General Variance - Where the developer of business located in a planned business development district can show the provisions of this ordinance would cause unnecessary hardship if strictly followed, and where in the opinion of the Plan Commission because of the type and number of businesses to be located in such planned business development, the required number of parking spaces or the required size of such parking spaces or the; number of loading berths or the required size or configuration of such loading berths for such businesses are not practical, then the Plan Commission may authorize a variance from such required standards of this section and such variance shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards.

WC § 16.04.165 Development Plan Review.

Purpose: A Development Plan Review process is hereby established for the Town of Westfield and Washington Township, Hamilton County, Indiana. The purpose of the Development Plan Review process is to: (i) promote innovation and creativity in the design of the built environment; and, (ii) assure the compatibility of new development or major additions to existing development with the surrounding community. The Development Plan Review Process shall be applicable to all zoning districts. The Development Plan Review Process shall be applicable to any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., located within the planning and zoning jurisdiction of the Westfield – Washington Township Plan Commission. The approval or disapproval of a Development Plan is hereby delegated to the Plan Commission, or, in certain limited situations as set forth below, to the Director.

A. Districts Designated for Development Plan Review.

The approval of a Development Plan shall be a prerequisite for any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., in all zoning districts contained in this Ordinance.

B. Development Plan Authority.

1. Development Plan Authority Delegated to the Plan Commission.

The authority to approve or disapprove a Development Plan for the following developments is hereby delegated to the Plan Commission:

a. any development for a use *other than* a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5);

b. any proposed development in any Multi-Family District (MF-1, MF-2);

c. any proposed development in any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD);

d. any proposed development in any Industrial District (EI, EI-PD, OI, OI-PD);

e. any proposed development of a Single Family Subdivision (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5); and,

f. any proposed permanent signs, in any district, that require a permit pursuant to WC 16.08 et seq.

2. Development Plan Authority Delegated to the Director.

The authority to approve or disapprove a Development Plan for any proposed development of or addition to a single family dwelling or accessory residential structure on *an individual lot* within a Residential District is hereby delegated to the Director.

C. Development Requirements - General.

Each Development Plan shall demonstrate compliance with the Development Requirements specific to each District as well as the following Development Requirements:

1. Compliance with all applicable development standards of the zoning district in which the real estate is located;

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

3. Compliance with all applicable provisions of the Subdivision Control Ordinance (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);

4. Compliance with all applicable provisions of this Chapter WC16.04.165 (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);

5. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield – Washington Township Comprehensive Plan;

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

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

8. 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; and

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

D. Development Requirements for Each District.

1. Any development for a use other than a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

(1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

(2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

(3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq.

c. Lighting – See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

(1) No loading spaces or loading docks shall be permitted to face a public street.

(2) Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

f. Building Materials.

In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior

building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials.

2. Any Multi-Family District (MF-1, MF-2).

a. Site Access and Site Circulation:

(1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

(2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

(3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the project. Multi-family projects shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq.

c. Green Space Areas – See WC 16.04.040 Multi-Family Districts.

d. Lighting – See WC 16.07 et seq.

e. Signs – See WC 16.08 et seq.

f. Building Materials.

All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). The primary exterior building material used on each facade shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of seventy-five (75) percent of each facade.

3. Any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD),

a. Site Access and Site Circulation:

(1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

(2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

(3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq.

c. Lighting – See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

(1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

(2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.

(3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

(4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

(1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or,

(2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

4. Any Industrial District (EI, EI-PD, OI, OI-PD).

a. Site Access and Site Circulation:

(1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

(2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

(3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq.

c. Lighting – See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

(1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

(2) No loading spaces shall be permitted to face a public street or an adjoining Residential District.

(3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

(4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

(1) Brick or other masonry material. Other masonry materials shall include:

a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
c. External Insulation and Finish System (E.I.F.S.); or,
d. Stone.

(2) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

(3) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of each facade visible from a public street or an adjoining Residential District.

5. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

   a. Site Access and Site Circulation:

      (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

      (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

      (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

      Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

   b. Landscaping – See WC 16.06 et seq.

   c. Lighting – See WC 16.07 et seq.

   d. Signs – See WC 16.08 et seq.

   e. Building Orientation.

      In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

      At least one (1) of the following two (2) design objectives:

      (1) Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in

those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or,

(2) Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and,

At least two (2) of the following three (3) design objectives:

(1) Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;

(2) Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,

(3) Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.

f. Building Materials.

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

(1) No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.

(2) No single family dwelling shall utilize vinyl siding or aluminum siding, individually or in combination, on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.

g. Development Plan as Requirement for Primary Plat Approval.

Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

E. Findings Required for Approval of a Development Plan.

The Plan Commission or Director may approve a Development Plan upon finding that:

1. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan; and,

2. The proposed development plan satisfies the development requirements specified in this Ordinance.

F. Development Requirements Which May Be Waived.

In order to encourage innovative building and site designs capable of enhancing the quality of the built environment of Westfield – Washington Township, the Plan Commission may, pursuant to IC 36-7-4-1402(b)(4), waive Development Requirements related to: Site Access and Site Circulation; Building Orientation; or, Building Materials, for the approval of a Development Plan upon making findings as specified in WC 16.04.165, G., below. The Plan Commission may not waive any other Development Requirements. Any other Development Requirement must be complied with unless a variance of such Development Requirement is obtained from the Board of Zoning Appeals.

If a Site Access waiver is requested, the Plan Commission may not grant such waiver unless a favorable review comment or letter regarding the site access waiver is received from the Town, County or State agency having jurisdiction over access to and from the applicable street.

G. Conditions for Waiver of Development Requirements.

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design / site access design / site circulation design / building orientation / building materials / landscaping which will enhance the use or value of area properties;
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield – Washington Township;
3. The strict application of the Development Requirements of the Westfield – Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
4. The proposed development is consistent with and compatible with other development located in the area; and,

5. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan.

H. Plan Documentation and Supporting Information.

All requests for Development Plan approval shall include the following plans, as set forth Subsection J., below:

1. Site Plan. *
2. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
3. Overall Plan. *
4. Landscape Plan. *
5. Building Elevations.
6. Lighting Plan. *
7. Sign Plan. *
8. Site Access and Site Circulation Plan. *
9. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction).
10. Statement of Development Build-out. *
11. Green Space Provisions. *

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

I. Procedures.

1. Application for Development Plan Approval by the Plan Commission shall be in compliance with the following procedures:

a. Pre-Filing Conference.

A pre-filing conference with Staff is required prior to the filing of any Development Plan for public hearing before the Plan Commission. At the pre-filing conference, the petitioner shall provide three (3) copies of a preliminary sketch plan capable of depicting the proposed development. Staff may take up to ten (10) business days to review the proposed sketch plan and provide comments back to the petitioner. The petitioner is encouraged to incorporate the comments received from Staff into the design of the project prior to filing for Development Plan approval.

Not withstanding anything contained in this Ordinance to the contrary, neither the Staff's conceptual review of the sketch plan nor Staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Development Plan.

b. Who May File.

Development Plans may be initiated by a petition signed by the owners of the land involved in the petition, or the owner's authorized agent. If an authorized agent files a petition, a signed and notarized consent form must accompany the application.

c. Filing Deadline.

All Development Plans shall be filed at least forty (40) days prior to the initial public meeting at which they are to be considered by the Plan Commission.

d. Forms of Filing.

All Development Plans for public hearing by the Plan Commission shall be on forms provided by Community Services Department. In addition, Site Plans, Overall Plans, Landscape Plans, Building Elevations, Lighting Plans, Sign Plans, Site Access and Site Circulation Plans, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Community Services Department.

e. Findings of Fact.

The petitioner shall, at the time of filing of the petition, file proposed detailed written findings of fact.

f. Specifying Request.

All Development Plans shall specify the approvals or waivers requested. Any items, even if indicated on the proposed Site Plan, Overall Plan, Building Elevations or Site Access and Site Circulation Plan, shall not be considered a part of the request presented to the Plan Commission for its consideration unless specified in the Development Plan.

g. Docketing by Community Services Department.

Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to

the guidelines established by the Community Services Department shall, within ten (10) days of filing, be numbered and docketed by the Staff for an initial hearing by the Plan Commission.

h. Investigation of Petitions.

Upon assignment of a number and hearing date, a copy of the Development Plan and relevant supporting documentation shall be distributed to members of Staff and the members of the Technical Advisory Committee for review and comment.

The Director may submit a written report to the Plan Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. The written report may also contain opinions of the Staff concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

i. Notice Requirements.

All notices for public hearings regarding a Development Plan Approval before the Plan Commission shall be provided in accordance with the following requirements:

(1) Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.

(2) Petitioners shall notify all contiguous property owners of public hearings via certified mail, which shall be received by the contiguous property owners at least ten (10) days prior to the date of public hearing.

(3) The petitioner must present a copy of public notice, proof of publication, and copies of certified mail receipts to the Community Services Department Staff at least five (5) days prior to the time of public hearing as proof of fulfilling due and proper notice requirements.

Any Development Plan, which has been delegated to Director for approval, may occur without public notice and without a public hearing.

j. Conduct of Public Hearings.

In order to provide all interested parties with a fair hearing, Petitioners and remonstrators shall be afforded a reasonable amount of time for the presentation of evidence, statements and argument at the public hearing of every Petition before the Plan Commission. The order of the presentation of evidence, statements and arguments shall be as follows:

(1) Staff of the Plan Commission shall be given a reasonable time to introduce the matter being considered and for the presentation of evidence or statements regarding the petition being considered.

(2) Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.

(3) Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.

(4) Members of the public interested in the petition, whether for or against the petition, shall be allotted a reasonable time to present evidence, statements and arguments related to the petition being considered.

(5) The Petitioner shall have a reasonable opportunity for rebuttal, which shall include only evidence, statements and argument in rebuttal of or in response to comments of Staff, the Plan Commission or members of the public, and a brief closing statement.

At the conclusion of remarks by any party, the Plan Commission shall have the right to ask questions pertaining to the evidence, statements and argument presented

The presiding officer shall have authority to cut off repetitious and irrelevant testimony and shall make reasonable efforts to allow equal time for Petitioners and remonstrators.

All persons appearing at a public hearing shall act in an orderly and courteous manner. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges extended by the Plan Commission and shall be dealt with by the presiding officer as is deemed fair and proper.

2. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:

   a. All Development Plans for approval by the Director shall be on forms provided by Community Services Department. In addition, Site Plans, Building Elevations, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of a Development Plan and supporting documentation required to be filed shall be as established by the Community Services Department.

   b. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.

   c. Director shall have a period of not more than fifteen (15) days in which to review the proposed Development Plan and either make a decision concerning the Development Plan or request, in writing, additional information from the applicant.

   d. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.

   e. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.

   f. Appeals of Determinations by Director.

      Any determination of the Director made under the authority of this Chapter may be appealed by any interested party to the Plan Commission within five (5) business days of such decision by filing a letter with the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.

3. Fees.

   In order to defray administrative costs, the following fees shall be applicable:

   a. Development Plans filed for Plan Commission approval – See WC 16.04.180 Figures; or,

   b. Development Plans filed for Director's approval – included in the building permit fee.

   The applicant shall pay all fees at the time of filing of a Development Plan.

3. Hearings.

All public hearing regarding a Development Plan before the Plan Commission shall be conducted in accordance with the procedures set forth in the Rules of Procedure of the Plan Commission and in this Subsection I.

4. Amendments.

a. Amendments to Development Plans pending determination by the Plan Commission.

(1) Amendments Proposed At A Public Hearing.

The applicant may make amendments to Development Plans pending determination by the Plan Commission at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended Development Plan to the next meeting of the Plan Commission.

The Plan Commission, in its sole discretion, may assign a continued Development Plan to a committee of the Plan Commission for further review and evaluation prior to the next meeting of the Plan Commission.

If amendments are presented by the Petitioner and agreed to by the Plan Commission at the public hearing, revised plans indicating all amendments, as approved by the Plan Commission, shall be filed with the Community Services Department within thirty (30) days of the Plan Commission hearing or prior to the issuance of an Improvement Location Permit, whichever is earlier.

(2) Amendments To Development Plans Prior To Preparation Of A Staff Report.

In order for the written Staff Report regarding a Development Plan to include comments and recommendations related to plans amended in response to comments provided by Staff or members of the Technical Advisory Committee, any such amendments must be received by Staff at least two (2) weeks prior to the scheduled public hearing by the Plan Commission.

If the Director determines that additional changes have been made to the Development Plan beyond those necessary to comply with the recommendations of Staff or members of the Technical

Advisory Committee, the Director may continue the public hearing of the Development Plan before the Westfield – Washington Township Plan Commission and require the re-submittal of the amended plans for review by Staff and members of the Technical Advisory Committee.

b. Amendments To Development Plans Pending Determination By The Director.

The applicant may make amendments to Development Plans pending determination by the Director at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended Development Plan shall be deemed a new filing and shall be reviewed within the time frames set forth in WC 16.04.165, I., 2., above for the initial review of Development Plans by the Director.

c. Amendments to Approved Development Plans.

Minor amendments to Development Plans which have already received approval from the Plan Commission or the Director and which do not involve: (a) an increase in height, area, bulk or intensity of land uses; (b) the designation of additional land uses; (c) the reduction in perimeter yards; (d) the addition of driveways or access points; or, (e) reduction in the amount of parking for any use, may be authorized by the Director without a public hearing in its continuing administration of the Development Plan if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the overall development.

Such minor amendments authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.

If the Director determines that the proposed minor modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Development Plan Approval.

Any decision of the Director regarding the amendment of Development Plan may be appealed by any interested party to the Plan Commission within thirty (30) days of such determination.

5. Signature for Findings.

All findings specified above for the approval of a Development Plan shall be reduced to writing and signed by the Director of the Community Services Department in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission, and retained as a part of the permanent record of the determination.

J. Plan Documentation.

1. Site Plan (For Site Plan requirements for individual single family dwellings or accessory residential structure on an individual lot in a Residential District, see WC 16.040165, J., 2.).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

a. North arrow;
b. Graphic scale;
c. Address of the site;
d. Proposed name of the development;
e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
f. Legal description of the site;
g. Boundary lines of the site including all dimensions of the site;
h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
j. Location and dimensions of all existing structures, including paved areas;
k. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
l. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
m. Location of all floodway and floodway fringe areas within the boundaries of the site;
n. Location 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;
o. Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site (e.g. parking - # of parking spaces required and provided, residence - # of dwelling units per net acre, office - gross floor area);

p. Structures proposed for demolition should be indicated as such;
q. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
r. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
s. All improvements to street system on-site and off-site;
t. Plan for sidewalks or Alternate Transportation System;
u. Measurement of curb radius and/or taper;
v. Names of legal ditches and streams on or adjacent to the site;
w. Location and type (e.g. ground, pole, wall) of all signs on the site;
x. Areas reserved for park, recreation, conservation, wetland, common area, lake, trails or other similar uses;
y. Existing zoning and land use of all adjoining real estate; and,
z. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

2. Site Plan (Required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

a. North arrow;
b. Graphic scale;
c. Address of the site;
d. Legal description of the site;
e. Boundary lines of the site including all dimensions of the site;
f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
g. Location and dimensions of all existing structures, including paved areas;
h. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
i. Location of all floodway and floodway fringe areas within the boundaries of the site;
j. Location 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;
k. Use of each structure by labeling and size (e.g. one story house – 1,200 sq. ft., detached garage – 576 sq. ft., storage shed – 120 sq. ft.);
l. Structures proposed for demolition should be indicated as such;

m. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
n. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
o. Measurement of curb radius and/or taper;
p. Names of legal ditches and streams on or adjacent to the site; and,
q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

3. Overall Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

An Overall Plan (if applicable, indicates the nature of the subject project and its relationship to the major features of the larger integrated center of which the project is a part) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

a. North arrow;
b. Graphic scale;
c. Address of the site;
d. Proposed name of the development;
e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
f. Legal description of the site;
g. Boundary lines of the site including all dimensions of the site;
h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines and/or building setback lines;
j. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
k. Location of all floodway and floodway fringe areas within the boundaries of the site;
l. Location 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;
m. All improvements to street system on-site and off-site;
n. Plan for sidewalks or Alternate Transportation System;

o. Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;

p. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;

q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Overall Plan requirements listed above, which are not necessary to support a thorough review of the project.

4. Landscape Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Landscape Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.06, et seq. - Landscaping Standards; be drawn to scale of not more than 1"=100'; and, include the following items:

a. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;

b. Address of the site;

c. Proposed name of the development;

d. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

e. Locations, quantities, sizes and names (botanical names and common names) – of planting materials;

f. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

g. Locations of barriers to be placed at or beyond the driplines of trees to be preserved and types of materials to be used for barriers;

h. Planting and installation details as necessary to ensure conformance with required standards;

i. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;

j. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;

k. Overlay sheets at the same scale as landscape plans that display locations, sizes, and common names of individual trees that measure eight (8) inches

or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,

i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Landscape Plan requirements listed above, which are not necessary to support a thorough review of the project.

5. Building Elevations.

Building Elevations filed in connection with the submission of a Development Plan shall be drawn to scale and shall include the following items:

a. Address of the site;
b. Proposed name of the development;
c. Graphic scale;
d. Elevations for each facade of the building;
e. Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;
f. A separate true color rendering of the proposed building, including any proposed wall sign; *
g. Placement, size, color and illumination details for any proposed wall sign; *
h. Details of any exterior architectural lighting proposed on or around the building; *
i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Building Elevation requirements listed above, which are not necessary to support a thorough review of the project.

* Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

6. Lighting Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Lighting Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.07 et seq. - Lighting Standards, be drawn to scale of not more than 1"=100', and, include the following items:

a. North arrow;
b. Graphic scale;

c. Address of the site;
d. Proposed name of the development;
e. Boundary lines of the site including all dimensions of the site;
f. Location and dimensions of all existing structures, parking areas and walkways;
g. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
h. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
i. If architectural building lighting is proposed, indicate the location, type and intensity of lighting on each building façade. (If architectural building lighting is proposed, the photometric plan required in item h. above, shall include the architectural building lighting in the measurement of overall light intensity at the lot line.);
j. Timing of lighting and method of control of lighting; and,
k. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Lighting Plan requirements listed above, which are not necessary to support a thorough review of the project.

7. Sign Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Sign Plans filed in connection with the submission of a Development Plan shall; indicate compliance with the requirements of WC 16.08 et seq. - Sign Standards; be drawn to scale; and, include the following items:

a. Address of the site;
b. Proposed name of the development;
c. Graphic scale;
d. A site plan indicating the location of any existing or proposed freestanding signs;
e. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
f. Elevation of proposed signs including size, materials and color;
g. A true color rendering of the proposed signs;
h. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination; and,
i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Sign Plan requirements listed above, which are not necessary to support a thorough review of the project.

8. Site Access and Site Circulation Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Site Access and Site Circulation Plan shall be required all development, except individual single family homes. The Site Access and Site Circulation Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

a. North arrow;
b. Graphic scale;
c. Address of site;
d. Proposed name of the development;
e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternate Transportation System;
f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
g. Location and name of all existing and proposed public or private streets, access easements and rights-of-way within two-hundred (200) feet of the site;
h. Location of any proposed or existing driveway onto a street or alley and its width at the lot line;
i. Depictions of all travel lanes, turning movements, vehicle storage areas and tapers, including dimensions, at all driveways;
j. All improvements to the street system on-site and off site;
k. Centerline measurements between all existing and proposed driveways within two-hundred (200) feet of the site;
l. Measurement of curb radius and/or taper;
m. Location and dimensions of primary vehicular ways in and around the proposed development;
n. Location of any proposed or existing sidewalk or pathway;
j. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

The Site Access and Site Circulation Plan requirements listed above may be incorporated into the required Site Plan.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Access and Site Circulation Plan requirements listed above, which are not necessary to support a thorough review of the project.

9. Traffic Impact Study (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

   A Traffic Impact Study shall be required when a proposed development will meet or exceed the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). A registered professional engineer shall prepare the Traffic Impact Study. The Traffic Impact Study shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an applicant shall meet with the Staff of the Community Development Department to determine an appropriate scope for the Traffic Impact Study.

10. Statement of Development Build-Out (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

    Petitioner shall indicate, either on the submitted site plan, overall plan or in writing, a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) project phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate the time frame for build-out of the project.

11. Green Space Provisions (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

    Petitioner shall indicate, either on the submitted landscape plan or in writing, along with any necessary explanatory materials or graphics, a statement of the nature and extent of all existing and proposed green space on the real estate.

K. Transitional Rules.

Any application for Development Plan or Improvement Location Permit which has been filed with the Community Development Department of Westfield – Washington Township and which application is full and complete under the provisions of the Westfield – Washington Township Zoning Ordinance prior to the effective date of this Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Westfield – Washington Township Zoning Ordinance in effect at the time of making such application.

In the case of a Development Plan subject to these Transitional Rules, substantial completion shall occur within two (2) years of the date of approval by the Plan

Commission. The Director may, for good cause shown, grant a one-time extension of up to one (1) year in duration to obtain substantial completion. If substantial completion has not occurred within two (2) years of the date of approval, or by the end of the one (1) year extension period if granted by the Director, the developer shall present a Special Request before the Plan Commission for an extension of time in which to achieve substantial completion. If an extension of time is either: not requested; or, denied by either the Director or the Plan Commission, the prior Development Plan approval shall be deemed null and void and any further development of the site shall require the approval of a new Development Plan in compliance with the terms and provisions of the Westfield – Washington Township Zoning Ordinance in effect at the time of filing of the new Development Plan.

Substantial completion shall mean, by way of example, the completion of infrastructure or structural improvements which are essential to: (i) the safe and efficient development of eighty (80) percent or more of the lots in a subdivision; or, (ii) the safe habitability, use or function of a structure.

LANDSCAPING STANDARDS

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions – If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.

B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.

C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.

E. Lines of Sight – Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).

F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.

G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.

H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.

I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.

J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.

2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

[illegible]	[illegible]	[illegible]	[illegible]
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
   - Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
   - Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.

5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.

6. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.

7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.

8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01..

2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-I*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-I*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Indistrial *OI*	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
   - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

   1. Application

      a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

         1.) the parking lot is located within a required yard; or

         2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

      b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;

2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;

3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;

4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and

5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;

2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;

3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;

2. Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)

3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;

4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;

6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and

7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;

2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.

3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;

3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

4. All plot lighting levels shall be depicted at 10-foot intervals or less.

5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;

6. Photometric data depicting the angle of cut off of light emissions; and

7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

EXHIBIT 18

PHASING SEQUENCE

Phasing below is the order of development anticipated by the Developer. Actual phasing is subject to change based on market demands.

During the calendar years 2003-2005

A-1, B-1, B-2, B-4, C

During the calendar years 2005-2007

A-2, A-3, B-3, B-4, B-5

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained for each parcel, development and the installation of utilities and streets shall commence within a reasonable period of time, but may be completed in phases.

WC 16.04.077 State Highway 32 Landscape Overlay Zone

It is the purpose of the State Highway 32 Landscape Overlay Zone to promote the public health, safety, comfort, and general welfare by providing for consistent and coordinated landscaping of the properties bordering State Highway 32 in Washington Township, Hamilton County.

1. Application - This section (WC 16.04.077) shall apply to all land uses in all zoning districts that lie within the following described boundaries from the date at which this section is adopted.

2. State Highway 32 Landscape Overlay Zone Boundaries - The boundaries of the State Highway 32 Landscape Overlay Zone are hereby established for an area of 600 feet on either side of the right-of-way of State Highway 32, extending across the entire Township of Washington in Hamilton County, Indiana; except that portion of State Highway 32 which lies between U.S. 31 and Grassy Branch/Carey Road; and that portion which lies within the originally platted towns of Jolletville and Eagletown. (see Figure WC 16.04.077 A)

3. Landscaping - In conjunction with other landscaping requirements established in the Westfield - Washington Township Comprehensive Zoning Ordinance, all development activities in the State Highway 32 Landscape Overlay Zone shall meet the following minimum landscaping requirements:

   a) Frontage Along State Highway 32

   - All development activities on properties having frontage on State Highway 32 shall include construction of landscaping consistent with that which is established in Figure WC 16.04.077 B of this section.

   - This exhibit illustrates four shade trees, six ornamental trees, and five evergreen trees to be planted every two hundred lineal feet in a staggered manner, on a mound, along such frontage (see 16.04.077, 3c for approved tree species).

   - All mounding along State Highway 32 shall be located at least forty (40) feet from the State Highway 32 right-of-way.

   - No mounding or landscaping shall be permitted to interfere with drainage and/or utilities.

   - It is not necessary that mounding required within the State Highway 32 Landscape Overlay Zone meet the requirements established elsewhere in the zoning ordinance.

- Any partial section of the two hundred foot frontage landscaping depicted in Figure WC 16.04.077 B shall be landscaped in a manner which is proportionate to its size (i.e., a one hundred foot section of road frontage would be planted with half the number of trees as a two hundred foot section).

- When calculating the number of trees to be planted along such frontage results in a fraction, the number of trees required shall be rounded up to the nearest whole number (i.e., a calculation of 2.3 trees results in 3 trees being required).

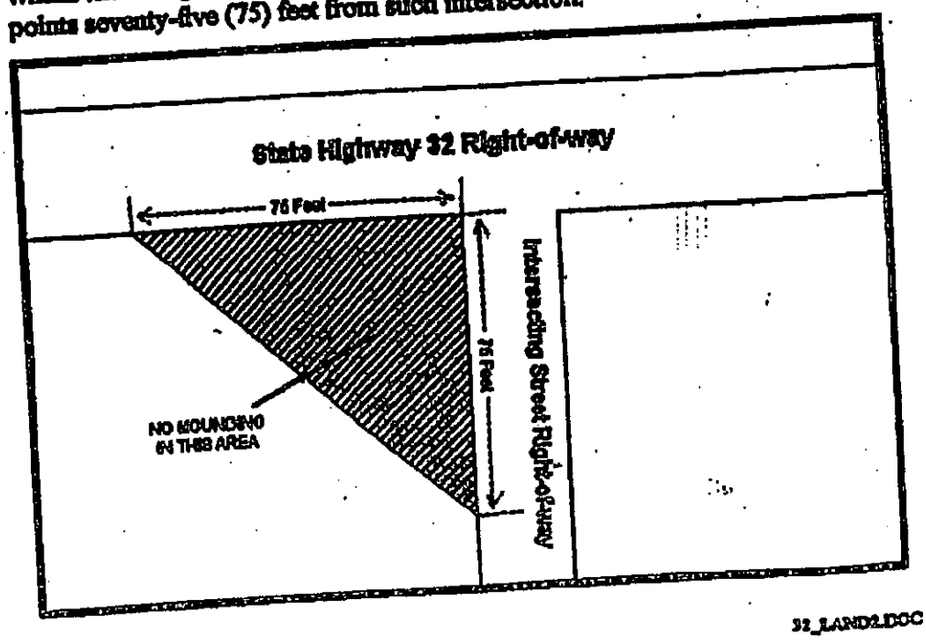
- It is not necessary for such plantings to be placed identically to those illustrated in Figure WC 16.04.077 B; however, the Plan Commission shall have full authority to require any plans which differ from Figure WC 16.04.077 B to be changed in a way which is more consistent with Figure WC 16.04.077 B.

b) Intersections Along State Highway 32

- All development activities on properties which include or abut intersections along State Highway 32 (including all thoroughfares, driveways, and vehicular accesses to property) must include construction of landscaping consistent with that which is established in Figure WC 16.04.077 C of this Section.

- This exhibit illustrates daylilies, junipers, and six ornamental trees to be planted on the bulb-like termination of the frontage mounding facing State Highway 32 at each intersection. (see 16.04.077, 3c for approved tree species)

- Such mounding shall not be placed or permitted to remain on any corner lot within the triangular area formed by the intersection of rights-of-way lines and points seventy-five (75) feet from such intersection.



- In the case of rounded rights-of-way intersections, the seventy-five (75) feet distance shall be measured from the point at which the rights-of-way lines would intersect if they were not to have been rounded at the corner.

- All mounding shall be located at least forty (40) feet from the State Highway 32 right-of-way and the rights-of-way of intersecting streets.

- No mounding or landscaping shall be permitted to interfere with drainage and/or utilities.

- It is not necessary that mounding required within the State Highway 32 Landscape Overlay Zone meet the requirements established elsewhere in the zoning ordinance.

- It is not necessary for such plantings to be placed identically to those illustrated in Figure WC 16.04.077 C; however, the Plan Commission shall have full authority to require any plans which differ from Figure WC 16.04.077 C to be changed in a way which is more consistent with Figure WC 16.04.077 C.

c) Approved Tree Species

<u>Shade Trees</u> - must be at least two and one half inches in diameter

- Purple Ash
- Honey Locust
- Red Maple

<u>Ornamental Trees</u> - must be at least two inches in diameter

- Winterking Hawthorn
- Crabapple
- Pear

<u>Evergreens</u> - must be a minimum of six feet in height

- Blackhill Spruce
- Colorado Blue Spruce
- Serbian Spruce
- Austrian Spruce

Other species may be substituted only with the explicit permission of the Plan Commission.

The following list of tree species shall not be permitted to be used to meet the minimum landscaping requirements of the State Highway 32 Landscape Overlay Zone; however, they may be used in addition to the trees required to meet State Highway 32 Landscape Overlay Zone landscaping standards, with the same maintenance requirements as established in 16.04.077, 3d:

- Box Elder
- Silver Maple
- Tree of Heaven
- Paper Birch
- European White Birch
- Southern Catalpa
- Mulberry
- American Sycamore
- Lombardy Poplar
- Cottonwood
- Carolina Poplar
- Pin Oak
- Willows
- Siberian Elm

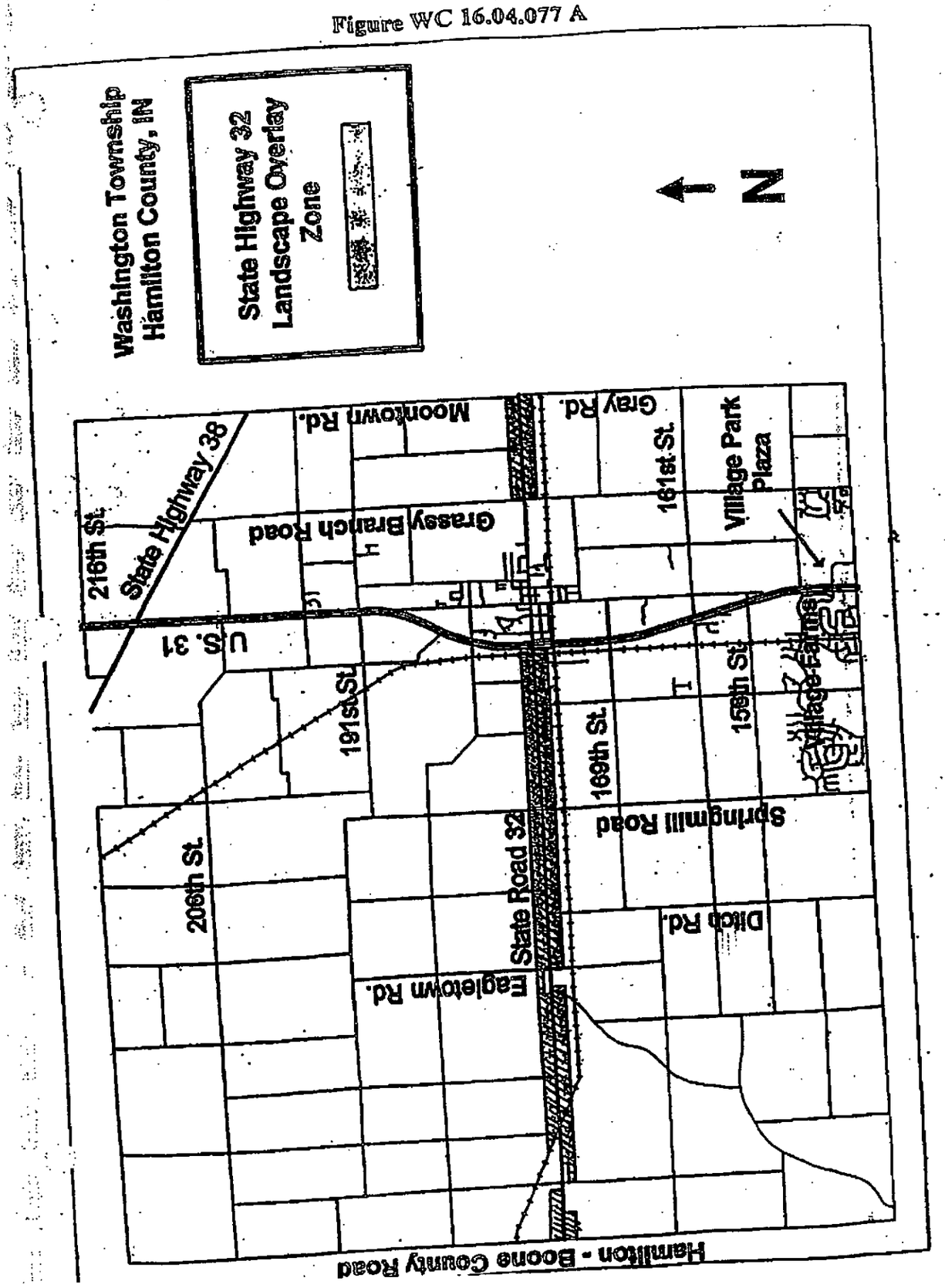
d) Maintenance - All plantings required by this section shall be owned and maintained by the owner of the property on which they exist. Each owner shall be required to maintain such plantings in a reasonable manner, replacing damaged or dead plantings, and not allowing such plantings to pose health and/or safety risks to vehicular traffic.

4. Landscaping Plans - Landscaping plans for all lots within the State Highway 32 Landscape Overlay Zone, on which any building is to be constructed shall be designed in accordance with the provisions of this section in order to receive site development plan approval from the Plan Commission.

5. Disclaimer on Rezoning - The State Highway 32 Landscape Overlay Zone does not rezone any land for any purpose.

6. Board of Zoning Appeals - All uses and standards of this section may be subject to variances as approved by the Board of Zoning Appeals pursuant to section WC 16.04.170 of the Westfield - Washington Township Comprehensive Zoning Ordinance.

Figure WC 16.04.077 A



State Highway 32 Landscape Overlay Zone

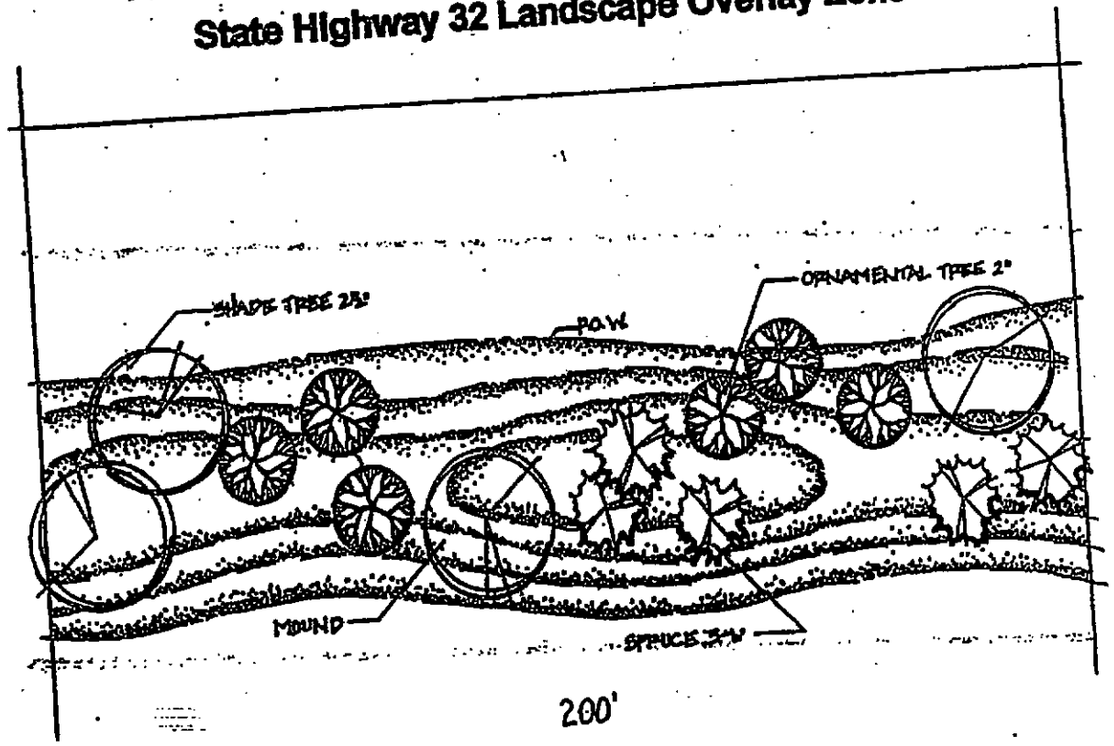


Figure WC 16.04.077 B

Frontage Along State Highway 32

Figure WC 16.04.077 C

Intersections Along State Highway 32

State Highway 32 Landscape Overlay Zone

Chapter 7. Lighting Standards

WC 16.07.010 General Lighting Standards

A. Applicability

The standards of this chapter shall apply to all zoning districts.

B. General Standards

1. Light sources shall be located and installed in such a way that minimizes light spilling over onto contiguous properties.

2. On-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of one-half (.5) footcandle onto adjacent buildings, properties, public streets, or vehicles thereon.

3. Lighting shall be installed so as to reflect away from adjoining properties. Covers shall be installed on lighting fixtures. Lamps shall not extend below the bottom of such covers.

4. Light poles within one hundred (100) feet of residential districts shall not exceed twelve (12) feet in height.

5. Special attention shall be given to the intensity, function, and appearance of lighting to be installed. Lighting installed shall be consistent with other lighting in the surrounding area.

6. Reflected glare on nearby buildings, streets, or pedestrian areas shall be mitigated by utilizing overhangs and awnings; using non-reflective building materials for exterior walls and roof surfaces; controlling angles of reflection; and placing landscaping and screening in appropriate locations.

EXHIBIT 9

AREA A LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said Quarter; thence North 00 degrees 17 minutes 27 seconds East along the west line thereof a distance of 1179.83 feet to the southwesterly corner of a Parcel of Land as described in Instrument Number 2002-7514 in the Office of the Recorder of Hamilton County; (the following eleven courses being along the boundary of said Parcel of Land) (1) thence South 89 degrees 42 minutes 32 seconds East a distance of 16.50 feet; (2) thence North 00 degrees 17 minutes 28 seconds East a distance of 25.00 feet; (3) thence South 89 degrees 42 minutes 32 seconds East a distance of 2.50 feet; (4) thence North 00 degrees 17 minutes 28 seconds East a distance of 90.00 feet; (5) thence South 89 degrees 42 minutes 32 seconds East a distance of 11.00 feet; (6) thence North 03 degrees 52 minutes 03 seconds East a distance of 160.31 feet; (7) thence North 00 degrees 17 minutes 28 seconds East a distance of 150.00 feet; (8) thence North 03 degrees 59 minutes 53 seconds West a distance of 200.56 feet; (9) thence North 09 degrees 21 minutes 25 seconds West a distance of 50.72 feet; (10) thence North 00 degrees 17 minutes 28 seconds East a distance of 50.00 feet; (11) thence North 89 degrees 42 minutes 32 seconds West a distance of 16.50 feet to the aforesaid west line; thence North 00 degrees 17 minutes 27 seconds East along said west line a distance of 743.12 feet to the Northwest Corner of said Quarter; thence North 89 degrees 35 minutes 25 seconds East along the north line thereof a distance of 2644.43 feet to the Northeast Corner thereof, thence South 00 degrees 04 minutes 06 seconds East along the east line thereof a distance of 2658.67 feet to the Southeast Corner thereof, thence South 89 degrees 49 minutes 29 seconds West along the south line thereof a distance of 2661.00 feet to the Point of Beginning. Containing 161.069 acres, more or less.

EXHIBIT 10

AREA B LEGAL DESCRIPTION

A part of the West half of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 5, Township 18 North, Range 4 East; thence South 00 degrees 06 minutes 29 seconds East (assumed bearing) 917.53 feet along the West line of said Northwest Quarter to the Northwest corner of the South half of said Northwest Quarter and the Point of Beginning of this description; thence South 89 degrees 03 minutes 38 seconds East 2666.27 feet along the North line of the South half of said Northwest Quarter to the Northeast corner of the South half of said Northwest Quarter; thence South 00 degrees 06 minutes 41 seconds East 1321.20 feet along the East line of said Northwest Quarter to the Southeast corner of said Northwest Quarter; thence North 88 degrees 50 minutes 11 seconds West 1333.28 feet along the South line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Southwest Quarter; thence South 00 degrees 04 minutes 00 seconds East 1321.64 feet along the East line of the Northwest Quarter of said Southwest Quarter to the Southeast corner of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 09 minutes 34 seconds West 1331.92 feet along the South line of the Northwest Quarter of said Southwest Quarter to the Southwest corner of the Northwest Quarter of said Southwest Quarter said corner being North 00 degrees 07 minutes 09 seconds West 1329.17 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 07 minutes 09 seconds west 1329.17 feet along the West line of said Southwest Quarter to the Northwest corner of said Southwest Quarter said corner also being the Southwest corner of said Northwest Quarter; thence North 00 degrees 06 minutes 29 seconds West 1310.76 feet along the West line of said Northwest Quarter to the Point of Beginning. Containing 121.08 acres, more or less.

EXHIBIT 11

AREA A DEVELOPMENT STANARDS

	Parcel A-1	Parcel A-2	Parcel A-3
Minimum Lot Width at Building Line (1)	100' for all lots	80' for all lots	100' for all lots
Minimum Lot Frontage on Street	50'	30' (2)	10' (2)
Minimum Lot Area	15,000 SF	12,000 SF	30,000 SF
Minimum Front Yard Setback (3)	25'	15'(3)	20'
Minimum Side Yard Setback	8' 16' Aggregate	8' 16' Aggregate	8' 16' Aggregate
Minimum Rear Yard Setback	30'	30'	30'
Maximum Building Height	35'	35'	35'
Minimum Gross Floor Areas for Ground Levels:	1 Story: 1700 SF 2 Story: 1000 SF 1 ½ Story: 1100 SF	1 Story: 1800 SF 2 Story: 1000 SF 1 ½ Story: 1200 SF	1 Story: 2000 SF 2 Story: 1000 SF 1 ½ Story: 1500 SF

Above requirements may be decreased a maximum of 10% on up to 10% of the residencies.

Note: Provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

(1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of sixty (60) feet.

(2) Lot frontage may be located on Public Street or Private Drive.

(3) Front yard setbacks less than 20' shall only be permitted in circumstances relating to tree preservation provided that all front load garages shall have a minimum set back of 20'.

EXHIBIT 12

AREA A ARCHITECTURAL GUIDELINES

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl or aluminum clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar) or equivalents as determined by the Developer.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Residences shall have windows on at least three (3) sides; provided, however, that in the event a side of a residential dwelling does not have a window, it shall have at least one (1) architectural break such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel A shall face or be parallel to the abutting Internal Street. At least seventy-five percent (75%) of the garages within Parcel A shall be side load, angled, or rear loaded. Residences having at least 50% of the garages side load shall be deemed to have met the side load, angled, or rear load requirement.
8. Design Objectives. Dwellings shall be required to meet the following:
   A. Dwellings located adjacent to a External Street and located so as to have a rear or side façade oriented to said External Street shall utilize multiple textures or multiple architectural elements on each façade visible from the perimeter street.
   B. No two dwellings located on side to side adjacent lots shall have to the same combination or proportion or roofing or siding materials on each façade visible from any public street.

EXHIBIT 13

AREA B DEVELOPMENT STANDARDS DETACHED RESIDENTIAL

	Parcel B-4	Parcel B-5
Minimum Lot Width at Building Line (1)	65' for all lots	70' for all lots
Minimum Lot Frontage on Street (2)	50'	25'
Minimum Lot Area (3)	7,800 SF	8,400 SF
Minimum Front Yard Setback	15'	15'
Minimum Side Yard Setback (4)	5'	5'
Minimum Rear Yard Setback	20'	20'
Maximum Building Height	35'	35'
Minimum Gross Floor Areas for Ground Levels:	1 Story: 1200 SF 2 Story: 800 SF 1 ½ Story: 800 SF	1 Story: 1200 SF 2 Story: 800 SF 1 ½ Story: 800 SF

Above requirements may be decreased a maximum of 10% on up to 10% of the residencies with the exception of lot width in which the minimum width shall not be less than 65 feet .

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

"SF" = square feet

(1) Building Line widths on cul-de-sacs shall be exempt from this requirement, but shall be a minimum of fifty (50) feet.

(2) Minimum lot width may be reduced to fifty (50) feet for residences with rear load garages accessed via a lanc or alley.

(3) Lot frontage may be located on Public Street or Private Drive.

(4) Minimum lot area may be reduced to 6,000 square feet for residences with rear load garages accessed via a lane or alley.

(4) In circumstances where distance between two residential structures is less than 15 feet than the external materials on the portion of the structures located within 15 feet shall consist of fire-retardant materials.

EXHIBIT 13
DEVELOPMENT STANDARDS ATTACHED RESIDENTIAL

Parcel Size*	21 AC Parcel B-1	16 AC Parcel B-2	11 AC Parcel B-3
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	15'	15'	15'
Permitted density	10 units per acre	5.5 units per acre	5 units per acre
Maximum dwelling units*	150	85	55

* Parcels may vary in size and/or maximum number of dwelling so long as the maximum number of attached units does not exceed 290 units.

1. Maximum building height:
   (a) Primary - 50'
   (b) Accessory, including clubhouse - 55'

2. Minimum set back from External Street: This provision shall supercede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 2.9 of this Oak Manor PUD entitled "Landscaping".

3. Parcels B-1, B-2, and B-3 may be developed under the Horizontal Property Regime.

EXHIBIT 14

AREA B ARCHITECTURAL GUIDELINES

A. Architectural Guidelines (Parcels B-1 and B-2)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of, long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include masonry or equivalents, EIFS, stucco, wood, concrete fiber (Hardy-Plank or similar) or equivalent materials. Thirty percent (30%) of the total façade of all structures shall incorporate masonry or equivalent, stucco, EIFS, or equivalent material excluding roofs, doors, and windows.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have an architectural break, such as a chimney or other corner break. The outermost corners of an attached building shall not be considered architectural breaks.
6. Detached Garages. Detached garage structures, not to exceed ten (10) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 14.
7. Front Façade Architectural Elements. Each dwelling shall utilize a minimum of two of the following architectural elements on the front façade;
    a. Minimum of 50% masonry or equivalent, EIFS, stucco, or equivalent material on façades facing external streets, exclusive of doors and windows.

b. Rear load, side load, or angled garage.

c. Roof with dormers (minimum 2 dormers).

d. Shutters.

e. Covered Porch (minimum of 6' in width and four feet in depth).

f. Roof line direction or elevation change.

g. Shed Roof accent at front entry (min. size 4' X 10').

h. Gable accent.

i. Decorative trim molding.

j. Architectural elements (e.g. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).

k. Keystone (over all first floor, front façade windows and doors).

B. Architectural Guidelines (Parcels B-3, B-4, and B-5)

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Exterior Colors. As part of the application for a plan approval, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
4. Roof Overhangs. Each single-family residence shall have eaves of a minimum 8" overhang.
5. Design Objectives. Dwellings shall be required to meet the following:
   A. Dwellings located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the external street.
   B. No two dwellings located on side-to-side adjacent lots shall have substantially similar front elevations.
   C. Dwellings with front load 2 car garages shall be designed such that the garage width is not greater than 60% of the total width of the dwelling.
6. Exterior Surfaces. Permitted exterior surfaces shall include; vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber (Hardy-Plank or similar), or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, and soffits shall be permitted.
   A. Generally all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of 5' returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors unless architectural style does not warrant.

B. Each dwelling using vinyl siding on the front façade shall utilize a minimum of three of the following architectural elements on the front façade;

1. Side load or angled garage.
2. Covered Porch (minimum of 6' in width and 4' in depth based on foundation dimensions).
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Wood, Hardi-plank, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between to different exterior materials or Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
5. Architectural Break, including cantilevered offsets (Homes incorporating two or more architectural breaks shall be deemed to have met two of the element requirements.)
6. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
7. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

C. Each dwelling using vinyl siding on the sides of the dwelling shall utilize a minimum of one of the following architectural elements on each side façade. Side facades which face internal streets on corner lots shall utilize a minimum or two of the following architectural elements on said side façade;

1. Side load or angled garage.
2. Hip Roof
3. Roofline direction, or height change greater than sixteen (16) inches.
4. Architectural Break, including cantilevered offsets.

5. Masonry or equivalent, EIFS, stucco or equivalent material a minimum of 18" in height the entire length of the façade or 5' return on the first floor.
6. 3 or more windows on the façade.
7. Side Yard landscaping to include at least one tree a minimum of 6' in height at time of planting and 3 bushes 3' in height at time of planting.

D. Each dwelling using vinyl siding and located adjacent to an External Street which is oriented as to have the rear and/or side façade of the home predominately visible from an external street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear façades facing External Streets and 5' returns for side facades facing External Streets or a minimum of two of the following design features on said façade(s);

1. Covered open or screened in porch (minimum size 10'X10', porches with arbor or similar roof treatments shall be deemed to meet this element requirement.)
2. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision).
3. Architectural Break. (Homes incorporating two architectural breaks shall be deemed as meeting this requirement.)
4. Masonry, EIFS, cultured stone or equivalent material wrap a minimum of 5' for side facades facing External Streets.
5. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18" in height the entire length of the façade.
6. Hip Roof, only for side facades facing External Streets.
7. Elevated deck with decorative rail minimum of 12' in width.
8. Roofline direction, or height change greater than sixteen (16) inches.

EXHIBIT 15

RESIDENTIAL STREETSCAPE STANDARDS

A. Streetscape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. All street lights shall be installed at the developer's expense and maintained by the owners of the parcel in which they exist or by the not-for-profit association for the parcel in which they exist. Street lights may be permitted to be 16 feet tall.
3. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering as designated by the Developer. The number attached to the single-family dwelling shall be etched in stone, concrete, or other decorative plate.
4. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
5. Gas Lights. Gas lights may be used without shielding.

EXHIBIT 16

RESIDENTIAL STREET STANDARDS

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LIGHTING STANDARDS

Chapter 7
Outdoor Lighting Standards

WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and

2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

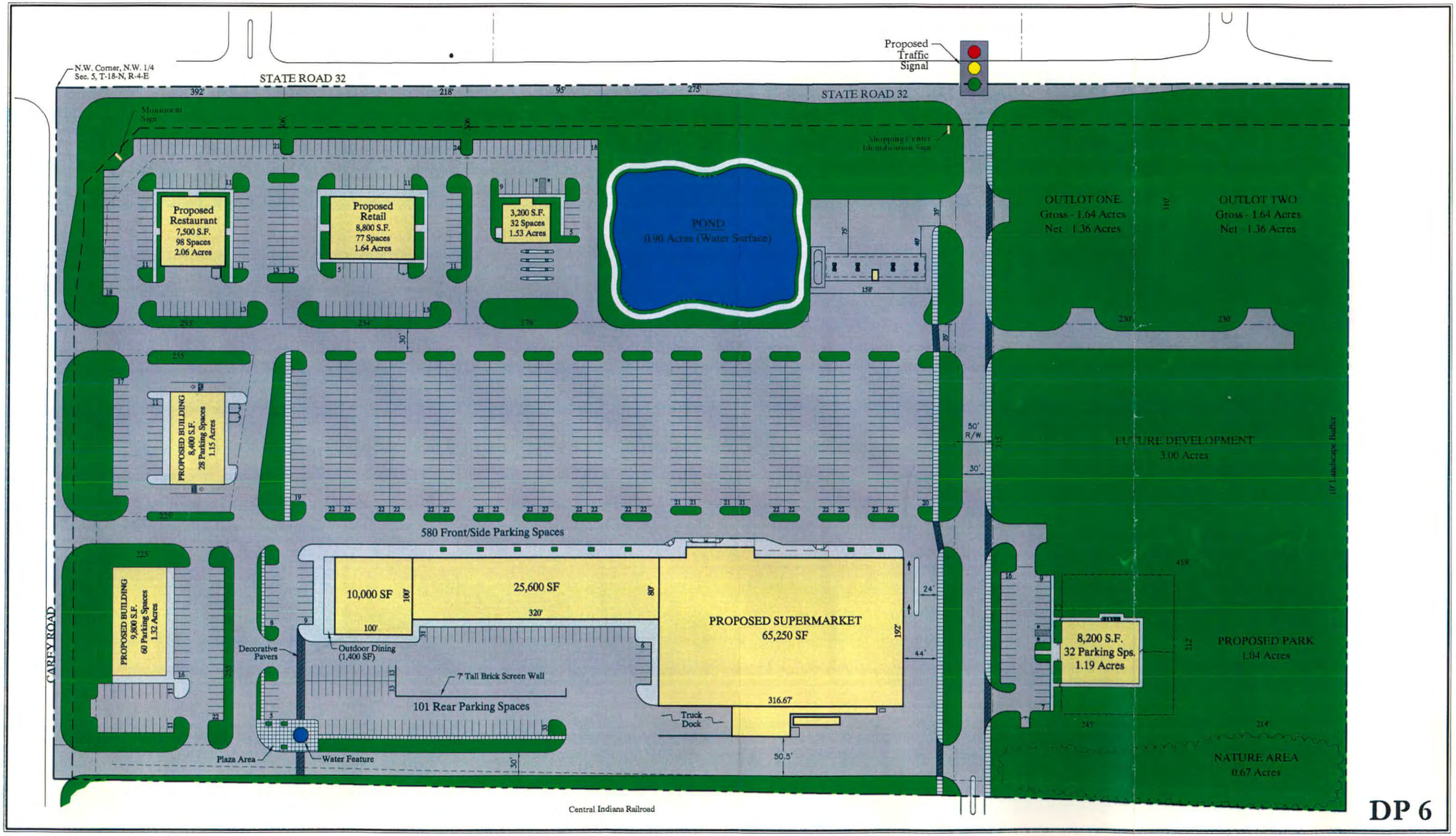
Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;

2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;

3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;

4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;



0 120' 240'

Scale: 1" Equals 120'

Development Plan 6 - S.R. 32 & Carey Road

Westfield, Indiana

JUNE 17, 2003

FLYNN & ZINKAN
REALTY COMPANY
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Indianapolis, Indiana 46220
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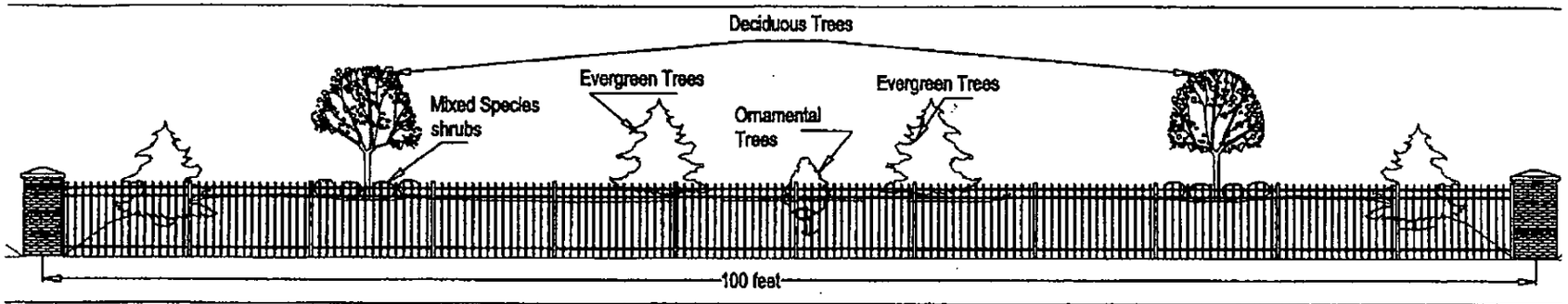
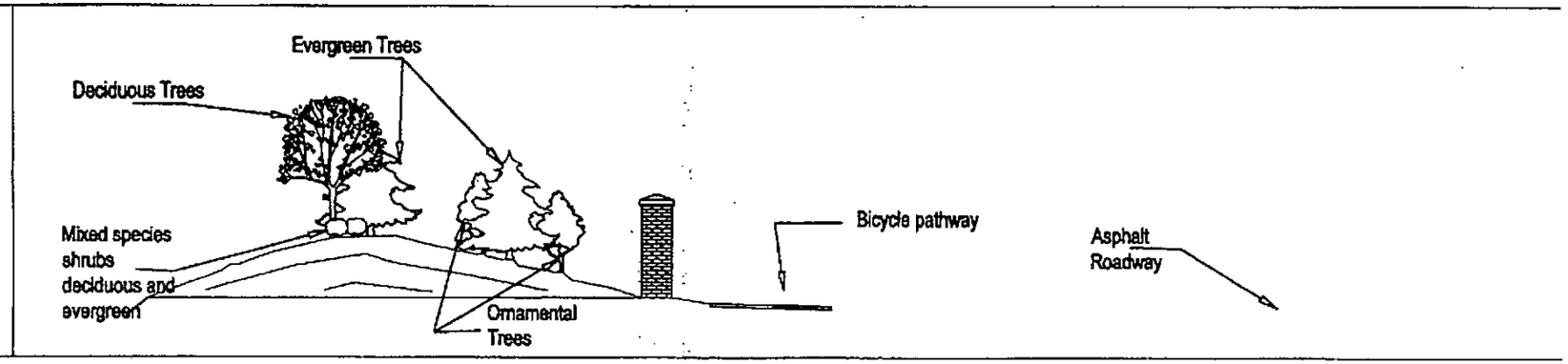

Deciduous Trees
Mixed Species shrubs
Evergreen Trees
Ornamental Trees
Evergreen Trees
100 feet


Evergreen Trees
Deciduous Trees
Mixed species shrubs deciduous and evergreen
Ornamental Trees
Bicycle pathway
Asphalt Roadway

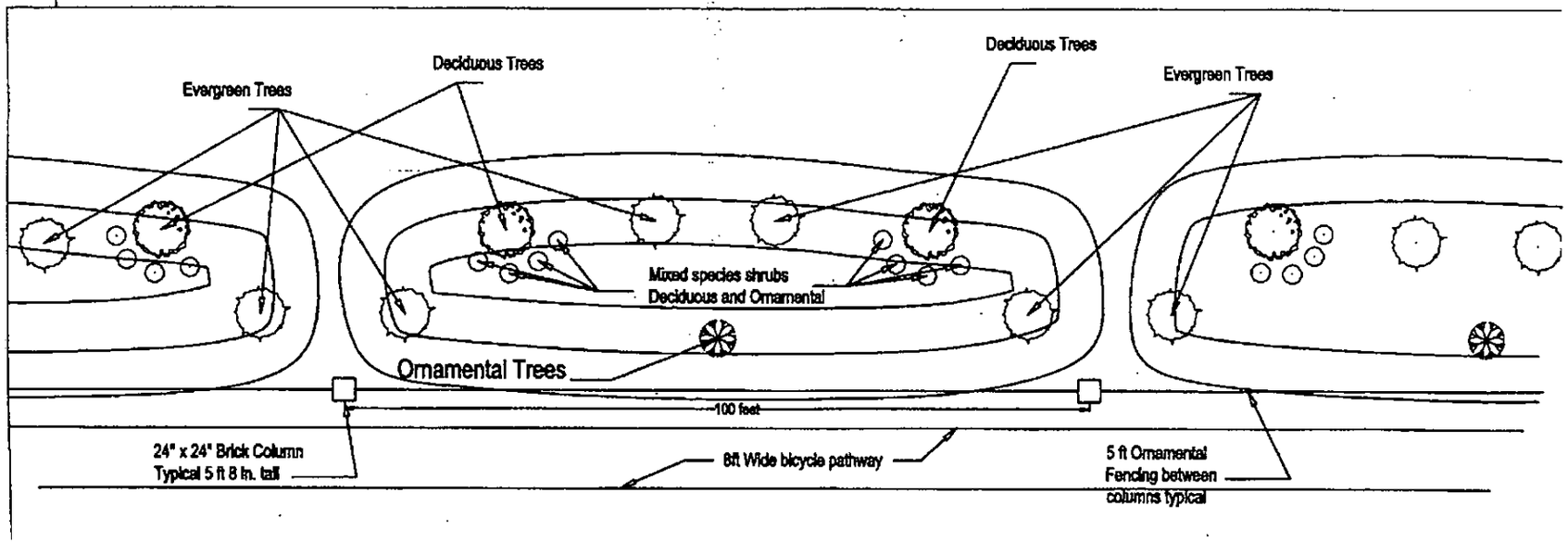

Evergreen Trees
Deciduous Trees
Deciduous Trees
Evergreen Trees
Mixed species shrubs Deciduous and Ornamental
Ornamental Trees
100 feet
24" x 24" Brick Column Typical 5 ft 8 in. tall
8ft Wide bicycle pathway
5 ft Ornamental Fencing between columns typical

EXHIBIT 20

AREA C LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 5, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of North 89 degrees 40 minutes 33 seconds East along the North line thereof a distance of 1674.38 feet to a "Mag" nail with washer marking the Northwest corner of a tract of land described in Instrument Number 200000009978 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 28 seconds East along the West line of said tract and along the West line of a tract of land described in 200000018471 in said Recorder's Office a distance of 930.94 feet to a rebar marking the Southwest corner of said tract described in 200000018471, said point also being on the North line of a tract of land described in Instrument Number 9116724 in said Recorder's Office (being the North Right-of-Way line of the former Central Indiana Railroad); thence North 89 degrees 00 minutes 37 seconds West along the North line thereof a distance of 1674.64 feet to a "Mag" nail with washer marking the intersection of said North Right-of-Way line and the West line of said Northwest Quarter; thence North 00 degrees 03 minutes 28 seconds West along the West line thereof a distance of 892.53 feet to the Point of Beginning. Containing 35.045 acres, more or less.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

Accessory Use
A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal public, semipublic, or office facility use on the same lot.

Assisted Living Facilities
Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.

Day Care Facility
A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.

Funeral Home
An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.

Governmental Facility
A government owned or operated building, structure, or land used for public purpose.

Hospital
A facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees, and visitors.

Medical Clinic
An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

Nursing Home
A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.

Office
An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.

Office Showroom
An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.

Postsecondary Educational Institution
A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

Professional/Technical Training/Educational Institution

An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.

Temporary Care Facility

A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.

BUSINESS AND PERSONAL SERVICES

Accessory Use
A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal business or personal service use on the same lot.

Appliance Repair
An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.

Auction House
A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

Cargo and Package Service
An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.

Catalog and Mail-Order Sales
Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.

Caterer
A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.

Coin-Operated Laundry and Dry Cleaning
An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.

Copy and Other Administrative Business Services
A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.

Dry Cleaning and Laundry Pickup
An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.

Dry Cleaning and Laundry Service
An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.

Electrical Repair
An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.

Employment Agency
An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.

Equipment Rental, Light
An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.

Estate Services
A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.

Financial Service
An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services. Vehicular drive-thru facilities and/or exterior automatic teller machines (a/k/a ATM's) are included as permitted uses of a financial service.

Insurance Agency
An agency whose business is to underwrite, sell or broker insurance policies.

Interior Decorating
An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.

Legal Service
An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.

Locksmith
An establishment engaged in making or repairing locks.

Lodging
A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

Office Equipment Repair
An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.

Personal Grooming Services
An establishment providing human personal grooming services including, but not limited to, cutting and styling hair, shaving and trimming beards, hairdressing/styling, facials, manicures, spa and other related services.

Pet Services
Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.

Photographic Service
An establishment primarily engaged in photography, developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting and/or selling photographic equipment.

Real Estate Agency
An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.

Security Systems Services
Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.

Shoe Repair
A place of business primarily engaged in repairing footwear.

Tailoring
An establishment primarily engaged in making and selling men's and women's clothing to individual order.

Tanning Salons
Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.

Travel Agency
An agency engaged in selling and arranging personal transportation and accommodations for travelers.

Upholstery Service
An establishment offering reupholstery and repair services and specific upholstery materials for sale.

Veterinary Service (Indoor)
An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.

RETAIL AND WHOLESALE TRADE

Accessory Use
A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal retail or wholesale trade use on the same lot.

Apparel Shop
An establishment involved in selling clothing and clothing accessories.

Appliance Sales
Establishments involved in selling instruments or devices designed for a particular use, such as stoves, fans or refrigerators, which are operated by gas or electric current.

Audio/Video Store
An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.

Automotive Supply
An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.

Bakery (Retail)
An establishment primarily engaged in the production and/or retail sale of bakery products.

Bookstore
A place of business where books and magazines are the main items offered for sale.

Building Materials
Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.

Camera and Photographic Supply
An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

Confectionery
An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.

Convenience Store
Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

Coffee Shop
An establishment primarily engaged in the retail sale of coffee beans or grounds, and coffee drinks ready for consumption, with or without the ancillary sale of food products.

Department Store
A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

Drapery Sales
Places of business where draperies are the main product offered for sale.

Drugstore
An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

Electronic Devices
Establishments primarily engaged in the retail sale or rental of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work.

Florist (Retail)
An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.

Flooring, General Sales
Places of business where floor coverings or hard wood flooring are the main products offered for sale.

Framing Shop
An establishment primarily engaged in framing artwork and photographs and the sale of custom and prefabricated frames.

Furniture Sales
Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.

Gallery
An establishment primarily engaged in displaying and selling artistic work to the general public.

Garden Centers
Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.

Gift Shop
An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.

Grocery Store
A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.

Handicrafts
Places of business that sell articles fashioned by those engaged in handicrafts.

Hardware
An establishment primarily engaged in the retail sale or rental of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.

Hobby, Toy, and Game Shops
Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.

Housewares and Home Furnishings
Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

Jewelry
An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as rings, bracelets and brooches; sterling and plated silverware; and watches and clocks.

Leather Goods and Luggage Stores
Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods, except clothing.

Liquor Store
An establishment primarily engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine and whiskey, for off-premises consumption.

Marine Supply
An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.

Meat Market
A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.

Motorcycle Sales
Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.

Music Store
An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.

Office Supplies
Places of business where stationer and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.

Optical Goods
Establishments involved in selling visual devices or products.

Pet Shop
A place of business where domestic animals, and products for the health and care of domestic animals, are sold.

Restaurant
An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only, a bar, billiard tables and/or live music that is incidental and subordinate to the sale of food.

Restaurant (Drive-In)
An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.

Sporting Goods
Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.

Tobacco Shops, Specialty
Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.

Used Merchandise (Antiques)
A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.

Used Merchandise (General)
A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

Vitamin/Supplement Sales
An establishment primary engaged in the sale of non-prescription vitamins, herbs and other supplements.

AUTOMOTIVE AND TRANSPORTATION SERVICES

Accessory Use
A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal automotive or transportation service use on the same lot.

Automotive Rentals
Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.

Automotive/Boat Repair/Service Shop
An establishment primarily engaged in general or specialized automotive, motorcycle, or watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing and like services.

Automotive Tire Sales/Repair
An establishment primarily engaged in the retail sale and repair of automotive tires.

Car Wash
An area or structure equipped with automatic or self-service facilities for washing automobiles.

Refueling Center
An establishment engaged in selling automotive fuel. Such an establishment may be affiliated with a shopping center anchor tenant and may include sales of concession-type consumer goods from inside the kiosk only. There shall be no outdoor storage, display or sales, including vending machines.

AMUSEMENT AND RECREATIONAL SERVICES

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal amusement or recreational use on the same lot.

Park and Recreational Services, For Profit

Commercially-operated, for-profit, park and recreational uses which may include:

- establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and miniature golf;
- physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance, exercise and/or wellness (e.g. weight control) classes, whether or not on a membership basis.

Park and Recreational Services, Not For Profit

Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate or ancillary, to the principal manufacturing, mining, construction, or industrial use on the same lot.

Signs and Advertising Displays

Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties. (Development standard: Maximum business size of 3,000 square feet.)

S.R. 32 (WESTFIELD RD.)

S.R. 32 (WESTFIELD RD.)

CAREY ROAD

SIGN PLANTING DETAIL SHEET C8.1

ORNAMENTAL FENCE PLANTING DETAIL SHEET C8.1

Proposed Restaurant 7,600 S.F. 84 Spaces 2.58 Acres

Proposed Retail 3,600 S.F. 77 Spaces 1.34 Acres

3,600 S.F. 62 Spaces 1.23 Acres

DECORATIVE POND WITH LIGHTED WATER FEATURE

LAKE EDGE ENHANCEMENT SYSTEM

ISLAND TYPE-1 DETAIL SHEET C8.1

ISLAND TYPE-2 DETAIL SHEET C8.1

ISLAND TYPE-1 DETAIL SHEET C8.1

ISLAND TYPE-2 DETAIL SHEET C8.1

ISLAND TYPE-1 DETAIL SHEET C8.1

ISLAND TYPE-2 DETAIL SHEET C8.1

INTERSECTION DETAIL (TYP.) DETAIL SHEET C8.1

PROPOSED BUILDING 8,400 S.F. 36 Parking Spaces 1.16 Acres

FOUNDATION PLANTER (TYP.) DETAIL SHEET C8.1

PROPOSED BUILDING 8,600 S.F. 62 Parking Spaces 1.22 Acres

PROPOSED SUPERMARKET 65,230 SF

8,300 S.F. 62 Parking Spa. 1.18 Acres

INDIANA NATIVE PRAIRIE/PARK (INTERIM WATER QUALITY SEDIMENT CONTROL)

NATURAL PRESERVE AREA

EXISTING LEGEND:

	DESCRIPTION:		DESCRIPTION:
	EXISTING ASPHALT		WATER VALVE
	EXISTING CONCRETE		FIRE HYDRANT
	TEMPORARY BENCH MARK		FIRE PLUG
	SECTION CORNER		SANITARY MANHOLE
	REBAR FOUND		HEAD POST
	R/W MONUMENT		CURB INLET
	MAG NAIL FOUND		INLET
	UTILITY POLE		DRAINAGE MANHOLE
	GUY WIRE		MANHOLE
	ELECTRIC PEDESTAL		GAS VALVE
	AREA LIGHT		DECIDUOUS TREE
	TRAFFIC POLE		OVERHEAD ELECTRIC LINE
	TRAFFIC MANHOLE		UNDERGROUND ELECTRIC
	TELEPHONE PEDESTAL		UNDERGROUND TELEPHONE
	MAIL BOX		WATER LINE
	SIGN		GAS LINE

80 0 30 60

(IN FEET)
1 inch = 60 ft.

surveying & land services
COOP corporation

Survey and boundary information provided by Stephen M. Cooper, L.S.#S00557, of Coor Consulting Corporation, survey dated 08/04/03, revision 1 (misc. revisions) dated 08/19/03.

FLYNN & ZINKAN REALTY CO.
5332 N. TEMPLE AVENUE
INDIANAPOLIS, INDIANA 46220

CIVIL DESIGNS, LLP
2415 DIRECTORS ROW, SUITE E
INDIANAPOLIS, INDIANA 46241
PHONE: 317-244-1999
FAX: 317-244-1999

DATE:

WESTFIELD MARKETPLACE
STATE ROAD 32 & CAREY ROAD
WESTFIELD, INDIANA

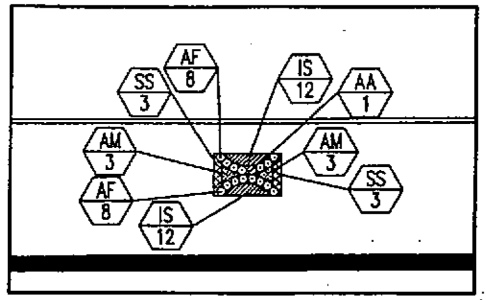
OVERALL LANDSCAPE PLAN

DWN BY:	BEB
CHKD. BY:	ACH
SCALE:	1" = 60'
DATE:	10-13-03

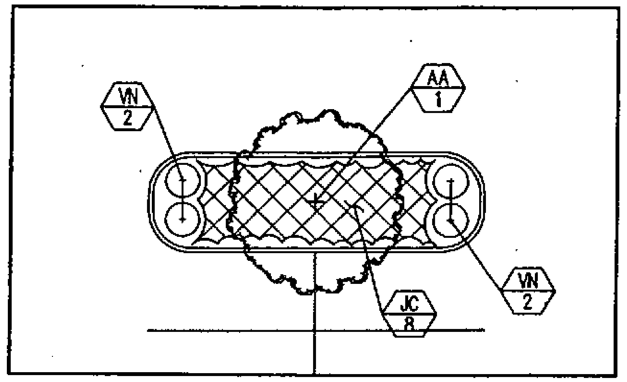
PROJECT NUMBER
03-191

DESIGN PHASE
CONSTRUCTION

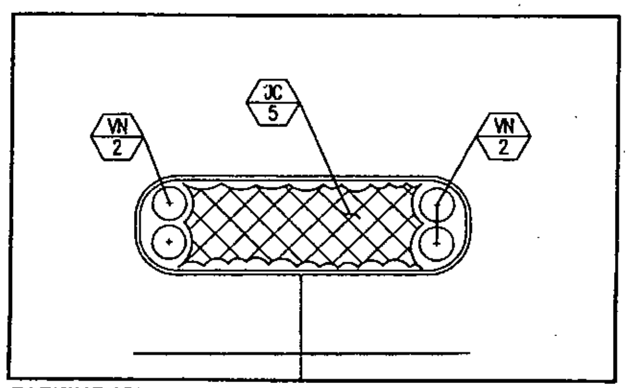
PLAN NUMBER
C8.0
SHEET OF



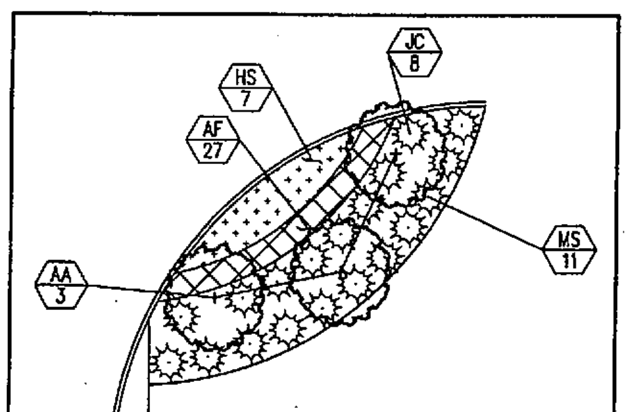
BUILDING PLANTERS ENLARGEMENT
SCALE 1" = 10'



PARKING ISLAND TYPE-1 ENLARGEMENT
SCALE 1" = 10'



PARKING ISLAND TYPE-2 ENLARGEMENT
SCALE 1" = 10'



TYPICAL INTERSECTION ELARGEMENT
SCALE 1" = 10'

MONUMENT SIGN PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	HS	30	Hemerocallis spp. 'Stella de Oro'	Stella de Oro Daylily	12" / No. 1 Cont.	Perennial	12"-15" / 18"-24"
	LB	22	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	12" / No. 1 Cont.	Ornamental Grass	10"-12" / 12"-18"

* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

BUILDING PLANTERS PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	AF	138	Aster x frikartii 'Monch'	Monch Aster	12" / No. 1 Cont.	Perennial	24"-30" / 24"
	SS	48	Sedum 'Frosty Morn'	Frosty Morn Sedum	12" / No. 1 Cont.	Perennial	18"-24" / 18"
	IS	4	Iberis sempervirens	Evergreen Candytuft	2-1/4" P.P. / 50/FLAT	Perennial	12" / 12"-15"
	AM	48	Achillea millefolium 'Paprika'	Paprika Yarrow	12" / No. 1 Cont.	Perennial	2-3' / 15"

* QUANTITIES INCLUDE ALL 8 PLANTERS IN FRONT OF BUILDING

PARKING ISLAND TYPE-1 PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	AA	8	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2" / B & B	Deciduous	35' / 35'
	JC	64	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" / No. 5 cont.	Evergreen Shrub	3' / 5'-6'
	VN	16	Viburnum x 'Nanum'	Dwarf Viburnum	18" / No. 1 Cont.	Deciduous Shrub	2'-3' / 2'-3'

* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

PARKING ISLAND TYPE-2 PLANTING SCHEDULE

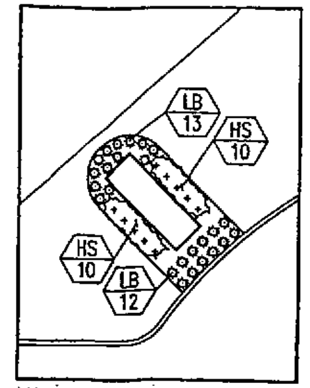
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	JC	40	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" / No. 5 cont.	Evergreen Shrub	3' / 5'-6'
	VN	16	Viburnum x 'Nanum'	Dwarf Viburnum	18" / No. 1 Cont.	Deciduous Shrub	2'-3' / 2'-3'

* QUANTITIES INCLUDE ALL 8 PLANTER ISLANDS

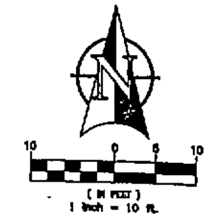
INTERSECTION PLANTING SCHEDULE

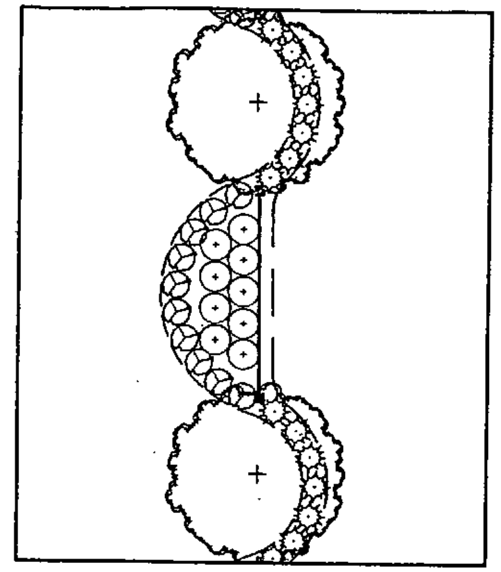
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	AA	30	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" / B & B		40' / 15'
	JC	80	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" / No. 5 cont.	Evergreen Shrub	3' / 5'-6'
	MS	110	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	18"-24" / No. 2 Cont.	Ornamental Grass	4'-5' / 3'-4'
	AF	270	Aster x frikartii 'Monch'	Monch Aster	12" / No. 1 Cont.	Perennial	24"-30" / 24"
	HS	70	Hemerocallis spp. 'Mini Stella'	Mini Stella Daylily	12" / No. 1 Cont.	Perennial	18" / 10"

* QUANTITIES ARE APPROXIMATE FOR ALL 10 INTERSECTION PLANTINGS.

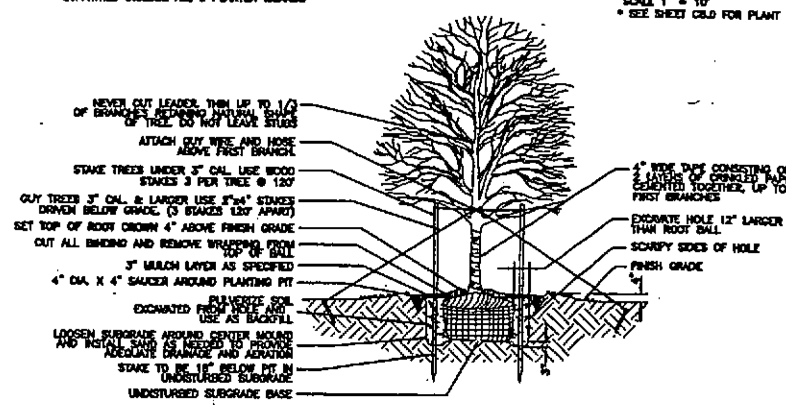


MONUMENT SIGN ENLARGEMENT
SCALE 1" = 10'

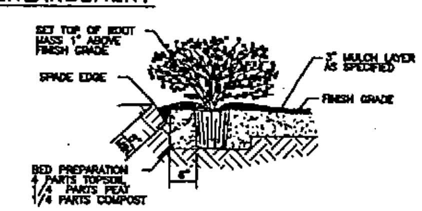




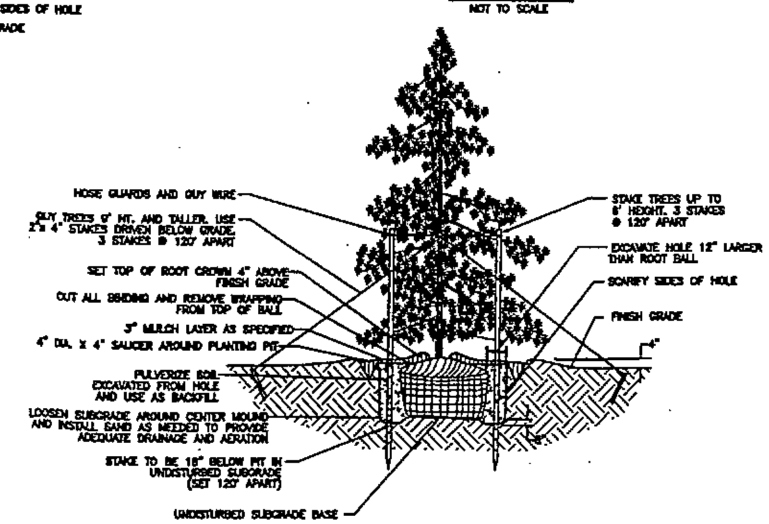
ORNAMENTAL FENCE PLANTING ENLARGEMENT
SCALE 1" = 10'
* SEE SHEET C8.0 FOR PLANT CALLS



SHADE TREE PLANTING DETAIL
NOT TO SCALE



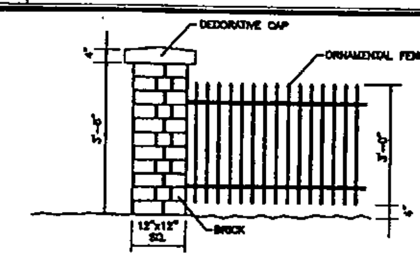
SHRUB AND SMALL TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

OVERALL PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COND	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	AR	[illegible]	Acer rubrum 'Franksred'	Red Sunset Red Maple	3" / B & B	Deciduous	45' / 40'
	FA	24	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	3" / B & B	Deciduous	45' / 40'
	GT	45	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	3" / B & B	Deciduous	45' / 45'
	LS	5	Liquidambar styraciflua 'Moraine'	Moraine Sweet Gum	3" / B & B	Deciduous	60' / 30'
	TC	23	Tilia cordata 'Greenspire'	Greenspire Linden	3" / B & B	Deciduous	45' / 30'
	AG	11	Amelanchier x grandiflora	Apple Serviceberry	7'-8' / B & B	Clump form	20' / 15'
	MP	18	Malus spp. 'Prairifire'	Prairie Fire Crabapple	2" / B & B	Deciduous ornamental	20'-25' / 20'
	PA	23	Picea abies	Norway Spruce	6' / B & B	Evergreen	60' / 30'-40'
	PN	17	Pinus nigra	Austrian Pine	6' / B & B	Evergreen	40' / 30'-40'
	MS	78	Miscanthus sinensis 'Gracillimus'	Maiden Grass	24" / No. 2 Cont.	Ornamental Grass	7' / 4'
	JC	74	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" / No. 5 cont.	Evergreen Shrub	3' / 5'-6'
	HS	220	Hemerocallis spp. 'Mini Stella'	Mini Stella Daylily	12" / No. 1 Cont.	Perennial	18" / 10"
	SX	78	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"-24" / No. 2 Cont.	Deciduous Shrub	3' / 4'-5'
	RM	114	Rosa x Meidiland or 'Carefree Delight'	Carefree Delight Rose	12"-18" / No. 1 Cont.	Deciduous Shrub	3' / 3'
	PA	128	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	12" / No. 1 Cont.	Ornamental Grass	10"-12" / 12"-18"
	EA	44	Euonymus alatus 'Compacta'	Compact Burning Bush	18"-24" / B & B	Deciduous Shrub	5'-6' / 4'-5'
	SN	48	Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Grass	18"-24" / No. 2 Cont.	Ornamental Grass	5' / 2'



TYPICAL ORNAMENTAL FENCE DETAIL
NOT TO SCALE

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
5. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
9. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE.
11. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
13. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
14. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.
15. IF PLANTS SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

FLYNN & ZINKAN REALTY CO.
5332 N. TEMPLE AVENUE
INDIANAPOLIS, INDIANA 46220

CIVIL DESIGNS, LLP
2418 DIRECTORS ROW, SUITE E
INDIANAPOLIS, INDIANA 46241
PHONE: 317-244-1968
FAX: 317-244-1969

DATE:

WESTFIELD MARKETPLACE
STATE ROAD 32 & CAREY ROAD
WESTFIELD, INDIANA

LANDSCAPE DETAILS

DWN BY:	BEB
CHKD. BY:	ACH
SCALE:	1" = 30'
DATE:	10-13-03

PROJECT NUMBER
03-191

DESIGN PHASE
CONSTRUCTION

PLAN NUMBER
C8.1
SHEET OF

(317) 721-8279
bstumpf@11thStreetDevelopment.com

Neighbor Meeting Notes

Date: 27 June 2017
Location: Oak Manor Clubhouse
Project Name: Lancashire at Oak Manor
Petition No.: 1707-SPP-08 & 1707-ODP-08
Attendees: See sign in sheet
Notes By: Bryan D. Stumpf, PLA, AICP

The following notes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact the issuer of these minutes.

ITEMS DISCUSSED:

1. Stumpf provided information on his background, his 15 years of real estate development in Westfield, and his role as the developer for this project.
2. Stumpf provided a history of the site. The zoning for Oak Manor was approved in 2003. The Kroger was built in 2005. The existing condominium building was constructed in 2007. A portion of the subject site was also developed at that time.
3. The site is currently approved for 180 condominiums in five large buildings.
4. Stumpf explained the proposed development of the site. It is a combination of 67 single family detached homes and 42 townhomes in 4- and 5-unit buildings.
5. David Weekley Homes is the builder of the single family homes. The targeted buyers are young professionals, young couples, empty nesters, and divorcees.
6. On the 31' wide lots the home sizes will range from 1,600 to 2,400 square feet. Base prices of the homes will range from $230,000 to $260,000 with expected final sales prices after options ranging from $260,000 to $290,000.
7. On the 36' wide lots the home sizes will range from 2,000 to 2,600 square feet. Base prices of the homes will range from $260,000 to $290,000 with expected final sales prices after options ranging from $290,000 to $320,000.
8. CalAtlantic Homes is the builder of the townhomes. The targeted buyers are singles, young couples, and divorcees.
9. The townhome sizes will range from 1,700 to 2,100 square feet. Base prices of the homes will range from $175,000 to $215,000 with expected final sales prices after options ranging from $205,000 to $245,000.
10. The townhomes are three stories tall. The back half of the lower level is a two-car garage. The front half is finished bonus area. The main level on the second floor contains a study, kitchen, nook, and family area. The third floor contains three bedrooms, two bathrooms, and a

laundry. All units have the option to convert to two master bedrooms with a bath in each master.

11. The proposed development contains 40% fewer households on the property compared to the current approvals for the site. The higher price point of the homes results in 40% more assessed value than the current approvals for the site.
12. Development of the site is expected to begin in September with home construction expected to begin in January.
13. The streets will be private streets, but built to City standards.
14. The area will be part of the Village of Oak Manor Master HOA and will have its own sub-association for the maintenance of the site. The proposed households will pay the $500 initial assessment like other new homes in Oak Manor do.
15. The existing trees along Gunther Boulevard will be transplanted to the perimeter of the site as shown on the primary plat landscape plans.
16. Sidewalks from this area will connect to the Midland Trace in two locations to be finalized with the Parks Director.
17. In the discussion that followed the presentation, residents had a variety of questions.
18. Some attendees were concerned about traffic traveling through the existing condominium parking lot.
19. Some expressed a desire for the exterior landscape maintenance of the single-family homes to be done by the HOA and not the homeowners.
20. One person voiced a preference for paired houses to what was being proposed.
21. Several attendees expressed a preference for fewer children in the neighborhood.
22. A few residents wondered how much green space is in this plan versus the current approved plan.
23. Some attendees shared a concern about placing the townhomes close to the existing paired patio homes in the southwest corner of the site.
24. Some residents liked the color palette of the homes shown in the photos while others preferred more earth tones colors.
25. There was a request to keep the lots clean and control construction trash from blowing all over.
26. Residents want to make sure there is enough parking in the new community.
27. One attendee asked if there are master bedrooms on the first floor of any of the homes. (There are not).
28. Some residents would like to review the CCRs for this new area prior to its approval. The Master HOA covenants will not be changed.
29. One attendee asked if there is a prohibition against an investor coming in and buy multiple homes and renting them out.

30. Some residents in the Cotswold area (the paired patio homes west of the pond) asked if the front porch lights on the homes facing the lake will be on dusk-to-dawn sensors. They do not want the lights on all night.

Very truly yours,
11th Street Development

Bryan D. Stumpf, PLA, AICP
President

cc: Pam Howard, City of Westfield
file

BDS:bds

Oak Manor Neighbor Meeting

27 June 2017

11th Street DEVELOPMENT

Name	Address	Email
Ron Sander	3518 Heathcliff Ct.	
RON FREEMAN	3529 HEATHCLIFF	
Dee Clumer	3421 Heathcliff	
Paul James	3324 HEATHCLIFF CT.	
Jill Opolka	3940 Abbotsford Dr	
Judy Scott	17229 Falkland Dr.	
John Delks	17219 Falkland Dr	
Margaret Delks	17219 Falkland Dr.	
Shirley Botian	17235 Wetherington	
Joe & Mary Jo Mackenzie	3933 Abbotsford Dr.	
Dave & Arlene Swan	3528 Heathcliff Ct.	
SANDY & Bill Puenhagen	3521 Heathcliff CT.	
[illegible]	17250 Wetherington Dr.	
Jack Woelfel	3447 Heathcliff Ct	
Carolyn McConkey	3519 Heathcliff Ct.	
Betty Istus	17209 Falkland Dr	

Mark & Cindy Hosking	17227 FALKLAND DR.
Ed + Linda HIGGINS	17260 Wetherington Dr
Sue Van Wagner	17238 Falkland Drive
Jane Tubergen	17214 Falkland Drive
Genny & CHUCK GEORGE	3448 Heathcliffe CT
Deanna Truitt	17156 Wetherington Dr.
Sharon Vance	17265 Wetherington
JULIAN L BURNS	3611 SNOWDON DRIVE
William & Linda Kelley	3549 Heathcliff Ct
Gerald Kinyon	3508 Heathcliff Ct
JIM & JOY BIRD	3537 HEATHCLIFF CT
Jim Ake	543 Potomac Ct.
Steve Hoover	Westfield City Council
TERRY CARRUTHERS	17233 GUNTHER BLVD
Jane Flanders	17207 Gunther Blvd
Wendy Brewster	3423 Heathcliff Ct
Rayford + Janet Crenshaw	3352 Heathcliff Ct.
Bob Ramspacher	17203 Gunther Blvd
Kyle Packer	17238 Wetherington Dr.

Oak Manor Neighbor Meeting

27 June 2017

11th Street DEVELOPMENT

Name	Address	Email
Greg & Cathy Galasso	3334 Heathcliff Ct.	
Karen Mayberry	3426 Heathcliff Ct	
Dennis Hodges	3941 Abbotsford Rd	
JANE OLDHAM	3444 Heathcliff Ct.	
Sherry Hitter/Bob Benson	3506 Heathcliff Ct.	
Monica & Cale Clinkenbeard	17163 Wetherington Dr	
Bill DeBone	3332 Heathcliff CT	
Dan Trost	17290 Wetherington dr	
Brenda Cosgrove	3516 Heathcliff Ct	
LAURA SANDERS	3570 Snowdon Dr.	
Jan Talmage	3344 Heathcliff Ct.	
Rosemary Andrews	3354 Heathcliff Ct.	
Ron & Patty Langevin	17217 Falkland Drive	
Laura Bramer	17267 Gunther Blvd	
SARAH LASBURY	17319 Wetherington	

Oak Manor Neighbor Meeting

27 June 2017

11th Street
DEVELOPMENT

Name	Address	Email
THOMAS HUGE	17226 WETHERINGTON DR.	
Chet. + Genny George	3448 Heathcliff	

Name	Address	Email address
STEPHEN & DENISE COX	3539 HEATHCLIFF CT	
Hanna & Ronald Hallam	17301 Wetherington Dr	hannabyk@hotmail.com

ISSUES RAISED REGARDING THE OAK MANOR PUD AMENDMENT PROPOSAL

The list below includes issues that were raised during the July 11, 2017, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Is the increase in horizontal density necessary/appropriate?

   The site is currently zoned for a variety of attached residential uses including, but not limited to apartments, condominiums, and townhomes. The site has further been approved for 180 condominiums in five large buildings. The buildings are approximately 80 feet wide and 350 feet long each containing 36 dwelling units.

   The proposed development is a mix of small-scale townhomes and narrow lot single family homes. The proposed design is a 40% reduction in the density of the site. There are 72 fewer homes on the property than the current approval. The scale of the proposed buildings as also much smaller. The townhome buildings are 40 feet wide and 88 feet long. The scale of these buildings is much more in line with the existing patio homes than the approved condominium buildings.

2. Does the plan provide enough greenspace for the future residents?

   Yes. The amount of greenspace does not substantially change. It is simply reconfigured around the site. Care was taken to place greenspace at the south end of the site abutting the existing patio homes. The width of this buffer ranges from 28 feet to over 100 feet in depth.

3. Is the guest parking (numbers and location) adequate for the number of homes?

   Yes. The ordinance requires two parking spaces per home. Each home in the development has a two-car garage. In addition, there are another 155 unenclosed parking spaces on the site. In total, there are 371 parking spaces provided. This is 3.44 parking spaces per home; substantially more than the 2 spaces per home that is required.

4. Could more specificity be added to the PUD? E.g. lot mix, quality/character of homes

   Specificity is the reason the primary plat amendment was filled simultaneously with the PUD amendment. The primary plat contains detailed site layout information. The lot dimensions are tailored to specifically to the homes David Weekley Homes and CalAtlantic Homes will be constructing on the site. The PUD has been amended to incorporate the primary plat drawings to ensure that what is shown on the plat is what will be constructed.

5. Would the east side of Gunther (near the existing condos), or the north side of the property (along the Midland), be a more appropriate location for the townhomes than what is currently proposed?
   The townhomes were placed on the south side of the site because they will be a quieter neighbor to the patio homes. While aesthetically pleasing, the front of the townhome buildings is not very active. The front door is infrequently used as most residents travel in and out through their garages. Even the porches of the townhomes are located on the back side of the building. As a result, the building itself serves to buffer the neighbors from the automobile activity on the interior of the site.

6. Could a main level master bedroom be added as an option?

   I have passed this recommendation on to the builders for their consideration as an option for the homes they will sell within the community.

Pamela Howard

From: Gerald Kinyon <gkinyon@comcast.net>
Sent: Wednesday, June 21, 2017 12:02 PM
To: Pamela Howard; Matt Skelton
Cc: Jim Ake; Mark Keen; Cindy Spoljaric; Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon
Subject: Proposed Development in Lancashire in the Villages of Oak Manor

Ms. Howard,

Thank you for meeting with Bill Kelley and me last week and for the information you sent me regarding the proposed development in Lancashire at Oak Manor as outlined in the letter some residents received from Innovative Engineering & Consulting, Inc.. I received my notice on June 12, 2017.

The residents of the Villages of Oak Manor(VOOM), through their volunteer steering committee, request that the proposed Westfield-Washington Township Advisory Plan Commission hearing on this project be delayed one month until the August meeting of the commission to allow the residents time to gather more information on the project. At this point the information is incomplete and is not adequate for the residents to form an opinion regarding the appropriateness of the proposed project for our neighborhood.

This notice has caught the residents of the Villages or Oak Manor by surprise. Normally, we are accustomed to seeing a notice sign on the property that is being proposed for rezoning or for revisions to existing Planned Unit Development. This sign has not been posted on the property in this proposed development.

We need the following information to make before we can form an opinion on the project:

1. What is the role of Applewood, LLC in this project? We are unable to find information regarding their organization or their experience on this type of development.
2. What is the role of 11th Street Development, LLC in this project? We are unable to find information regarding their organization or their experience on this type of development.
3. What is the role of Innovative Engineering & Consulting, Inc. in this project? Who is their registered professional engineer responsible for the project?
4. The plan appears to show very small green space.
5. Where will plowed snow be placed?
6. Will the streets and alleys in the development be turned over to the City of Westfield for maintenance and snow plowing?
7. Access for fire trucks appears to be meager. Has this been approved by the Westfield Fire Department?
8. Will the proposed development be a separate HOA with its own Covenants & Restrictions and By-Laws or will it be attached to and under the governing documents the existing Lancashire HOA?
9. The proposed development has two distinct types of residences; three story town houses and two story residences, both of which are significantly different than the current condominium building. How will these differences be accommodated in the Covenants and Restrictions and By-Laws of the combined Lancashire development? Will existing residents be allowed approval of these documents?
10. Will Kirkpatrick Management Co. be the property manager of the proposed development?
11. Will new property owners be subject to the governing documents of the VOOM Master HOA and its assessment?
12. What is the price point for the proposed units?
13. What is the targeted marketing demographic for the proposed units?
14. Will new residents contribute $300 to the Master HOA Reserve Fund and $200 to the Lancashire HOA Reserve Fund?

15. Will the proposed units have a limitation on number of units that can be purchased and rented?
16. Will the new residences have HOA landscape maintenance and snow removal provisions?

As you can see, we have more questions than answers as notification has been lacking important information.

While only a small number of our residents in the Villages of Oak Manor were notified of this hearing, it should be stressed that any PUD change within any part of our area affects ALL residents in our HOA, as we are bound together by a Master HOA with its covenants and restrictions and its by-laws.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

Pamela Howard

From: Jim Ake
Sent: Thursday, July 6, 2017 8:56 AM
To: Pamela Howard
Cc: Matt Skelton; Steve Hoover; Robert Horkay; Cindy Spoljaric
Subject: Fw: VOOM Concerns regarding Lancashire Development Plan

Good Morning Pam,

The Villages of Oak Manor Steering Committee Chairman Gerald Kinyon sent this email yesterday. See these comments and add them to the public record for planning staff and plan commission members to consider. There is one other email I am forwarding to you to go with this. It is a chart with dimensional changes on lots , sq. footage etc.. Thank you
Regards,

Jim Ake
President, Westfield City Council
PH: 317-730-4959
Email: jake@westfield.in.gov

From: Gerald Kinyon <gkinyon@comcast.net>
Sent: Wednesday, July 5, 2017 4:44 PM
To: Bryan Stumpf
Cc: Jim Ake; Steve Hoover; Robert Horkay; Cindy Spoljaric
Subject: VOOM Concerns regarding Lancashire Development Plan

Bryan,

The residents are thankful and encouraged by your offer to consider our concerns regarding your proposed plan for the undeveloped land in Lancashire in the Villages of Oak Manor (VOOM).

For simplicity I will refer to your proposed development as "Lancashire II". The existing villas (paired-patio units) to the south and west of your development are in the Cotswold section of VOOM.

While there are some objections to your proposed development, most of our residents have indicated that they would not oppose if your development team will make some revisions, binding commitments and clarifications of your plan. We feel that we need these adjustments to be comfortable with the significant changes to our neighborhood that your development may cause. The first definitive information we received for this was in your presentation on June 27, just 7 days ago.

Our concerns are categorized in three general categories: 1. Revisions to the PUD Amendment; 2. Requirements for the Lancashire II governing documents (Covenants & Restrictions and By-Laws); 3. General

Requests for inclusion in PUD Amendment:

1. The development plan be revised to delete the five unit and 4 unit townhouses on the extreme west portion of the plan near the southwest corner. These units may be replaced with up to eight of the 31 foot wide two story residences.

2. The 31 foot and 36 foot wide lots will allow only two story homes with a minimum of 1800 sq. ft. of gross living area, excluding the two car garage on the ground floor.
3. The townhouses will be only three story units with a minimum of 1700 sq. ft. of gross living area, excluding the two car garage on the ground floor.
4. Exterior wall materials will be composite board (Hardie board) and masonry. (No vinyl siding)
5. All streets, alleys, sidewalks and parking areas will be private and will be maintained by the Lancashire II Corporation, not by the VOOM Master Corporation or any other currently existing corporation under the VOOM Master Corporation.
6. Dusk-to-dawn carriage lights will be required on each side of each unit garage door and by the front door on the opposite side of the units.

The following will be provided in a "Memorandum of Understanding" prepared by the developer and submitted to the Westfield City Council prior to the approval of this proposed development:

1. Lancashire II will be a part of and subject to all provisions of the VOOM Master Corporation covenants & restrictions and by-laws and will pay initial and monthly association payments to both the VOOM Master HOA and to the new Lancashire II HOA.
2. Lancashire II will develop and maintain its own covenants & restrictions and by-laws specific to Lancashire II residents and residences.
3. Lancashire II residences will be full maintenance, requiring maintenance of yards, landscaping and snow removal by contractors hired by the Lancashire II Corporation and funded by only Lancashire II residents.
4. Lancashire II residents will be required to keep trash and recycling barrels inside the garages, except for the night before and the day of trash/recycling collection.
5. No one entity, individual or corporation will be allowed to purchase more than two units in Lancashire II.
6. Upon the sale of each residence, $300 will be made as an initial deposit to the VOOM Master HOA Reserve Account and $200 will be made as an initial deposit to the new Lancashire II HOA Reserve Account

The following general concerns must be addressed:

1. The developer will install signs at the entrances to Lancashire II, similar to the existing signs currently installed for Cotswold, Nottingham and Southampton.
2. The Fourth Amendment to Declaration of Condominium Ownership for Lancashire at Oak Manor Condominiums as recorded by the Hamilton County Recorder on April 17, 2017 will be repealed or significantly revised to restrict construction in Lancashire II to the type and size as specified in the proposed PUD Amendment and to generally conform to the proposed residences as presented by Bryan Stumpf to the VOOM residents on Tuesday, June 27, 2017.
3. All newly planted or transplanted trees will be guaranteed by the developer for 1 year after the completion of construction on the development.
4. A statement and plan will be presented by the developer showing the location of street lights to be purchased and installed by the developer. Electric costs of operating the lights will be paid by the VOOM Master Corporation.

Please consider postponing your presentation to the Westfield Plan Commission while we work together to resolve these issues. If you want to meet with our steering committee to discuss these matters, please let me know.

Thanks for your understanding, consideration and patience.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

Pamela Howard

From: Jim Ake
Sent: Thursday, July 6, 2017 8:58 AM
To: Pamela Howard
Cc: Matt Skelton; Steve Hoover; Robert Horkay; Cindy Spoljaric
Subject: Fw: Proposed PUD Standards for Lancashire II

Second Email from Villages of Oak Manor, FYI.
Regards,

Jim Ake
President, Westfield City Council
PH: 317-730-4959
Email: jake@westfield.in.gov

From: Gerald Kinyon <gkinyon@comcast.net>
Sent: Wednesday, July 5, 2017 4:54 PM
To: Bryan Stumpf
Cc: Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake
Subject: Proposed PUD Standards for Lancashire II

Brian,

Below is the requested standards for the proposed Lancashire II.

	Parcel B-1 Type 1 Lots	Parcel B-1 Type 2 Lots	Parcel B-1 Townhouses
Minimum Lot Width at Building Line	31'	36'	N/A
Minimum Lot Frontage on Street (1)	25'	30'	N/A
Minimum Lot Area	2325 SF	2880 SF	N/A
Minimum Front Yard Setback (2)	3'	3'	1'
Minimum Side Yard Setback	3'	3'	N/A
Minimum Rear Yard Setback	5'	5'	1'

Maximum Building Height	35'	35'	35'
Minimum Gross Floor Areas for Ground Levels:	1200 SF	1200 SF	1200 SF
Number of Stories	2	2	3
Minimum Gross Living area	1800 SF	1800 SF	1700 SF
Minimum Ground Level Garage	2 Car	2 Car	2 Car

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Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

Pamela Howard

From: Jim Ake
Sent: Thursday, July 6, 2017 11:24 AM
To: Pamela Howard
Subject: Fw: VOOM Concerns regarding Lancashire Development Plan

FYI,
Regards,

Jim Ake
President, Westfield City Council
PH: 317-730-4959
Email: jake@westfield.in.gov

From: Gerald Kinyon <gkinyon@comcast.net>
Sent: Thursday, July 6, 2017 10:30 AM
To: Bryan Stumpf
Cc: Jim Ake; Steve Hoover; Robert Horkay; Cindy Spoljaric
Subject: FW: VOOM Concerns regarding Lancashire Development Plan

Bryan,

In our hurry to get this to you we overlooked one item suggested to us by a council person.

The below listed item was an oversight and should have been listed with the **3. General** items.

Upon closing each housing unit, the builder or developer will deposit three hundred ($300.) into the VOOM Master Reserve fund. The purpose for these deposits is to help add furniture to the pool area and maintenance of the VOOM Clubhouse and pool in light of the additional residents from Lancashire ll that will be using these facilities. The builders will be marketing these amenities as part of their sales promotion for Lancashire ll.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

From: Gerald Kinyon [mailto:gkinyon@comcast.net]
Sent: Wednesday, July 05, 2017 4:44 PM
To: Bryan Stumpf (bstumpf@11thstreetdevelopment.com)
Cc: jake@westfield.in.gov; 'shoover@westfield.in.gov'; 'rhorkay@westfield.in.gov'; cspoljaric@westfield.in.gov
Subject: VOOM Concerns regarding Lancashire Development Plan

Bryan,

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Please consider postponing your presentation to the Westfield Plan Commission while we work together to resolve these issues. If you want to meet with our steering committee to discuss these matters, please let me know.

Thanks for your understanding, consideration and patience.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

Pamela Howard

From: Sarah Lasbury <sblasbury@comcast.net>
Sent: Wednesday, July 12, 2017 7:56 PM
To: APC
Subject: Villages of Oak Manor

Hello Advisory Plan Commission Members,

I attended the meeting last evening of the Advisory Plan Commission, specifically with interest in the Villages of Oak Manor issues. I have only been to one other meeting, in another town, and was impressed with the way your entire meeting was handled - very professional.

My biggest concerns are the following:

1. High volume of individual residences. Developer says this will sell, but they are really close to each other - is there enough space for fire equipment, garbage trucks, traffic when parking spots are used? Is there enough drainage? With flooded streets like yesterday, is there drainage? I don't know why these are alleys not city streets to be maintained. Although this HOA fee will not affect me, it will certainly affect owners in Lancashire 2.

2. Increased traffic - I realize the number of units is less than current zoning allows, but as this area grows, it makes me question whether the true traffic impact of this number of residents in such a small area has adequately been assessed.

3. Extremely close proximity to Cotswold property owners whose side/back yards face this addition. As I understand it this is less than half the distance of the original condo buildings. The idea of decreasing number of townhomes in that area or moving them along the trail line sounds like it should help and the developer should look into this.

4. Pool and clubhouse activity will certainly increase, and current ones may not be adequate for original or proposed revised plans. I'm not sure this is a concern of the APC; however, it is one of the residents, and Hills certainly didn't address it, Beazer promoted it with residents, and both those companies are now gone. Current residents just want the new developers to listen and help figure out solutions.

5. I have only lived here a year and a half, and find this to be a lovely community, especially with so many residents being senior ages. I certainly don't know if these will sell, but the developers say these will sell, this is what the young career couples want. Seems to me there are other ones in the area with more entertaining space (not beside your garage), won't look like a garage community from the "streets", as this will once you get off Gunther looking at the backs of many of the homes, and will look nicer as a community, without HOA fees that have to cover streets for repairs, etc.

Thank you for your service. Thank you for listening. Yours is not an easy responsibility, but I am confident you will look at all the pros and cons when arriving at a recommendation.

I tried to find individual emails on the Westfield website, but could only find the general one, so I hope this gets to the Advisory Plan Commission.

Sarah Lasbury

17319 Wetherington Drive

Westfield, In 46074

sblasbury@comcast.net

Pamela Howard

From: Matt Skelton
Sent: Wednesday, July 12, 2017 9:26 PM
To: Pamela Howard
Subject: Fwd: Villages of Oak Manor

FYI.

Matthew S. Skelton, Esq., AICP
Director
Economic and Community Development Department

City of Westfield
2728 E. 171st Street
Westfield, IN 46074

Main: (317) 804-3170 Cell: (317) 508-6288

www.westfield.in.gov

Begin forwarded message:

> **From:** Cindy Spoljaric <cspoljaric@westfield.in.gov>
> **Date:** July 12, 2017 at 8:58:41 PM EDT
> **To:** Sandy Purnhagen <skpurn@yahoo.com>
> **Cc:** Chuck Lehman <clehman@westfield.in.gov>, Robert Horkay <rhorkay@westfield.in.gov>, Steve Hoover <shoover@westfield.in.gov>, Jim Ake <jake@westfield.in.gov>, Mark Keen <mkeen@westfield.in.gov>, Joe Edwards <jjedwards@westfield.in.gov>, Matt Skelton <mskelton@westfield.in.gov>
> **Subject: Re: Villages of Oak Manor**
>
> Thank you for sending us your comments on the VOOM PUD amendment. I have included Mark Keen (your district Councilor) as well as Joe Edwards (Councilor to district north of 32) to make sure we all receive and consider your feedback. In addition, I have copied Matt Skelton, our ECD director, who will direct staff to ensure this is included in record and also distributed to APC. Thank you kindly Matt.
> As always, if you wish to discuss anything further, please do not hesitate to contact me anytime.
> Thank you.
> Cindy
>
> Cindy Spoljaric
> Westfield City Council, At Large
> 317-695-6673
> Cspoljaric@westfield.in.gov

On Jul 12, 2017, at 7:36 PM, Sandy Purnhagen <skpurn@yahoo.com> wrote:

Dear Council Members,

My husband and I have been residents of the Villages of Oak Manor for the past 10 years, we reside in Cotswold, the paired patio homes at 3527 Heathcliff Ct. We have been looking at this vacant land on Gunther Blvd. also for 10 years!

We are happy that there is interest in building quality homes and townhomes on this property.

However, if townhomes were built next to the existing condo building it would give a more consistent look to the east side of Gunther Blvd. and keep all of the homes on the west side.

We appreciate you taking the time to review our input.

Sincerely,

Bill and Sandy Purnhagen

Sent from my iPad

Pamela Howard

From: Andra Cameron <acameron@salesforce.com>
Sent: Thursday, July 13, 2017 5:31 PM
To: Jim Ake; Steve Hoover; APC
Subject: Planned Development of Villages of Oak Manor

Greetings,

My name is Andra Cameron and I'm a resident of Cotswold in the Villages of Oak Manor. I am directly impacted by the proposed change for a mixture of Houses and Condos in the open space. My backyard faces that area and I live on the far north side. I wanted to voice my concern over the proposed request to move the condos to the Northside of the open property. I'm happy with the current plan that was drafted and shared with our community. I know that I have a different opinion of most residents. My only concern if the moving of the condos to that area. They would be best suited in the original location as it was documented and shared with my neighbors.

I respectfully ask that you approve the proposed development as it is currently drafted today.

--
Thank you,
Andra Cameron
Senior Business Systems Analyst, Salesforce
Cell: 317.341.0789

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Pamela Howard

From: Lyle Backes <lylobackes@msn.com>
Sent: Wednesday, July 12, 2017 2:16 PM
To: APC
Cc: Ed Higgins; Jim Ake; Ann, Lois Backes
Subject: Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:
My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.
Thank you for your attention, comments and concerns demonstrated at last nights APC meeting.
We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1.The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36', none 31'.
All homes must be 2 story.
All homes should be a minimum of 1800 living sq. feet, not including garage and porch.
No vinyl siding, hardy plank only with masonry front.
If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2.Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a $500 initial assessment must be collected at closing as currently is done for all areas.

4.The builder(s) must pay a $300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.
If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597
Or email: lylobackes@msn.com

Sincerely,
Lyle and Lois Backes
17238 Wetherington Dr.
Westfield, In. 46074

Pamela Howard

From: Paul James <paulajames321@gmail.com>
Sent: Wednesday, July 12, 2017 1:07 PM
To: APC
Subject: 1017-PUD-12 Lancashire At Oak Manor

I attended the meeting of July 11 regarding this issue. I also attended 2 community meetings prior to last nights meeting. We moved in mid May of this year. I live directly across the pond from the proposed development and my living area of the home is facing east, towards the proposed development.
I understand the concerns expressed by my neighbors. However, I am in favor of the proposed changes.
1. It is a better plan from a aesthetic view point. Most people will see fewer cars, headlights from traffic, less noise and unsightly views of balconies with grills, towels and what ever hanging over the balconies. Not to mention parking lot views with possible junk cars parked in them.
2. It has more value in terms of house pricing and possible re-sale value of homes.
3. The fact all units will have garages, and private drives is appealing and adds a uniformity to the development.

With that in mind, there are a few things for consideration, which **I would urge you to impress upon the developer and the builder partners** to see if some changes can be incorporated.
1.People are concerned about the increase in population and the effects of the increase overcrowding the pool,and clubhouse. Although the developer thinks it is going to be retired and professional people buying, many people are skeptical because of the 2 and 3 level homes being proposed, especially when building homes and units with no ground floor bedrooms. Additionally there is no green space for families with children, so where do the kids go?
2. The townhouse locations are a concern especially for the current homes on the south and southwest edge of the proposed development. If a single family house can be sold for money, why build tall, 3 level buildings at the southwest and south border of the property.
Why not the more attractive and lower height single family homes?
3. Although the area will be under the master HOA, there is an understanding that they will have a different HOA for their specific development. I understand there is still no HOA details provided, that I am aware of.
4. Another concern is having the developer and builders agree to a minimum house size/price if the economy were to suddenly turn and homes of that size and price do not sell. People do not what substandard units in size, price and quality built just to close out the investment and fill in the community.
As was pointed out, this area was never intended to be a non family, retirement only area.
Even with the concerns I have mentioned above, I am in favor of the improved plan from 11th Street development.

Thank you.

Best regards,
Paul James
3324 Heathcliff Court
Westfield, in 46074

Pamela Howard

From: Edward Higgins <higginsej1@gmail.com>
Sent: Saturday, July 15, 2017 12:24 PM
To: APC
Cc: Jim Ake; Cindy Spoljaric; Mark Keen; Joe Edwards; Chuck Lehman
Subject: Fwd: Villages of Oak Manor
Attachments: Adult Living 001.jpg

Westfield Advisory Planning Commission,

This is a follow up to the APC meeting of July 11, 2017 regarding the proposed PUD change to the Lancashire Village vacant land.

I am Edward Higgins and along with my spouse, Linda live at 17260 Wetherington Dr. in the Nottingham Village of Oak Manor. We respectfully submit the following for your consideration before you vote on the proposed PUD change and allow 11th Street Development to ruin our delightful community.

Our principal objections to the plan as proposed are:

See attached copy from Senior Guide magazine from 2010 when we chose The Villages of Oak Manor as our community to build in and spend our remaining years in retirement. Note that the three villages of Lancashire, Cotswold and Nottingham were all included in featuring Maintenance Free Living for the Active Adult. We knew more three story condo buildings were planned and we were and are okay if they come. If elevators are added the condos will sell.

Gunther Blvd. is one of two entrances to our community. It has sidewalks lined with grass and oak trees. The proposal would rip them out because the Lancashire ll plan would build right up to the street on both the west and east sides of Gunther. This will destroy the beauty of this roadway into our community. Pleasant walking "Green space" to the Midland Trail gone.

This tract of open land is 12.4 acres. If the original plan for five additional three story condo builds are erected, this would consist of 60 ground floor condo units. The additional 120 would be on a second or third stories of the five buildings. Not a part of the "foot print" of 109 houses/townhouses The condo layout is preferred over the significant crowding or cramming of 109 houses..

To this same point, the 11th Street Development plan is so crowded that there is insufficient room to have public streets, there is only enough land to make alleys between rows of houses. This will create the look of a mass cramped ghetto. Please note that we do not object to the look of the proposed houses or townhouses, we object to the sheer volume of small sized lots and alleys being proposed.

When questioned about the lack of guest/visitor parking, 11th Street tried to say there would be sufficient spaces along with road parking on Gunther Blvd. Well please consider this. The proposed houses have no driveways, only two car garages with a five foot apron coming off an alley. A visitor will have to drive around looking for a spot and if they're fortunate to find one, huff it back to their host's house in all weather. If a resident has a third car, as many families do, it would have to be parked in one of the visitor spots slated for guests.

The proposed Lancashire ll housing is totally different from the current Lancashire condos. A new covenant and by-laws will be required to assure compliance with this new style housing. The April 17, 2017 PUD amendment needs to be withdrawn to protect current VOOM residents against potential devious builder options. Yet, so far these objections have been brushed aside like they aren't on the developers road map, as insignificant.

For the aforementioned reasons, should you decide to approve this proposal, please make 11th Street Developers significantly change the plan by reducing the number of houses, increasing the lot sizes and moving the townhouses away from current existing Cotswold houses and not destroy the attractive look of our Villages.

Respectfully,

Ed and Linda Higgins

Pamela Howard

From: Steve Hoover
Sent: Monday, July 17, 2017 10:57 AM
To: APC; bstumpf@11thstreetdevelopment.com
Subject: Fwd: Proposed PUD change in the Villages of Oak Manor

Please see attached comments from VOOM resident.

Steve

Sent from my iPad

Begin forwarded message:

> **From:** Arlene Mueller <muellera515@gmail.com>
> **Date:** July 16, 2017 at 2:33:59 PM EDT
> **To:** shoover@westfield.in.gov
> **Subject: Proposed PUD change in the Villages of Oak Manor**
>
> Please share theses concerns with all the appropriate planning committee members.
>
> First of all let me say that overall I am in favor of the style and reduced number of units that is under consideration. My concerns are with the placement of the 3 story town home forming a fortress between the existing one story and one and a half story town homes and the new development. My home at 3528 Heathcliff Ct. will be very close to the 3 story wall created by 2 four unit town homes. If the developer moved those units to the north side of the building site or to the east side of Gunther Road, there would be a gradual increase in size of dwelling and the overall appearance improved. My next concern deals with the "alleys" in stead of streets. I am assuming that by Westfield code alleys are substandard to roads or streets. Since the paved areas are going to carry traffic and building equipment, I think they should be as well built, long lasting and substantial as the rest of the the streets in the Villages of Oak Manor.
>
> Thank you for taking time to talk to my husband and I on the parking lot after Tuesday night's meeting.
>
> Arlene Mueller
> 3528 Heathcliff Ct

Pamela Howard

From: Steve Hoover
Sent: Monday, July 17, 2017 11:07 AM
To: APC
Cc: bstumpf@11thstreetdevelopment.com
Subject: Fwd: Village of Oak Manor PUD requested revision and property development plan

FYI, I didn't see APC members copied on this.

Steve

Sent from my iPad

Begin forwarded message:

> **From:** Scott Ringold <scottringold@yahoo.com>
> **Date:** July 14, 2017 at 9:07:39 PM EDT
> **To:** "jake@westfield.in.gov" <jake@westfield.in.gov>, "shoover@westfield.in.gov" <shoover@westfield.in.gov>
> **Subject: Village of Oak Manor PUD requested revision and property development plan**
> **Reply-To:** Scott Ringold <scottringold@yahoo.com>
>
> My name is Scott Ringold. My wife and I have been residents of Nottingham (17307 Wetherington Dr.) in VOOM since December of 2014.
>
> Although I share some of the concerns of the Cotswold residents regarding the proposed development (particularly their concerns about the proximity of the proposed townhouses), in general, my wife and I are supportive of the overall plan. Our concerns are pretty much echoed in the comments that you received from resident Lyle Backes.
>
> Our concerns are specifically about insuring that the builder/developer be held to the standards as proposed and not be allowed pull back from those requirements and build very small single family homes that would overall hurt the value of the neighborhood. I will, in fact, copy these concerns from Lyle's email:
>
> *The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.*
> *All single family home sites should be a minimum of 36', none 31'.*
> *All homes must be 2 story.*
> *All homes should be a minimum of 1800 living sq. feet, not including garage and porch.*
> *No vinyl siding, hardy plank only with masonry front.*
> ***If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD**. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.*

If possible we also recommend that the positioning of the townhomes be reconsidered, as mentioned in Lyle's email as well.

I am familiar with the builder (a good reputation nationwide) and have some confidence that they have every incentive to make this development a commercial success as well as integrating the development in to the look, feel and value of the existing community.

What I ask of the planning commission and city council is that they act in a fiduciary role on our behalf to ensure the proper safeguards are built in to whatever agreement is ultimately struck to protect the value of the existing residents' property and interests.

Thank you for your consideration and service to our community.

-Scott & Carol Ringold

Westfield-Washington Township Advisory Board of Zoning Appeals
130 Penn Street
Westfield, IN 46074

RE: 1707-PUD-12, 1707-SPP-08, 1707-ODP-08
Lancashire II at Villages of Oak Manor

Dear Plan Commission Members,

We are residents of The Villages of Oak Manor at 17217 Falkland Drive, which is immediately adjacent to the proposed 11th Street Development. We understand this property is very valuable to the developer, and we are not attempting to torpedo the project. However, we do believe there could be some modifications to make the development more acceptable to everyone.

We do feel the town homes would be better suited to the property east of Gunther Boulevard adjacent to the Lancashire condos. However, our biggest objection relates to the two town home units (one building of four units and especially the building with five units) on the west side of the property and south of the single family homes. These three story buildings are simply way too close to the existing single story paired patio homes. At the very least the five unit building should be eliminated, reduced or replaced with fewer single family homes since there is virtually no buffer.

The town home building with five units is literally twenty some feet from our patio. Landscaping would do very little because of the height difference in the two structures. Reducing the town homes by one to five individual units should not be a deal breaker.

We are looking forward to working with all parties involved for a fair solution. Thank you for your time and consideration.

Sincerely,

R. L. Langevin
Patty Langevin

Ron & Patty Langevin
17217 Falkland Drive
Westfield, IN 46074
Cotswold Neighborhood
Villages of Oak Manor

Pamela Howard

From: Gerald Kinyon <gkinyon@comcast.net>
Sent: Thursday, July 20, 2017 10:07 AM
To: Steve Hoover
Cc: Jim Ake; Cindy Spoljaric; APC; Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon; Crenshaw, Rayford (II) & Janet; DeVon Yoho; Kelley, Bill; Kinyon, Jerry; Langevin, Ron & Patty
Subject: RE: Lancashire at the Villages of Oak Manor (VOOM)

See my responses below in red.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

From: Steve Hoover [mailto:shoover@westfield.in.gov]
Sent: Tuesday, July 11, 2017 11:06 PM
To: Gerald Kinyon
Cc: Ed Higgins; Higgins, Linda; Huge, Thom; Julian Burns; Kelley, Lin; Kriskovich, Jerry; Laura Bramer; Lyle & Lois Backes; Vance, Sharon
Subject: Re: Lancashire at the Villages of Oak Manor (VOOM)

Gerald, as I stated at tonight's APC meeting, I do form personal opinions of projects or amendments to projects as they are introduced to the Council. I then attend neighborhood meetings and read emails from neighbors and interested parties. I listen intently to public hearing comments at the APC meeting. Part of my job as a counselor is to then make decisions based on the input I have received and what I believe is best for the community as a whole. My concern is that you appear to believe that your opinion of what is best for our community is more relevant than what we believe is best for our community.

It is important to note that zoning I feel is inferior to what is being proposed is already in place. In my opinion the current proposal has much less density, enhanced architectural requirements and many other benefits. You are correct that the density of population is less with the proposed plan. However, the current zoning is for 5 three story units, each with a footprint of 12 residences. That results in an area density of 60 units versus the 109 units proposed by 11th Street Development. In other words, more buildings with less open space between.

I do take offense to your comments regarding my pre-conceived support and my lack of concern for the neighbors input. I go out of my way to listen to concerns and answer questions about the project and the process. You came to our meeting and echoed the presentation with no comments as to potential detrimental effects of the proposed development. Some felt that your comments were a little patronizing.

Regarding your comments about moving this somewhere else where there is undeveloped land. Our Comprehensive Plan and good planning practice supports filling in current available spaces rather than expand into undeveloped areas. This proposal is an infill project that is already zoned and has utilities and infrastructure available. My concern is that the proposed plan introduces to the VOOM community two entirely different home types and two entirely different demographic buyers than currently exist in our neighborhood. When my wife and I moved into Cotswold in 2009, Hills Homes was actively promoting VOOM as a seniors community. The common facilities of the were sized and styled for a senior community, and will not be adequate for a young professional community. As Mr. Stumpf indicated, the proposed plan will appeal to young professional couples, divorcees and empty nesters. The current demographic of our

community consists of almost totally seniors in the Cotswold paired-patio homes and the Nottingham ranch homes, and a mixture of seniors and young individuals in the Lancashire condominiums. The Southampton community consists primarily of established families, some soon to be empty-nesters.

There are a few individuals in VOOM that find the proposed plan to be acceptable. Virtually all of these individuals live blocks away from the Lancashire II area. I have polled the residents of Cotswold regarding their opinion of the plan. Half of the respondents find it totally unacceptable, even with some modifications. The other half find it acceptable only if major changes are made to it. Cotswold is the section of VOOM that borders the proposed development on the west and south. It's in our backyards.

Many of the VOOM residents are suspicious of the Plan Commission because of our confrontation with them in 2010. At that time, Hills Homes proposed an amendment to the PUD to allow small starter homes in the undeveloped area of Cotswold rather than continue with the paired-patio homes required by the PUD. This was because they felt there was not market for paired-patio homes. In spite of our objections to the Commission, they voted unanimously to forward it to the City Council recommending its approval. Fortunately for VOOM, the council did not accept the recommendation. That section of Cotswold is now completely sold out and the last few units are nearing completion, all with paired-patio homes that are a positive addition to the VOOM community.

All of the homes in Cotswold, Nottingham and Lancashire are full maintenance by the HOA. The proposed would have full maintenance for the townhouses, but no maintenance for the 2 story residences. Again, this creates a unique set of problems for the Master HOA and for the neighborhood, as a whole.

I would be happy to discuss your concerns further at any time mutually agreeable to both of us. Please call me at 317-607-4972 if you are interested.

Respectfully,
Steve Hoover

Sent from my iPad

On Jul 10, 2017, at 5:27 PM, Gerald Kinyon <gkinyon@comcast.net> wrote:

> Gentlemen,
>
> Thank you for taking time out of your schedules to be with us in VOOM for the presentation of the proposed development of the remaining undeveloped property in the Lancashire section of VOOM. We regret the somewhat unruly conduct of a few or our residents that detracted from a rational discussion of the merits of the proposed development.
>
> From the comments that were made by each of you, to the group or to individuals in our group, I sensed that all of you came to the meeting in favor of the proposed development. That concerns me. The concern is that your apparent support of the development was formed prior to your consultation with the residents most affected by it. Are we regarded as grouchy old people whose opinions are not worthy of consideration?
>
> We understand that the Mayor Cook and Westfield City Council have set as a goal the growth of Westfield. I think most people would agree that the proposed development contributes to growth in population and in the property tax base in Westfield. The question is not, is this a good development, but is it a good development for the Villages of Oak Manor.
>
> For those of you that are not familiar with the Villages of Oak Manor, I will give you a brief history. Development of VOOM began in about 2006 with villas (paired patio homes), the three story

condominiums and ranch homes. The marketing clearly stressed the advantages of VOOM to seniors. During our meeting with the Westfield Council in 2010, Hills Homes representative acknowledged this original target demographic. HOA maintenance of yards, landscaping and snow removal were stressed. The original developer Hills Homes planned the community and sized the swimming pool and clubhouse for the senior demographic. It was based on that demographic and that style of living promoted by Hills Homes that convinced us to buy in this community.

I trust that you sensed the resistance to the plan proposed by Bryan Stumpf of 11th Street Development. What you may not have sensed is that it was mostly the individuals that lived in the Cotswold section of VOOM in the villas that were most concerned. I am one of them. Our section is immediately adjacent to the development on its south and west edges. We were prepared that someday three story condominiums would be built in the open area near us. These would have been a little farther away from our homes and would have had more open spaces between them than the plan presented by Mr. Stumpf. The support, or at least lack of resistance, was from those living several blocks away from it. This development is in my backyard.

We had another meeting two days after the presentation you attended. The same concerns were expressed, but in a more rational and civil tone. Some residents were not strongly opposed to the proposed development, and a few thought it to be a good plan. Many of these were concerned that the proposed plan may be the best we'll ever get for that property. They recalled that in 2010 the VOOM residents had vigorously opposed Hills Homes request for PUD amendments to build small, inexpensive starter homes targeting lower income families in the area previously designated for the villas appealing to seniors. The residents convinced the council to stop that development. That turned out to be a good decision. Beazer Homes has now sold and built out the entire area with villas, as originally planned, virtually all of which are occupied by seniors.

Some of our residents are concerned that if we opposed this new development when it appears that you are in favor of it, we would be risking you approving, in the future, a plan worse than this one out of your frustration with us. I hope this is not true. I hope that as a council person for Westfield, you are at least as concerned about the effects of development on the existing Westfield residents as you are in creating a developer friendly climate to aid in the growth of Westfield. Is this assessment of the situation correct? Must we need to convince our council people that our acceptance of development in our neighborhood is as important as growth in the property tax base?

Virtually all of our residents think that the proposed plan and the proposed builders are good. If the Lancashire property was the last undeveloped land in Westfield, and the proposed plan was the last possible plan available, perhaps our resistance would be stifled. But that is not the situation. There is undeveloped land, much of it for sale, in many areas of incorporated Westfield. Why should this project with unknown effects on our neighborhood be so important to Westfield that a few dissatisfied residents feelings don't count? Are we obstructionists if we expect development in the proposed area to appeal to the same demographic as the original plan, the plan that encouraged us to buy into this neighborhood? Is the growth of Westfield and its property tax base so much of a priority to the council that a few disappointed residents shouldn't be a concern to you?

We in the Villages of Oak Manor are still discussing this plan. Many of us feel that it is not acceptable in its current form, but might be less objectionable if some revisions are made to it. That's disappointing. We seem to be forced to accept something less objectionable. We feel that it is us against the developer and the council.

These are my personal views. While some in VOOM agree with me, some do not.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

Pamela Howard

From: Margaret Delks <margaretdelks@gmail.com>
Sent: Friday, July 21, 2017 5:41 PM
To: APC
Subject: Proposed change to PUD in The Villages of Oak Manor

Westfield-Washington Township Advisory Board of Zoning Appeals

130 Penn Street

Westfield, IN 46074

RE: 1707-PUD 12, 1707- SPP08, 1707-ODP-08

Lancashire at Villages of Oak Manor

Dear Plan Commission Members,

We are residents of The Villages of Oak Manor at 17219 Falkland Drive. Our property is in immediate proximity to the proposed site for development discussed by 11th Street Development at the July 10, 2017 meeting. While it is certain some development of the space behind our property will occur, the proposal by 11th Street Development is not acceptable in the current state. We suggest that modifications be made to decrease density of the homes and townhomes, as well as alter the location of the three story townhomes to a different site on the property space. We feel these changes are essential and will be more conducive to quality living for all parties involved.

We suggest that the total number of homes be reduced to ensure adequate space for daily living for the new residents, reduction of noise and traffic, as well as preservation of some of the green space for wildlife that calls the pond and field their home. Our most pressing concern is the two townhome units proposed for the west side of the property and south of the existing duplex homes. This design particularly affects us and our paired neighbors and all of the residents that border the pond. The proposed location of these townhomes is much too close to the current homes. In fact, we did measure, and the five story townhome will be within twenty feet of our screened porch. In its current planned state, the view from our duplex will be the outside of this large three story townhome, virtually blocking sunlight and any other view, and the townhome view will be our dining room. This is not ideal for anyone. We suggest that the townhomes be moved to another location on the property, or be eliminated. Adding landscaping or trees will not alter the impact of the disparity in height of the townhomes compared with our one story duplex patio home. Moving the townhomes to face the trail or eliminating one of the townhomes altogether will not significantly change the availability of units for sale, and will preserve the atmosphere and culture of the neighborhood.

If these changes cannot be accommodated by the developer, we would prefer the currently approved plan as that design does not encroach on the existing duplex homes and allows for preservation of green space. The current plan has more units, but the design is much less dense as far as area consumed by buildings.

We stay open to continued conversation, negotiation, and compromise with the developer, and hope to arrive at a fair and acceptable solution. Thank you for your consideration and engagement in this process.

Sincerely,

John Delks

Margaret Delks

17219 Falkland Drive

Westfield, Indiana 46074

Cotswold at The Villages of Oak Manor

Pamela Howard

From: BETTY TITUS <btitus3475@comcast.net>
Sent: Sunday, July 23, 2017 5:10 PM
To: Jim Ake; Steve Hoover; APC
Subject: Villages of Oak Manor

I live in the Villages of Oak Manor at 17209 Falkland Dr. I attended both meetings we had at our clubhouse and the one at the Planning Commission concerning the request for rezoning at the property behind me, the portion of which is currently planned for 3 story townhouses. To state that I am not in favor is a light statement. The lack of privacy alone would be enough, but the traffic is going to be a complete mess also with the addition of the number of families with only one way in or out either at SR 32/Gunther Road or Carey Road and Wethington.

There are other concerns as well - the devaluation of the property is at least part of that concern. The ease at which they were able to make a change to the PUD without anyone's knowledge makes me guess if times get tough and they are unable to sell what they build it could happen again.

Below are the items which most of us agree on that I pray you will take into consideration before the final meeting on Tuesday, July 25th.

The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36', none 31'.
All homes must be 2 story.
All homes should be a minimum of 1800 living sq. feet, not including garage and porch.
No vinyl siding, hardy plank only with masonry front.
If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.
2.Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.
3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a $500 initial assessment must be collected at closing as currently is done for all areas.
4.The builder(s) must pay a $300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.
5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you,

BETTY TITUS
317 431-2904

Pamela Howard

From: Janet Crenshaw <crenshaw.j@comcast.net>
Sent: Monday, July 24, 2017 2:32 AM
To: APC; Jim Ake; Mark Keen
Cc: Cindy Spoljaric; Chuck Lehman; jedwards@westfield.in.gov
Subject: Concerning Villages of Oak Manor

Dear members of the
Westfield Advisory Planning Commission and Westfield City Council members:

This letter is to let you know how disappointed we are in the future plans for the parcel of land on the other side of the pond. We represent just one of a majority of the homeowners that disapprove of this plan.

We are the Crenshaw's. My name is Janet, and my husband Rayford and I live in Cotswold. Our address is 3352 Heathcliff Ct. We were very happy with our new home...until we learned of the plans to build high density housing on a mere 11 acres across the pond from us.

Our hope is that you will help us maintain our neighborhood, and stop what is sure to be a disaster for everyone, except the developer. We know it's all about money, and they aren't concerned about our quality of life. We don't trust the developer. The current developer's representative said that Beazer Homes wasn't interested in that property. We know that is untrue. We just spoke with the Beazer representative last week and he confirmed what we knew all along. We now wonder what other falsehoods are being told.

To add that many future residents to this area, on such a small piece of land, is unfathomable. If anyone can tell us they would welcome such a plan as this in their neighborhood, we would love to have a conversation with them.

To further discuss what can be done to stop this planned development, please contact us at 317-873-2500.

Sincerely,

Rayford and Janet Crenshaw

Life isn't about waiting for the storm to pass...
it's about learning to DANCE IN THE RAIN.

Always Dancing,

Janet

Life isn't about waiting for the storm to pass...

It's about learning to DANCE IN THE RAIN.

Pamela Howard

From: Matt Skelton
Sent: Monday, July 24, 2017 8:04 AM
To: Pamela Howard
Subject: FW: Villages of Oak Manor/Lancashire2

FYI

Matthew S. Skelton, Esq., AICP
Director | Economic and Community Development

City of Westfield, Indiana
2728 E. 171st Street | Westfield, IN 46074
317.508.6288

-----Original Message-----
From: Jim Ake
Sent: Friday, July 21, 2017 6:14 PM
To: Matt Skelton <mskelton@westfield.in.gov>
Subject: Fw: Villages of Oak Manor/Lancashire2

FYI Public Comment

Regards,

Jim Ake
President, Westfield City Council
PH: 317-730-4959
Email: jake@westfield.in.gov

From: John Rhoads <john.rhoads@earthlink.net>
Sent: Friday, July 21, 2017 4:20 PM
To: Jim Ake
Subject: Villages of Oak Manor/Lancashire2

Dear Mr. Ake,
My name is John Rhoads and I live in Villages of Oak Manor with my wife Lee. We are new residents to Westfield having moved here from Florida about 4-months ago. This is a very nice community and we have found the other residents to be friendly and responsible. The potential development of several acres of vacant land has been the talk of the neighborhood this past month. Here are my thoughts regarding the proposed development of this vacant land.
1. The artist rendering shows attractive buildings. Someone said that this development was similar to Harmony which I visited earlier this week. Harmony is a very attractive neighborhood with a mix of residents I am told that exists of families, empty nesters, and single professionals. There is at least 10-feet between residents and no two buildings look identical. Each home seems to be at least 2500-sq. ft. in size. All homes are 2-story with ample parking at each residence. The proposed single family homes at Lancashire2 appear smaller, with very little space between homes. Also resident parking is limited to garages as the short driveways would not accommodate a normal sized vehicle. Unlike Lancashire2, Harmony has some common green space with walking opportunities on sidewalks throughout the development. There are nice public roadways throughout the Harmony development with some wide concrete alleys

where homes have garages in the rear of the homes. At Lancashire2 the streets are to be private and maintained by residents. This seems to me to be frought with problems: How will the infrastructure be constructed? How will it be determined what maintenance will be required. I see a bankrupt HOA in a few years. All streets should be public paid for by our taxes, not our HOA.

2. I have heard that the proposed Lancashire2 violates existing convenants of the Villages of Oak Manor but in what way I am unsure. I doubt the city of Westfield would allow a development to move forward if this was the case.

3. The proposed Lancashire2 also shows some town homes. Our daughter and grandson live in a town home in Countryside. These town homes have some green space adjacent where children can play and there is a basketball court as well which is frequently used by children who live in the town homes. I was surprised by the number of children but was informed that these town homes were an affordable alternative for single family parents. At Countryside the town homes are in an area away from single family homes so there does not appear to be conflicting lifestyles between single family homes and town homes. At Lancashire2 there is not enough space to have separate areas for single family homes and town homes. It might be prudent for Lancashire2 to be developed without town homes and instead only single family homes.

4. My patio home in Nottingham was constructed by Fischer at a price of about $380,00. I think most other homes locally are priced in the $300,000 to $400,000 range. I would expect Lancashire2 to have similarly priced homes so that home values are protected.

I am hopeful that Lancashire2 is developed with less congestion, adequate parking, some green space, sidewalks and public streets, and at a price that protects existing home values. Thank you for the opportunity to share my comments and thoughts with you.

Sincerely,
John Rhoads

Sent from my iPad

Pamela Howard

From: Andra Cameron <acameron@salesforce.com>
Sent: Monday, July 24, 2017 9:29 PM
To: Jim Ake; Steve Hoover; APC
Subject: Re: Planned Development of Villages of Oak Manor

All,

I'm sorry but I'd like to change what I originally expressed below. After talking to multiple neighbors, I now understand the proposed housing development in greater detail. I work International hours, so I missed the meetings that were held in my neighborhood. My only source of information was meeting minutes which didn't go into some specifics.

It is my understanding that these houses will literally be on top of each other with only 6-8 feet between each house. Since my backyard will look directly upon them, I have no desire to see what is being proposed.

I would like to withdraw my original comments/concerns and replace it with rejecting the entire community all together. I see nothing but the value of my house plummeting.

I strongly hope that you take our concerns into consideration and find a better solution for the land. Many of us are close to retirement, or retired, with the hopes this will be our last homes. I'd hate to see our dream homes depreciate by terribly designed housing developments. There's better options for that land that will make everyone happy.

Thank you,
Andra Cameron

Sent from my iPhone

On Jul 13, 2017, at 5:30 PM, Andra Cameron <acameron@salesforce.com> wrote:

> Greetings,
>
> My name is Andra Cameron and I'm a resident of Cotswold in the Villages of Oak Manor. I am directly impacted by the proposed change for a mixture of Houses and Condos in the open space. My backyard faces that area and I live on the far north side. I wanted to voice my concern over the proposed request to move the condos to the Northside of the open property. I'm happy with the current plan that was drafted and shared with our community. I know that I have a different opinion of most residents. My only concern if the moving of the condos to that area. They would be best suited in the original location as it was documented and shared with my neighbors.
>
> I respectfully ask that you approve the proposed development as it is currently drafted today.
>
> --
> Thank you,
> Andra Cameron
> Senior Business Systems Analyst, Salesforce

Cell: 317.341.0789

Pamela Howard

From: Bill Purnhagen <bpurn1@yahoo.com>
Sent: Wednesday, July 26, 2017 3:44 PM
To: APC; Mark Keen; Cindy Spoljaric; Chuck Lehman; jedwards@westfield.in.gov; Steve Hoover; Robert Horkay
Subject: 11th Street development plans

Last week my wife wrote to many of you expressing our support for the proposal by 11th Street Development with some changes for our community. Since that time another meeting was held with 11th Street and they are unwilling to make any changes. They keep telling us to check out the Harmony Development to see the product they are proposing. The product there is nice, however, there is no comparison in regards to lot sizes. Harmony lots are from 60-75 feet wide with 10 feet between homes. The proposal for our community is 31-36 feet wide with 6 feet between homes.We have gone from being somewhat supportive of the proposal to being against it 100% as submitted. The unwillingness of 11th Street to entertain suggestions from our community is disheartening. We'd rather see condos go up as currently planned than the 11th Street proposal. They keep saying they are reducing the number of people but they are increasing the density considerably. We took their advice and looked at Harmony. It changed our minds completely. We can only hope you pass on the proposal as submitted and have them go back to the drawing board. Thank you all for your time.

Bill and Sandy Purnhagen
3527 Heathcliff Ct
Westfield, In 46074
317-804-5436

Pamela Howard

From: Edward Higgins <higginsej1@gmail.com>
Sent: Wednesday, July 26, 2017 8:56 PM
To: APC
Cc: Mark Keen; Cindy Spoljaric; Joe Edwards; Jim Ake; Chuck Lehman
Subject: Villages of Oak Manor (VOOM)

Dear Westfield Advisory Planning Commission,

As a resident of VOOM and a member of our Community Steering Committee I attended a meeting on Monday July 24th that Bryan Stumpf requested. In light of all the discussions and emails following the APC meeting on July 11th, we were hopeful that as a result of our comments, objections and recommendations Bryan wanted to share some compromise ideas. This was not the case. Bryan put his presentation on replay as though we hadn't heard him the first and second times. No modifications.

The residents' objections, requests for reconsideration included reducing the number of planned units to be shoehorned into the 12.4 acres,
moving the location of the townhouses to the north end of this land by the Midland Trail, eliminating two of the townhouses away from the current Cotswold paired patio homes and having 11th Street Developers contribute some money per house closing to the Master HOA reserve fund to help pay for exercise equipment and pool furniture. The logic for the financial contribution is because of all the additional people that would be using these amenities. The other VOOM developers contributed by building and furnishing the Clubhouse, the pool and furniture, the exercise equipment, all the plantings in the common areas and fountains in the ponds. But, 11th Street Developers have no interest in granting anything.
As proposed, 109 residences in this 12.4 acres will create significant parking issue for the residents. Parking by a residence is limited to the two car garage. Where will service (Comcast/Directv, HVAC, pest control, etc.) trucks park? There is no space. Furthermore, with no basements, no attics, no space over garages, many would have stuff stored in their garage forcing a car to the planned "extra" parking spaces.

Bryan chose to restate where he would relocate existing oak trees that he plans to up root and how his plan matches Saxony and Harmony. He refuses to hear that those communities are built on larger lots and do not have the number of houses per acre that he wants in VOOM. He did say he has an attorney working on the covenants and by-laws for this new area.

The residents of VOOM do want this land built-out and completed but not as proposed. I have no objection to the look of the houses proposed, the number and size of lots is an issue for the VOOM community. This proposal only benefits the developer and builders who will pocket money and be gone, saddling current VOOM residents and tax payers with issues for years to come.

So far as I can tell, the only thing accomplished on Monday was 11th Street Developers being able to tell you, the APC, that he again met with some residents from the Villages of Oak Manor.

Respectfully,

Ed Higgins

Pamela Howard

From: Steve Hoover
Sent: Friday, July 28, 2017 2:08 PM
To: Lyle Backes; APC
Cc: Jim Ake; Andy Cook
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

I was asked by Lyle and Lois Backes to forward to the full APC, so please note their comments.

Thanks, Steve

Sent from my iPad

On Jul 27, 2017, at 3:15 PM, Lyle Backes <lylobackes@msn.com> wrote:

Hi Steve,

We have not heard back from Bryan Stumpf of 11th Street (per your email to him) regarding the PUD proposal, although the VOOM Steering Committee did meet with Bryan and reportedly the major issues go unresolved based on his refusal to compromise.

With that in mind, our position has changed from a position of "let's work this out" to a position of "not much chance" as there seems to be little concern for the residents requests

from the development company.

Some roadblocks:

-The area plan is too dense and it may be that the developer is trying to recoup too much money for the property without regard to the impact on the current residents. A comparison to 5 more condo buildings holds no relevance. If we lived in a paired patio in our neighborhood and had this happen in our back yard, we would not want it.

-You mention how many Westfield private streets approved have been no problem (hundreds), yet we have no idea how this works, who will pay for what and do not know where the comparable residences you refer to are located. We see major issues with this and the lack of parking availability.

-The bylaws are a big deal here and we have not seen them for this plan.

-The PUD is too vague and leaves room for the developer to switch gears if this concept is not selling well. The City Council dismissed a similar PUD request for the paired patio area in 2010. That PUD requested smaller houses built close together, no full membership in the Cotswold Corporation, self maintenance, rear alleys, etc. and now something similar

in Lancashire. This is a major change compared to the original plan when we purchased here and not a likable one in it's current form.

-The Townhouses are in the wrong location of the development plan.

-The developer's refusal to pay for the additional clubhouse and pool needs is not acceptable.

There are other concerns and unresolved questions that the Steering Committee and individual residents have in addition to these listed above.

Our overall reason for this email is ask you to vote against it and to tell the development company to come up with a better plan. We are open minded people who have a lot at stake, have supported the current Mayor and Council and expect the same in return. We are not asking for one sided favoritism but rather for a fair shake. We are but one voice, many people here have voiced similar concerns; ultimately it will be the decision of the entire community that will have our full support.

By the way, the Beazer Company has stated that they would like to build more paired patio homes in the area mentioned, but they have been unable to do so...they sold very well this past year, selling out quickly at higher than expected prices...very favorable for city real estate tax income. Most residents would favor more of the same over this plan. As we say in business, the paired patios are cash cows for a City like Westfield.

We ask that you please pass this along to other APC members as we do not have all of their email addresses.

Thanks for listening. Please get back to us if/where you feel we are being unreasonable.

Sincerely,

Lyle and Lois Backes

From: Steve Hoover <shoover@westfield.in.gov>
Sent: Tuesday, July 18, 2017 9:36 PM
To: Lyle Backes
Cc: Jim Ake; Ed Higgins
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

Lyle, I am expecting a call from Bryan Stumpf tomorrow and will let you know the results. It is not unusual that you have not heard from APC members, but I can assure you that most are reading and considering all of the emails and other input. It is also not that unusual that neighborhoods are built with

private streets. I understand your concerns, but we have been through this process hundreds of times and it works well.

Thanks, Steve

Sent from my iPad

On Jul 18, 2017, at 1:19 PM, Lyle Backes <lylobackes@msn.com> wrote:

> Hi Jim and Steve,
>
> After sending the email below, the only APC member that we have heard from was your response Steve, which asked Bryan (11th Street)
>
> to respond to us, but we have heard nothing from him. Additionally, we asked you to let us know who has the financial responsibility for repair and maintenance to private streets (we specified that it cannot be anyone or any corporation that lives/exists in our community) but we have received no response regarding this important issue. We have many other questions/concerns as listed below that need to be answered, but not sure how to get the necessary communication. Certainly the Covenants and Bylaws need to be written and delivered.
>
> The entire process of the Plan Commission communication seems somewhat one sided, the development company gets more listening time at the hearing and before, receive response time as needed. Our community residents were told to send the APC our opinions via email, but do not get responses expected.
>
> As a result, we are hearing more and more dissatisfaction with the proposed development even before the Plan Commission rules, probably because many residents feel there is not enough concern on the part of the Plan Commission to the process and the affect on VOOM.
>
> It's our feeling that The Village of Oak Manor deserve to be heard as this PUD change is a big deal to us, probably greater than you gentlemen understand. We have a lot of respect for both of you, however when it comes to this change, our community outlook comes as the top priority.
>
> We have no idea how the Plan Commission can possibly rule on this development plan unless they also have the necessary info and it's affect on our community. As it stands now, if this info is available, we have not seen it.
>
> Please let us know how we can be more informed on the items listed below.
>
> Thanks in advance.
>
> Sincerely.
>
> Lyle and Lois Backes

From: Lyle Backes
Sent: Wednesday, July 12, 2017 2:16 PM
To: apc@westfield.in.gov

Cc: Ed Higgins; Jim Ake; Ann, Lois Backes
Subject: Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:
My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.
Thank you for your attention, comments and concerns demonstrated at last nights APC meeting.
We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1.The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.
All single family home sites should be a minimum of 36', none 31'.
All homes must be 2 story.
All homes should be a minimum of 1800 living sq. feet, not including garage and porch.
No vinyl siding, hardy plank only with masonry front.
If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2.Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a $500 initial assessment must be collected at closing as currently is done for all areas.

4.The builder(s) must pay a $300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.
If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597

Or email: lylobackes@msn.com

Sincerely,
Lyle and Lois Backes
17238 Wetherington Dr.
Westfield, In. 46074

Pamela Howard

From: Lyle Backes <lylobackes@msn.com>
Sent: Saturday, July 29, 2017 6:31 AM
To: Steve Hoover; APC
Cc: Jim Ake; Andy Cook
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

Dear Steve,
Thank you for your reply and for forwarding our comments on to the balance of the APC committee members. It is our goal to convince you to vote our way and carry our message forward to all concerned. We respect each and every person on this email list, the position each of you hold and the authority and responsibility that goes with your decisions. Please accept our comments, questions and concerns as all are meant for positive input, although in the heat of the battle, and we are there now, some comments can seem pointed or too direct since we sometimes see things differently from one another.
We are very concerned about the future of our community and want to spend the necessary time and energy to convince you and the entire APC board that we need a better plan. We would ask that you all put yourselves in our shoes; retired, 75 years old, invested much of our retirement money, time and social life to this community. We did so as it was presented to us in 2007, with a developer we respected and trusted.
We are fairly typical of the many residents who live here in the Lancashire, Cotswold and Nottingham sections. We moved from Carmel and have grown to love Westfield.
Council persons, APC members, the Mayor and others know of our support for them and many of the community efforts that they have put in place. We have been active in We Can and vocally showed our support for the Community there as well. We are good citizens, tax paying and supportive of Westfield businesses. We require very little that costs this city financially, so we consider ourselves your cash cows☺.
We do have rights, so we also speak up.

The current plan is not superior to the condo plan that is in place now. A reference is made in your email to apartments but we are a home ownership community, condos and all other and want to keep it that way.

You should not be shocked by the negativity as you see it, but rather appreciate our point of view as good citizens that you represent. We are successful people who do not labor over change, but do have a strong desire for change that improves. This will not improve the living conditions here in any way. We do not see it increasing our house values in the future but rather as a risk for frequent turnover based on the 11th Street demographic input.

The minor changes you refer to that Bryon of 11th Street is working on is not nearly enough to improve this plan. We have seen no Covenants and Bylaws for the Lancashire 2 area. We have an extensive set of rules that govern 5 Corporations in The Villages of Oak Manor: Lancashire, Cotswold, Nottingham, Southampton and The Master. You should have the same concerns for these as we do and cannot possibly rule on this proposal until these are read, reviewed by us and our attorney and accepted by our current residents.

We are naturally leery of Private Streets, probably because we see something being put on us that the City doesn't want. This can create many potential problems from inconvenience to financial. We have a City Streets Department to deal with these issues and we do not want to do that job. We pay taxes for streets and want the future costs where they belong. Steve, you have referred to many private street developments, actually hundreds, but we have not been told how these work, are maintained, financed for future costs and by whom and where they are located.

So overall, we are very opposed to the plan as presented to us for the above mentioned reasons and more.
-It is too dense, the footprint is definitely more dense than the condo plan.
-It has little greenspace in a City that is rightfully proud of it's accomplishments in this area.
-It will lack adequate parking.
-It is self maintenance for landscape and snow removal and we are a full maintenance community.
-It puts a burden on the bordering homes as the townhouses are closer to them than the condo buildings would have been.

-The PUD is not broad enough to insure that only houses as described to us in price, quality and design will be built. 11th Street has a habit of referring to other subdivisions they have designed and built, specifically Harmony, stating this is like that in most ways, but that is noticeably far different.
-The unwilling approach to compromise that our Steering Committee has communicated to us. They have tried to work with 11th Street on issues of concern but with little progress to report.

We ask that you reconsider and support our current residents on this issue. This has become the talk of our community and we can tell you without reservation, that we hear far more concern than is mentioned in this email. Most are opposed and yet are wanting the community to be built out in a favorable way. Please take the residents point of view as you cast your votes, we will be here for the long term, many for the rest of our lives, we need your support on this important issue.

Steve per your request, we are more than glad to personally meet with you and can set this up at any time convenient to you. However it is more important that you and any other APC, Council, City officials meet with our Steering Committee as we fully support them, they coordinate and communicate with the entire VOOM community
and have had meetings and input that they can better discuss than we can. If you would like to meet with them, let us know and we will work to set that up.

Best wishes always,
Lyle and Lois Backes

-

From: Steve Hoover <shoover@westfield.in.gov>
Sent: Friday, July 28, 2017 2:08 PM
To: Lyle Backes; APC
Cc: Jim Ake; Andy Cook
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

I was asked by Lyle and Lois Backes to forward to the full APC, so please note their comments.

Thanks, Steve

Sent from my iPad

On Jul 27, 2017, at 3:15 PM, Lyle Backes <lylobackes@msn.com> wrote:

> Hi Steve,
>
> We have not heard back from Bryan Stumpf of 11th Street (per your email to him) regarding the PUD proposal, although the VOOM Steering Committee did meet with Bryan and reportedly the major issues go unresolved based on his refusal to compromise.
> With that in mind, our position has changed from a position of "let's work this out" to a position of "not much chance" as there seems to be little concern for the residents requests
> from the development company.
>
> Some roadblocks:
> -The area plan is too dense and it may be that the developer is trying to recoup too much money for the property without regard to the impact on the current residents. A comparison to 5 more condo buildings holds no relevance. If we lived in a paired patio in our neighborhood and had this happen in our back yard, we would not want it.

-You mention how many Westfield private streets approved have been no problem (hundreds), yet we have no idea how this works, who will pay for what and do not know where the comparable residences you refer to are located. We see major issues with this and the lack of parking availability.
-The bylaws are a big deal here and we have not seen them for this plan.
-The PUD is too vague and leaves room for the developer to switch gears if this concept is not selling well. The City Council dismissed a similar PUD request for the paired patio area in 2010. That PUD requested smaller houses built close together, no full membership in the Cotswold Corporation, self maintenance, rear alleys, etc. and now something similar
in Lancashire. This is a major change compared to the original plan when we purchased here and not a likable one in it's current form.
-The Townhouses are in the wrong location of the development plan.
-The developer's refusal to pay for the additional clubhouse and pool needs is not acceptable.

There are other concerns and unresolved questions that the Steering Committee and individual residents have in addition to these listed above.

Our overall reason for this email is ask you to vote against it and to tell the development company to come up with a better plan. We are open minded people who have a lot at stake, have supported the current Mayor and Council and expect the same in return. We are not asking for one sided favoritism but rather for a fair shake. We are but one voice, many people here have voiced similar concerns; ultimately it will be the decision of the entire community that will have our full support.
By the way, the Beazer Company has stated that they would like to build more paired patio homes in the area mentioned, but they have been unable to do so...they sold very well this past year, selling out quickly at higher than expected prices...very favorable for city real estate tax income. Most residents would favor more of the same over this plan. As we say in business, the paired patios are cash cows for a City like Westfield.

We ask that you please pass this along to other APC members as we do not have all of their email addresses.
Thanks for listening. Please get back to us if/where you feel we are being unreasonable.

Sincerely,
Lyle and Lois Backes

From: Steve Hoover <shoover@westfield.in.gov>
Sent: Tuesday, July 18, 2017 9:36 PM
To: Lyle Backes
Cc: Jim Ake; Ed Higgins
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

Lyle, I am expecting a call from Bryan Stumpf tomorrow and will let you know the results. It is not unusual that you have not heard from APC members, but I can assure you that most are reading and considering all of the emails and other input. It is also not that unusual that neighborhoods are built with private streets. I understand your concerns, but we have been through this process hundreds of times and it works well.

Thanks, Steve

Sent from my iPad

On Jul 18, 2017, at 1:19 PM, Lyle Backes <lylobackes@msn.com> wrote:

Hi Jim and Steve,

After sending the email below, the only APC member that we have heard from was your response Steve, which asked Bryan (11th Street)
to respond to us, but we have heard nothing from him. Additionally, we asked you to let us know who has the financial responsibility for repair and maintenance to private streets (we specified that it cannot be anyone or any corporation that lives/exists in our community) but we have received no response regarding this important issue. We have many other questions/concerns as listed below that need to be answered, but not sure how to get the necessary communication. Certainly the Covenants and Bylaws need to be written and delivered.
The entire process of the Plan Commission communication seems somewhat one sided, the development company gets more listening time at the hearing and before, receive response time as needed. Our community residents were told to send the APC our opinions via email, but do not get responses expected.
As a result, we are hearing more and more dissatisfaction with the proposed development even before the Plan Commission rules, probably because many residents feel there is not enough concern on the part of the Plan Commission to the process and the affect on VOOM.
It's our feeling that The Village of Oak Manor deserve to be heard as this PUD change is a big deal to us, probably greater than you gentlemen understand. We have a lot of respect for both of you, however when it comes to this change, our community outlook comes as the top priority.
We have no idea how the Plan Commission can possibly rule on this development plan unless they also have the necessary info and it's affect on our community. As it stands now, if this info is available, we have not seen it.
Please let us know how we can be more informed on the items listed below.
Thanks in advance.
Sincerely.
Lyle and Lois Backes

From: Lyle Backes
Sent: Wednesday, July 12, 2017 2:16 PM
To: apc@westfield.in.gov
Cc: Ed Higgins; Jim Ake; Ann, Lois Backes
Subject: Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:
My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.
Thank you for your attention, comments and concerns demonstrated at last nights APC meeting.
We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1.The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.
All single family home sites should be a minimum of 36', none 31'.
All homes must be 2 story.
All homes should be a minimum of 1800 living sq. feet, not including garage and porch.
No vinyl siding, hardy plank only with masonry front.

If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2.Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a $500 initial assessment must be collected at closing as currently is done for all areas.

4.The builder(s) must pay a $300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.
If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597
Or email: lylobackes@msn.com

Sincerely,
Lyle and Lois Backes
17238 Wetherington Dr.
Westfield, In. 46074

Pamela Howard

From: Lyle Backes <lylobackes@msn.com>
Sent: Saturday, July 29, 2017 9:34 AM
To: Andy Cook
Cc: Steve Hoover; APC; Jim Ake
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

Thank you Andy, we respect your fairness and management style more than you probably know.

I just returned from a bike ride through Bridgewater and want to pass this on to you and the committee(s). In the section nearest Gray Rd., just north of the Townhouses, there were 11 cars parked in driveways and on the streets in front of these homes. These are the smallest houses, closest together and fit to maximize the acreage available in that Bridgewater area. Yet they have patios, green yards, walkways and are predominantly occupied by early nester homeowners. This section has 1 large winding street.
These houses have larger first levels (they are all ranches), full size garages and driveways, yet they cannot fit all vehicles in the garages. Fortunately they can park cars in their driveways in most cases. Consider what the single family area will look like on a similar Sat. morning in the plan being proposed here with no parking available in the driveway and very limited on the small narrow streets.
There are so many objections to this plan, that it is hard for us to see how any group can cast a favorable vote for it without major revisions.
There are options that we would that we feel many would consider favorable:
-Beazer built paired patio homes, very popular here.
-2 story condos, more upscale in design. Carmel is doing this successfully.
-Single family houses as I just described above.
Anyway, thanks again for listening.

Lyle and Lois Backes

From: Andy Cook <acook@westfield.in.gov>
Sent: Saturday, July 29, 2017 8:22 AM
To: Lyle Backes
Cc: Steve Hoover; APC; Jim Ake
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

Lyle: I will see to it your thoughts are given all due consideration.

Mayor Andy Cook

On Jul 29, 2017, at 6:31 AM, Lyle Backes <lylobackes@msn.com> wrote:

> Dear Steve,
> Thank you for your reply and for forwarding our comments on to the balance of the APC committee members. It is our goal to convince you to vote our way and carry our message forward to all concerned. We respect each and every person on this email list, the position each of you hold and the authority and responsibility that goes with your decisions. Please accept our comments, questions and concerns as all are meant for positive input, although in the heat of the battle, and we are there now, some comments can seem pointed or too direct since we sometimes see things differently from one another.
> We are very concerned about the future of our community and want to spend the necessary time and energy to convince you and the entire APC board that we need a better plan. We would ask that you all put yourselves in our shoes; retired, 75 years old, invested much of our retirement money, time and

social life to this community. We did so as it was presented to us in 2007, with a developer we respected and trusted.
We are fairly typical of the many residents who live here in the Lancashire, Cotswold and Nottingham sections. We moved from Carmel and have grown to love Westfield.
Council persons, APC members, the Mayor and others know of our support for them and many of the community efforts that they have put in place. We have been active in We Can and vocally showed our support for the Community there as well. We are good citizens, tax paying and supportive of Westfield businesses. We require very little that costs this city financially, so we consider ourselves your cash cows☺.
We do have rights, so we also speak up.

The current plan is not superior to the condo plan that is in place now. A reference is made in your email to apartments but we are a home ownership community, condos and all other and want to keep it that way.

You should not be shocked by the negativity as you see it, but rather appreciate our point of view as good citizens that you represent. We are successful people who do not labor over change, but do have a strong desire for change that improves. This will not improve the living conditions here in any way. We do not see it increasing our house values in the future but rather as a risk for frequent turnover based on the 11th Street demographic input.

The minor changes you refer to that Bryon of 11th Street is working on is not nearly enough to improve this plan. We have seen no Covenants and Bylaws for the Lancashire 2 area. We have an extensive set of rules that govern 5 Corporations in The Villages of Oak Manor: Lancashire, Cotswold, Nottingham, Southampton and The Master. You should have the same concerns for these as we do and cannot possibly rule on this proposal until these are read, reviewed by us and our attorney and accepted by our current residents.

We are naturally leery of Private Streets, probably because we see something being put on us that the City doesn't want. This can create many potential problems from inconvenience to financial. We have a City Streets Department to deal with these issues and we do not want to do that job. We pay taxes for streets and want the future costs where they belong. Steve, you have referred to many private street developments, actually hundreds, but we have not been told how these work, are maintained, financed for future costs and by whom and where they are located.

So overall, we are very opposed to the plan as presented to us for the above mentioned reasons and more.
-It is too dense, the footprint is definitely more dense than the condo plan.
-It has little greenspace in a City that is rightfully proud of it's accomplishments in this area.
-It will lack adequate parking.
-It is self maintenance for landscape and snow removal and we are a full maintenance community.
-It puts a burden on the bordering homes as the townhouses are closer to them than the condo buildings would have been.
-The PUD is not broad enough to insure that only houses as described to us in price, quality and design will be built. 11th Street has a habit of referring to other subdivisions they have designed and built, specifically Harmony, stating this is like that in most ways, but that is noticeably far different.
-The unwilling approach to compromise that our Steering Committee has communicated to us. They have tried to work with 11th Street on issues of concern but with little progress to report.

We ask that you reconsider and support our current residents on this issue. This has become the talk of our community and we can tell you without reservation, that we hear far more concern than is mentioned in this email. Most are opposed and yet are wanting the community to be built out in a favorable way. Please take the residents point of view as you cast your votes, we will be here for the long term, many for the rest of our lives, we need your support on this important issue.

Steve per your request, we are more than glad to personally meet with you and can set this up at any time convenient to you. However it is more important that you and any other APC, Council, City officials

meet with our Steering Committee as we fully support them, they coordinate and communicate with the entire VOOM community
and have had meetings and input that they can better discuss than we can. If you would like to meet with them, let us know and we will work to set that up.

Best wishes always,
Lyle and Lois Backes

-

From: Steve Hoover <shoover@westfield.in.gov>
Sent: Friday, July 28, 2017 2:08 PM
To: Lyle Backes; APC
Cc: Jim Ake; Andy Cook
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

I was asked by Lyle and Lois Backes to forward to the full APC, so please note their comments.

Thanks, Steve

Sent from my iPad

On Jul 27, 2017, at 3:15 PM, Lyle Backes <lylobackes@msn.com> wrote:

> Hi Steve,
>
> We have not heard back from Bryan Stumpf of 11th Street (per your email to him) regarding the PUD proposal, although the VOOM Steering Committee did meet with Bryan and reportedly the major issues go unresolved based on his refusal to compromise.
> With that in mind, our position has changed from a position of "let's work this out" to a position of "not much chance" as there seems to be little concern for the residents requests
> from the development company.
>
> Some roadblocks:
> -The area plan is too dense and it may be that the developer is trying to recoup too much money for the property without regard to the impact on the current residents. A comparison to 5 more condo buildings holds no relevance. If we lived in a paired patio in our neighborhood and had this happen in our back yard, we would not want it.
> -You mention how many Westfield private streets approved have been no problem (hundreds), yet we have no idea how this works, who will pay for what and do not know where the comparable residences you refer to are located. We see major issues with this and the lack of parking availability.
> -The bylaws are a big deal here and we have not seen them for this plan.
> -The PUD is too vague and leaves room for the developer to switch gears if this concept is not selling well. The City Council dismissed a similar PUD request for the paired patio area in 2010. That PUD requested smaller houses built close together, no full membership in the Cotswold Corporation, self maintenance, rear alleys, etc. and now something similar
> in Lancashire. This is a major change compared to the original plan when we purchased here and not a likable one in it's current form.

-The Townhouses are in the wrong location of the development plan.
-The developer's refusal to pay for the additional clubhouse and pool needs is not acceptable.

There are other concerns and unresolved questions that the Steering Committee and individual residents have in addition to these listed above.

Our overall reason for this email is ask you to vote against it and to tell the development company to come up with a better plan. We are open minded people who have a lot at stake, have supported the current Mayor and Council and expect the same in return. We are not asking for one sided favoritism but rather for a fair shake. We are but one voice, many people here have voiced similar concerns; ultimately it will be the decision of the entire community that will have our full support.
By the way, the Beazer Company has stated that they would like to build more paired patio homes in the area mentioned, but they have been unable to do so...they sold very well this past year, selling out quickly at higher than expected prices...very favorable for city real estate tax income. Most residents would favor more of the same over this plan. As we say in business, the paired patios are cash cows for a City like Westfield.

We ask that you please pass this along to other APC members as we do not have all of their email addresses.
Thanks for listening. Please get back to us if/where you feel we are being unreasonable.

Sincerely,
Lyle and Lois Backes

From: Steve Hoover <shoover@westfield.in.gov>
Sent: Tuesday, July 18, 2017 9:36 PM
To: Lyle Backes
Cc: Jim Ake; Ed Higgins
Subject: Re: Village of Oak Manor PUD requested revision and property development plan

Lyle, I am expecting a call from Bryan Stumpf tomorrow and will let you know the results. It is not unusual that you have not heard from APC members, but I can assure you that most are reading and considering all of the emails and other input. It is also not that unusual that neighborhoods are built with private streets. I understand your concerns, but we have been through this process hundreds of times and it works well.

Thanks, Steve

Sent from my iPad

On Jul 18, 2017, at 1:19 PM, Lyle Backes <lylobackes@msn.com> wrote:

> Hi Jim and Steve,
> After sending the email below, the only APC member that we have heard from was your response Steve, which asked Bryan (11th Street) to respond to us, but we have heard nothing from him. Additionally, we asked you to let us know who has the financial responsibility for repair and maintenance to private streets (we specified that it cannot be anyone or any corporation that lives/exists in our community) but we have received no response regarding this important issue. We have

many other questions/concerns as listed below that need to be answered, but not sure how to get the necessary communication. Certainly the Covenants and Bylaws need to be written and delivered. The entire process of the Plan Commission communication seems somewhat one sided, the development company gets more listening time at the hearing and before, receive response time as needed. Our community residents were told to send the APC our opinions via email, but do not get responses expected.
As a result, we are hearing more and more dissatisfaction with the proposed development even before the Plan Commission rules, probably because many residents feel there is not enough concern on the part of the Plan Commission to the process and the affect on VOOM.
It's our feeling that The Village of Oak Manor deserve to be heard as this PUD change is a big deal to us, probably greater than you gentlemen understand. We have a lot of respect for both of you, however when it comes to this change, our community outlook comes as the top priority. We have no idea how the Plan Commission can possibly rule on this development plan unless they also have the necessary info and it's affect on our community. As it stands now, if this info is available, we have not seen it.
Please let us know how we can be more informed on the items listed below.
Thanks in advance.
Sincerely.
Lyle and Lois Backes

From: Lyle Backes
Sent: Wednesday, July 12, 2017 2:16 PM
To: apc@westfield.in.gov
Cc: Ed Higgins; Jim Ake; Ann, Lois Backes
Subject: Village of Oak Manor PUD requested revision and property development plan

Dear Members of the APC:
My name is Lyle Backes and my wife Lois Backes live in the Villages of Oak Manor in the Nottingham section.
Thank you for your attention, comments and concerns demonstrated at last nights APC meeting.
We have the following concern with the development although we do hope to see it go forward if these concerns are acted upon and corrected.

1.The PUD 1707- is not descriptive enough in our opinion. The area plan is too dense.

All single family home sites should be a minimum of 36’, none 31’.
All homes must be 2 story.
All homes should be a minimum of 1800 living sq. feet, not including garage and porch.
No vinyl siding, hardy plank only with masonry front.

If this proposal does not perform as well as planned, the fear of smaller houses being built has to be avoided. As a result the "Fourth Amendment to the Declaration of Lancashire" that the Hills Corp. proposed and Hamilton County approved on April 17, 2017 must be reversed or restated to match the conditions of the PUD. We can provide a copy of this or it can be acquired from the Hamilton County Recorder.

2.Private Streets, Alleys and Walks, Sewer and Storm water, curbs, all other street and lighting must be totally at the expense of the homeowners in the new Lancashire2 as we will call it for this purpose. No responsibility for these will fall on the HOA Master Corp. or other residents, homeowners or the Cotswold, Nottingham or Southampton Corps. We need total assurance of this.

3. Covenants and bylaws must be written and presented to us prior to a City Council hearing on this development. The timing must be such that we and our attorney has ample time to review these (approx.. 2 weeks). The Lancashire2 residents must belong to the Master Corp. for pool and clubhouse use and pay assessments monthly. Additionally a $500 initial assessment must be collected at closing as currently is done for all areas.

4.The builder(s) must pay a $300 assessment at each closing to the Master reserve fund for use to purchase clubhouse and pool furniture and other clubhouse and gym needs.

5. Townhouses need to be moved to the North end of the development property to reduce the affect of the structures on current Cotswold residents.

Thank you in advance for considering and moving these requests forward.
If you would like to discuss further, call us at home 317-867-0050 or cell 317-513-6597
Or email: lylobackes@msn.com

Sincerely,
Lyle and Lois Backes
17238 Wetherington Dr.
Westfield, In. 46074

Pamela Howard

From: Gerald Kinyon <gkinyon@comcast.net>
Sent: Saturday, July 29, 2017 11:08 AM
To: APC
Cc: Jim Ake; Steve Hoover; Cindy Spoljaric; Chuck Lehman; Robert Horkay; Edwards, Joseph; Mark Keen
Subject: 11th Street Development Plan for Villages of Oak Manor

Plan Commission Members,

On Tuesday, June 27, 2017 the residents of the Villages of Oak Manor (VOOM) met with Bryan Stumpf of 11th Street Development to learn about the proposed development in the undeveloped portion of the Lancashire section of VOOM. This was the first opportunity for our residents to learn the specifics of the proposal.

I live in the Cotswold section of VOOM, which borders it on the south and west. My wife and I live at the southwest corner of the development. It is in our backyard.

My primary concern is that the proposed plan introduces two entirely different types of residences and two entirely different demographics to a neighborhood that was marketed as "Maintenance Free Living for the Active Adult" by Hills Homes the original developer. We looked at two communities when we were looking for a home in 2009, Britton Falls and VOOM. Both were "senior communities". We selected VOOM because it was smaller and closer to our children and grandchildren.

When we purchased our home, VOOM was occupied by almost totally seniors in the Cotswold, Nottingham and Lancashire sections. For most of these people, their home in VOOM was to be their last home before assisted living or some similar facility. These were people we would be with for the remainder of our active life. That has proven to be true. Except for death or serious health problems, our neighbors and friends then are our neighbors and friends now.

The proposed development presented to your commission as appealing to young professionals, empty-nesters and divorcees. The nature of these buyers is that they will be temporary residents in our community. Young professionals will move to other homes better suited to a family than a 3 story townhouse or a 2 ½ story residence with absolutely no yard. These individuals will be more likely to use the pool, clubhouse and workout room than will the seniors. While the equipment in the workout room is more than adequate for seniors, it will not be acceptable for young residents. The cost of replacement or upgrading of this exercise equipment and pool furniture will fall on all residents of VOOM, not just the new ones.

Notwithstanding my overall object to this type of addition to our neighborhood and homeowners association, the VOOM residents have tried to minimize our losses by proposing compromises to the developer. The reason for even considering these compromises is that some of the members of the commission and the city council appear to have formed an opinion that the proposed development is "better" than the original plan and that it was going to be approved, regardless of our objections. The question is, for whom is it better? Is it better for Westfield because it creates more residents and property taxes? We don't think it is better for VOOM, as it completely changes the demographics and appearance of our community. Which group is the APC committed to support? Residents who may be here for the rest of their lives or a developer who will be here a few years, pocket their profits and be gone, leaving us and Westfield with any problems their development creates.

Further, the proposed development will have 109 residences in a 12.4 acre area, about 8.4 residences per acre. That's less than one-eighth of an acre per residence, and that includes the streets and alleys. The **larger** of the 11th Street proposed lots is 36 feet wide by 80 ft long, which is **less than 7/100 of an acre**. The residences will have 6 feet between

them and a 3 foot front yard. The "backyard" is a 5 foot paved apron between the alley and the garage. There is no green space in this proposal. Residences are "shoehorned" into the space to provide the greatest profit for the developer, regardless of the effect it has on the community. The original plan provided for five 3 story condominiums with 36 units each, was more vertically oriented and created significant green spaces between buildings and more open areas, some for parking. While all of the 11th Street proposed units have 2 car garages, the lack of storage space in the residences will likely cause residents to store items in their garage, forcing them to park a car in one of the limited parking spaces on the site. The remainder of VOOM is composed of residences on large lots with (1/4 to 1/3 acre) significant size yards and 20+ ft long driveways.

The VOOM residents met with Mr. Stumpf on July 24 to discuss these issues and reach some compromise on the critical issues. Mr. Stumpf would not make any compromises and merely re-presented his marketing performance. Without significant changes, we must oppose the development as a detriment to our neighborhood.

Mr. Stumpf has referenced the Harmony development in west Westfield and the Saxony development in Fishers as models for his proposal. These comparisons are not close to being accurate. Both of these other developments have open common green areas and/or significantly larger spaces between buildings. For those individuals that want this type of proposed residence on tiny plats with no green spaces, this proposed development would be acceptable. But that is not what our neighborhood is, and it's not what we want it to be.

We understand that a representative of Beazer Homes who is building paired patio homes in Cotswold has attempted to negotiate with the seller or developer to build additional paired patio homes in the Lancashire area. He indicated that Beazer Homes was unable to negotiate an agreement with 11th Street Development. The point is: There is a "better" plan for this area, it has been offered and it would be acceptable, even enthusiastically supported, by our existing residents.

My wife and I used to live in Carmel. We selected Westfield over Carmel for our current residence, partly because of the apparent controlled growth of the city. Now we're not sure if our decision was correct. At least we always felt that the City of Carmel usually considered the wishes and well-being of its current residents above those of developers.

Gerald E. (Jerry) Kinyon
3508 Heathcliff Ct.
Westfield, IN 46074
P: 317-804-9403
C: 941-962-4897
E: gkinyon@comcast.net

Pamela Howard

From: Sue Van Wagner <vanwagners1979@gmail.com>
Sent: Sunday, July 30, 2017 2:24 PM
To: APC
Subject: Villages of Oak Manor Proposed Changes

Dear Members of the Advisory Planning Commission:

The purpose of this message is to ask that you carefully consider the input of residents in addition to input you currently have from the developer when making your recommendation about the future development of the property.

Population density, the lack of planned green space, and overcrowding of amenities (pool, community building) are important concerns. Perhaps you are pleased about tax revenues that would be generated by extensive development in a rather small space. It might appear that limited resources (road maintenance) would need to be invested by Westfield to accrue significant financial gain. But...perhaps not.

If the proposed homes and townhouses are being developed with young adults, young parents, young children in mind, it is important to consider the impact on Westfield Washington schools. Currently, Oak Manor residents reflect an older demographic. They pay taxes for the operation of schools and receive no services in return. This seems like a win for the community.

Here is my personal story. I moved to my current address in Oak Manor about three months ago. Two days after I moved, my property taxes went up nearly $700 as the result of a passed school mileage vote...the second such vote in the past year. I was a positive supporter of these votes. In the future, however, should school funding needs increase due to lack of responsible management of community growth and development, I feel I would not be supportive.

As you can see, what appears to be a decision with limited impact, is really one that might have important unintended consequences.

Please direct the developer to reduce the population density of the proposed housing options. Also, require the inclusion of planned green space. Finally, ask that the builder make contributions to the amenities offered.

I am happy to be a new resident of Westfield. I hope the community maintains high standards for growth and development.

Sincerely,
Sue Van Wagner, Ph.D.
17238 Falkland Drive
Westfield, Indiana 46074
vanwagners1979@gmail.com
260-667-7110

Sent from my iPad

Karen Mayberry, via voicemail 7/27/17, 317.804.9229

This message is for the planning committee, you are planning to vote on a project in the Village of Oak Manor (VOOM). I would like to request that you give it more thought, listen to the people who live in Oak Manor, and you think of decreasing the density of the number of houses that 11th Street development plans to put into the 11 acres in VOOM. Originally there were supposed to be 5 condos built on those 11 acres, which gives each condo over 2 acres, allowing for a great deal of greenspace. Now you plan to put 67 homes and 42 townhomes in this same 11 acres. There is only 6' between the homes, there is no lawn maintenance, and almost no greenspace. I think this will will depreciate the values of the homes of the people who live in VOOM, especially the people who live in the Cotswold duplexes. If you realize that we are mostly retired, or nearly retired, folks who depend on their homes to give us future income. Anyway, if you could please research more before you make a decision, I would appreciate it. Thank you.

Pamela Howard

From: Karen Mayberry <karenlrm42@gmail.com>
Sent: Tuesday, August 1, 2017 1:31 PM
To: APC
Subject: 11th Street Development request for PUD change

I own my home in Cotswold at Villages of Oak Manor. 11th Street Development wants to it 67 homes and 42 town homes on 11 acres along Gunther. They plan only 6 feet between houses. There will be no professional grounds maintenance, even though Cotswold has professional maintenance.
Westfield APC needs to consider the extreme density of the development, the absence of green space, and the absence of grounds maintenance. This will certainly decrease the property values of those who live in Cotswold.
Karen R. Mayberry

Pamela Howard

From: dt.ifs <dt.ifs@comcast.net>
Sent: Tuesday, August 1, 2017 2:49 PM
To: APC
Subject: VOOM PUD CHANGE

Members,

I live in the Villages of Oak Manor.I just found out about the meeting tonight from a neighbor. I would like to inform you the opinions about the development are very split, which is why I wasn't invited. The cross-section chosen are all against the proposal. The steering committee does not legally represent our community. All members were appointed by Lyle Backes, none being elected. Lyle isn't on the steering committee, but is running it for them.

Therefore tonight be aware that you are getting the most radical opinions and the residents who aren't there are either neutral, in favor, or, like me, weren't invited. If you would like to discuss anything further, you may return this e-mail. If you refer to me or this e-mail, please refer to me as an anonymous source, as Lyle and the steering committee aren't my biggest fans.

I care about our community and want you to know there are many reasonable people here and not everyone is radical or a hothead. I respect your decisions and your ability to make them. Thanks,

A concerned VOOM resident

Pamela Howard

From: Carolyn Sprehe <crosespray@gmail.com>
Sent: Tuesday, August 1, 2017 9:11 PM
To: APC; Jim Ake; Mark Keen; Cindy Spoljaric; clehmand@westfield.in.gov; Steve Hoover; Robert Horkay; jedwards@westfield.in.gov
Subject: 11th Street Development

Dear Advisory Planning Committee,

After moving to Indiana from the suburbs of a comparable metropolitan area, we have observed a similar development built in 2005 decrease property values by approximately 50% and continue to have homes for sale. As residents of the Villages of Oak Manor, citizens of Westfield and with our prior experience, we would like to express multiple concerns with the 11th Street Development plans for the area behind our home. First, the 11th Street Development has 109 homes on 11 acres packing in the homes with only 6 feet between homes. Second, the proposed townhomes are less than 45 feet away from current residences. Third, no green spaces, lawn care services or requirements for self-maintained homes have been considered. Fourth, the target audience of the development is upwardly mobile young professionals leading to a transient population. Lastly, if the developer has poor sales, the value of the current homes in the Villages of Oak Manor will potentially decrease. Please consider these concerns and feel free to contact us at the appropriate contacts below.

Sincerely,

Carolyn Sprehe
& Ron Sander
3518 Heathcliff Ct.
Westfield, IN 46074
Carolyn's Cell: 314-707-8620
Ron's Cell: 314-313-1738
E-Mail: crosespray@gmail.com

Pamela Howard

From: Lyle Backes <lylobackes@msn.com>
Sent: Thursday, August 3, 2017 11:45 AM
To: Andy Cook; APC; Council Members
Subject: Villages of Oak Manor

Dear City Leaders,
This is a personal letter from us, not designed to speak for the entire community and it's homeowners in any way. They have all had their chance to do that and we hear many have done so.
We have lived here almost 10 years, are upper aged seniors but have no interest in living in a seniors only environment, we like it here with the age mix of residents that we are surrounded by.
In the past few weeks we have had the privilege to communicate with some of you, meet in person at meetings and generally communicate by email and phone the issue of the development plan here in VOOM (Villages of Oak Manor). We feel you have a good grasp of our community, it's four different sections and it's overall concept. Many of you have visited and been very cordial with your praise of the look and lifestyle here; if you lived here you would be even more impressed with the people, the partnership and the cooperation that exists as we are a friendly group, a group of true Americans and citizens of Westfield.

First, the PUD:

As it reads, this PUD does not line up very well with the houses that Bryan Stumpf has presented to us with this plan. It has minimum gross square feet of floor area for ground level 1 of 1200 SF, 2 story 650-700 SF and 11/2 story 650-700 SF.. The development standards are very minimal with some "0"-10 feet set back to street as an example. The plan drawings are indicative of a cramped single family area, 2 storyhouse styles are attractive on the exterior, but critically short of garage apron size, parking availability and green space.
Please consider that we were shown single family houses to be built in the 1800 SF and more size range with price points up to $270,000 plus extras which generally run up to $30,000
more.
but...
the PUD allows for houses that can be built in a much smaller size and style than was presented and there is no assurance that will not be done if the market changes, the concept is not selling, or for varying other reasons. We have all seen development plans start with houses of a certain size and price and end up with lesser size and valued houses to complete the project. As I read the PUD, it allows that 1 story houses of 1200 SF could be built.
Everyone wants to protect the value of their property and we need PUD assurances that do so by reflecting more closely to what is being initially proposed. We are told that it is our job to get the developer to do so, but that responsibility should also fall on the group who approves the plan. You have leverage with the development folks and we do not.
This PUD needs to be set at minimums of 1800 SF for single family and assure no houses can be built that are smaller.

Second, the Density:

We have heard from some city officials that this plan offers adequate and comparable green space to the existing plan in place. There are probably ways to show that to be true, but that doesn't make it right. What good is a small patch of green space in front of a house that is not usable or a narrow strip of grass between houses that is unusable and barely visible.
When trees are removed from Gunther Blvd., trees that the City of Westfield required, simply to satisfy a new plan, does that enhance the look of those who use that street? Is that consistent with the plan for a green, family friendly city environment? Do we really need houses that close to the street?
Is the density the result of land that is too expensive to allow fewer houses as some of you have said? We should not be burdened by a plan that needs to fit economically from the developer's point of view without full consideration to ours.
We want everyone involved to make money, from the original developer to the current planned participants involved. But that should not be at the expense of good judgement or
against the wishes of those who bought into a different plan.
Reflect back on the paired patio area in VOOM. Started in 2007 they sold reasonably well, then the housing recession and the word came to us that it was not a viable concept. The land sat and then several years ago Fischer Homes purchased

the area and decided to build smaller, lower profile paired houses, different from the existing houses in that area and selling slightly under $200,000. They stopped building them also, probably since they did not see a robust market for them. Beazer purchased the land, built a good looking product at considerably higher price points and sold them out in a year. They did not increase density, they added many trees and kept it as green as possible, all are happy.

Third, the concern for a development plan that is worse:

Residents who purchased here over the past 10 years have been told that the Lancashire area would consist of 216 condos housed in 6 buildings. Now city officials are saying building apartments in that space is fully covered by existing zoning and PUD requirements. We were shocked to hear that and are sure all other residents will be equally shocked. We only looked into this as it was brought up several times as "you do not want the alternative of apartments, so it's better to accept this plan". This shows the importance of a PUD that is spelled out and covers the plan presented, not something different that will be allowed later.
Apartments built in our community would not be in our favor. We would ask that you consider that we have Covenants and Bylaws written for each area as well as our Master Corp. and no where in my book of these can we find any reference to apartments, yet we are reminded this is an alternative. Would this group of City officials really allow that to happen in our VOOM community? We certainly hope not.

Fourth, What's acceptable:

From our point of view, paired patio homes would be a natural and well accepted alternative.

Single family homes, styled and priced as 11th Street Development has planned would fit nicely if they had adequate size, minimum of 36' or wider, garage aprons that can house at least 2 cars, more street parking, more green space; we have houses under 1600 SF in Nottingham on some of the smaller lots, they look great and are well accepted, would be a good fit for the area. Fewer houses overall selling for more money.

A plan with a PUD that reasonably fits the proposal presented.

Fifth, Community efforts:

We are a community that is still governed by a builder directed HOA, namely Fischer Homes. This just changed in Lancashire due to this plan development there and Cotswold as they are 100% sold out. We have a Steering Committee (SC) that works with the management company issues, but has no real authority to govern the community. They are volunteers who make a concerted effort to influence what they feel is best for the community.

The SC has met with Bryan Stumpf to try and get concessions to the plan and reported little success in doing so. The Fischer (HOA) folks do not influence the competing development plans in this area on our behalf, nor should they be expected to, so how can we have any leverage to protect our interest and investment.
Simply stated, we need to trust our City leaders to direct that effort on our behalf both by their influence and the votes you cast.

Sixth, our expectations:

We would ask that you delay a vote on this PUD and plan until it is changed as mentioned above. Additionally, we ask that you delay the vote until the Covenants are written, copied to us and with proper time to have them reviewed. We all need additional information
before a solid determination is made on this plan and PUD.

Thanks again for your efforts to date on our behalf, we want you to know we have met some great City representatives, have seen their sincerity to do what is right, fair and considerate.
The cooperation has been superb and we would like to point out an example of a terrific City employee, Pam Howard. We needed info on several occasions which Pam provided in a fast and courteous manner, reviewed the content with us, answered our questions clearly and with patience. You can and should be proud of employees like Pam!
To the APC and Council members who attended our meetings and have talked with us, we truly thank you for your patience with us and for sharing our concerns.

Thanks for listening, again☺!

Sincerely,
Lyle and Lois Backes

Pamela Howard

From: Bill Kelley <bill.kelley6262@gmail.com>
Sent: Thursday, August 3, 2017 2:45 PM
To: APC; Council Members; Andy Cook; Edward Higgins; Backes, Lyle & Lois Y
Subject: 11th Street Proposed Development to Villages of Oak Manor

Ladies and Gentlemen:

My name is William Kelley. My wife Lin and I live in the Cotswold section of the Villages of Oak Manor. We were some of the earliest residents, having moved to the area in 2008. We wish to make a few comments to the above proposed plan.

1) The PUD as presently proposed does not adequately protect the homeowners' property values if the developer should choose to construct homes of lesser quality than presently planned.

2) At present, the majority of residents are age 50 and older and generally plan to "stay put". The residents of the new development will be more transient, and change the demographics of our stable neighborhood.

3) We feel the lot sizes are too small and will give a feeling of significant congestion to the neighborhood, including parking difficulties, lack of green space, and safety.

4) Some residents on the southwest edge of Cotswold will have 3 story townhouses that will tower over their ranch homes.

In conclusion: residents would be better served if the townhomes were moved north toward the Midland Trail, and possibly east of Gunther, continuing the similar architecture of the existing 3 story condo building. Also, a minor increase in the lot sizes would greatly lessen the density of the area. Residents realize that a development of some type will be erected in the vacant land, and are willing to compromise and accept a development that will enhance our neighborhood and the City of Westfield.

Respectfully submitted,
Lin & Bill Kelley

Pamela Howard

From: Randy Morton <rsmorton100@gmail.com>
Sent: Friday, August 4, 2017 10:07 AM
To: APC; Jim Ake; Mark Keen; Cindy Spoljaric; Chuck Lehman; jedwards@westifled.in.gov; Steve Hoover; Robert Horkay
Subject: 11th Street Development PUD Change

August 4, 2017

To: All City Council members and Planning Commission Members

Re: 1707-PUD-12

1707-ODP-08 & 1707-SPP-08

Dear Members,

My wife and I recently purchased a home in the Villages of Oak Manor, Nottingham Section. We closed on May 31, 2017. This home was purchased from Fischer Homes. The address is 3885 Stratfield Way, Westfield, IN. 46074.

We purchased our home in this Westfield neighborhood due to the existing setting of homes, the demographics of the community, and because of the amenities the neighborhood provided including large areas of green space and spaces between homes. Shortly after we moved in we were notified about a requested planning change identified by the above references. I attended the meeting at the City of Westfield Advisory Plan Commission on July 11, 2017 at 7:00 PM.

My wife and I would not have any issues with a planning change to the development if the requested changes were to build additional doubles that were built by Beazer homes or the single family homes presently being built by Fisher Homes. I suspect that either builder could not make this transaction work based on the number of homes based on the cost of the property required by the owner, Hills Homes of Indiana, LLC. As we understand the existing zoning, this would allow for 5 more of the condominiums to be built. We understand that the proposed building would be fewer residents that the currently zoned property. We also understand that the proposed building would be nearly as tall as the condominiums.

We have concerns about the demographic the developer/builder is targeting being described as young professionals. We previously lived in Carmel and watched the building of housing in the downtown area that was targeted for young professionals. That was an ideal location for these tenants because of the restaurants, businesses, and green spaces within walking distances of the units. The Villages of Oak Manor provides limited retail opportunities within walking distance. There may be other areas of Westfield that are more suited for this demographic group of homebuyers.

We have issues with the following proposed development:

The number of 109 units, 67 single homes with 31-36 feet wide lots and 6 foot between homes plus 42 townhomes instead of the 5 condominiums. The lot size in the existing built neighborhood is substantially larger than the proposed development. The number of individual buildings would increase by a factor of 20. This would substantially reduce the green space in small acreage proposed.

The existing neighborhood consist of 4 sections. There is a mix based on section between doubles, single family homes, and 2 story homes. While the neighborhood is not completely built out, Fisher Homes owns much of the remaining property (other than the proposed change owned by Hills). While not guaranteed, it appears Fischer Homes will continue to build what they have started in each section as long as the homes continue to sell.

It is our understanding that these proposed homes would not have city owned streets leaving the repairs and maintenance up to the resident HOA. What would happened if the roads need repaired but there was no money available in the HOA? Does the planning commission want to set a precedent for allowing future developments to not include city streets? Is there a plan for trash pick up and mail delivery without city streets?

The proposed changes requested in the "Forth Amendment to Declaration of Condominium Ownership for Lancaster At Oak Manor Condominiums" on page 3 under 33C Changes to Development Plan state the following:

"Declarant may modify the initial development plan to respond to **perceived** or actual changes and opportunities in the marketplace. Modifications may include, without limitation, changes in sizes, styles, configurations, materials, and appearances of buildings, condominium units, common areas and limited areas."

This statement, if approved, gives the owner of the property too much latitude to construct whatever they so choose without seeking the Approval of the City of Westfield. This statement could have the effect of diminishing the property values of the entire Villages of Oak Manor development. This must be changed to put restrictions on the builder to maintain similar priced housing and square footage as already exists in this neighborhood.

We chose to build our retirement home in the Villages of Oak Manor so we could enjoy low maintenance living, a neighborhood community, and green space with scenic views of ponds and trees. Now we face the reality of looking out our windows at tall buildings, less green space, and increased turnover in the neighborhood when "young professionals" begin moving in. We're asking for you to consider the quality of life

for the residents of the Villages of Oak Manor and the surrounding communities. Put yourself in our positions and think about what you would want the planning commission and city council to do.

Randy and Shirley Morton

Pamela Howard

From: Thom Huge <thomhuge44@gmail.com>
Sent: Friday, August 4, 2017 4:39 PM
To: APC; Council Members
Subject: VILLAGES OF OAK MANOR PUD

TO: Westfield Planning Commission (APC); Westfield City Council
FROM: Thomas & Karen Huge, 17226 Wetherington Dr., Westfield, IN 46074
(residing in Villages of Oak Manor since 2013)
RE: the requested change to the PUD for Villages of Oak Manor (VOOM)

Dear Members of the Planning Commission and City Council:

We believe the PUD as written by 11th Street Development needs modification. The Westfield Planning Commission and Westfield City Council need to understand that members of the VOOM community including our Steering Committee have met with Bryan Stumpf and attempted to get changes made. Almost all requests were refused.

1. The new PUD needs to include a provision that limits the minimum size and type of single-family home proposed. Bryan Stumpf has indicated 11th Street Development "plans" to build at least two-story homes but they refuse to guarantee they won't begin building single-story and much less expensive homes if the market drives them to it. This would be detrimental to the property values throughout VOOM. Again, the PUD needs to safeguard current property owners from having this happen.
2. All of these homes are apparently attractive designs but are very short on parking space, green space, and garage apron size. There are no attics or basements. There is little to no storage space. Where are they going to store garbage cans, holiday decorations, even luggage? What is most likely to happen is that they will use 1/2 of the garage for storage and then will need to park their 2nd car on the street somewhere, mostly not near their home. The garage apron isn't large enough to park a vehicle. What about the family with three cars? What about service vehicles from people like Comcast, an electrician, plumber, or the gas company? Where do they park? Do they block the alley? That's definitely a safety hazard. What happens when guests arrive? Much of that overflow will spill onto Gunther Boulevard and that will be a safety hazard to all the residents of VOOM as well as any Westfield residents passing through our neighborhood. There are simply not enough parking spaces available to accommodate this density. They need actual driveways that can fit at least two vehicles outside the garage. There are too many homes being crammed into too little space.
3. The 4-unit and 5-unit town homes are in a terrible location, especially with respect to the residents of Cotswold. Having these behemoths tower over the paired homes with only about 45 feet separating some of them is unconscionable. No one who moved here imagined that possibility when they chose their paired home. When the Cotswold homeowners try to sell their homes, this will almost certainly lessen their property values and make them much more difficult to sell. 11th Street Development should alter their layout by moving all of the town homes either to the north end of the neighborhood along the trails or to the northeast corner, immediately north of and adjacent to the current condominium building already there. This latter idea would retain the "community concept," grouping multi-family housing, as has been described by Bryan Stumpf.
4. Private streets and alleys are a serious concern. The residents of VOOM cannot take on the liability of private streets and alleyways. The PUD needs to be changed to guarantee compliance with City of Westfield standards and allow for the City of Westfield to take over these streets and alleyways at the appropriate time.
5. Maintenance of lawns and snow removal should be part of these residents' HOA dues and the services provided by the HOA. As written, everybody has to have a lawnmower for a tiny patch of lawn? Where are they going to store them? The garage, of course. Bad planning.

In summation, the 11th Street Development's proposed PUD change does not actually fit with the Cotswold, Nottingham, Lancashire, and Southampton villages already in place. While possibly attractive, it is definitely not a match, bringing a different housing design, demographic and lifestyle to our long established neighborhood. It is of note that Bryan Stumpf has continually made comparisons to other neighborhoods he describes as the same design they're bringing to VOOM. The fact is, none of them match their current proposal. Not a single one. Finally, as we have been unsuccessful in convincing Bryan Stumpf to heed our requests, we respectfully ask the Planning Commission and City Council to weigh in with Bryan and convince him to adopt these changes in his proposed PUD.

If this action falls outside the purvey of the Commission's and Council's responsibility, we ask that you not approve this PUD.

Thank you, all, for taking the time to consider these requests. Thank you for your service.

Cordially submitted,

Karen and Thomas Huge
17226 Wetherington Drive
Westfield, IN 46074-5514
690-3548 (T cell)
690-2906 (K cell)
thomhuge44@gmail.com
kehuge@gmail.com

Pamela Howard

From: Edward Higgins <higginsej1@gmail.com>
Sent: Monday, August 7, 2017 5:39 PM
To: APC
Cc: Jim Ake; Chuck Lehman; Cindy Spoljaric; Joe Edwards; Mark Keen; mayorcook@westfield.in.gov
Subject: VOOM PUD Change

Dear APC and City Council and Mayor,

First I would like to thank the members of the Advisory Planning Commission and City Council that met with members of our community on August 1st at the Villages of Oak Manor (VOOM) clubhouse. I had the privilege to facilitate that meeting and realize that there were others that would have joined us except for prior commitments.

I am confident those in attendance left with a sense of the pride residents have living in VOOM and Westfield. A number of residents from three of the four villages (Cotswold, Lancashire and Nottingham) gave sincere testimonies for why they chose VOOM as their home and expectations for its future. Reasons for objecting to the current 11th Street Development plan were explained in detail.

As this PUD change proposal is about to be voted on by the APC, we are request that the APC not recommend this plan in its current form. Our community's collective efforts to get 11th Street Developers to modify its plan to a more reasonable number of housing units fell on deaf ears. For all the reasons cited why this proposal simply does not fit into our community, the one change that would fix many of the issues is reducing the number of housing units planned, currently 108 units on 12 acres.

Fewer units on larger lots and houses with driveways would provide adequate parking for residents and guests. Prices for these would be higher offsetting the fewer number of units. Streets would replace narrow alleys allowing for service vehicles parking. Garages would have adequate space for personal storage including the large trash and recycle totes required to be stored inside. Green space would reappear throughout the acreage. Parking would not have to spill out onto Gunther Blvd. spoiling the look of this entrance to our community.

We asked the developer to move the proposed townhouses to the north end of this land along the Midland Trace, not where proposed towering over the adjacent Cotswold pared patio homes.

If the developer cannot squeeze enough money out of his plan without ruining our existing community, then it simply is the wrong plan to approve for VOOM. If 11th Street continues to insist on this plan we ask that the APC not recommend its approval. Other developers will eventually surface that offer a plan that fits our demographic and will maintain the attractiveness of our lovely villages.

Respectfully,

Ed and Linda Higgins 17260 Wetherington Dr. Westfield

Pamela Howard

From: Lyle Backes <lylobackes@msn.com>
Sent: Friday, August 11, 2017 4:08 PM
To: APC; Council Members; Andy Cook
Subject: Villages of Oak Manor (VOOM)

Dear Ladies and Gentlemen:
Thank you for being so well prepared to support our VOOM effort to reach a compromise with 11th Street Development. Your input was consistent with what we want included in the PUD and overall plan. By delaying your vote, we can all have time to communicate and reach the right decision.

Here are some important issues we would like to see agreed upon by 11th Street and the City of Westfield.

1. We do not want apartments built in VOOM and this is our #1 priority. We feel most residents support that statement. Our community was sold to residents here with the concept of Condos, Paired Patio, Single Family Ranch and 2 Story Single Family homes. It was advertised and promoted that way, never a mention of apartments. Apartments would not fit into our HOA concept, financial assessment concept, pool, clubhouse, authorized covenants and bylaws and other considerations. So our case should be recognized and apartments never allowed. Wording in the new PUD should cover this and eliminate the worry of Apartments now and in the future.

2. The PUD should be changed to increase the square footage in line with what was presented by 11th Street.
Floor plans (actual plans not illustrations), two car garages on every unit, no single story houses and only 2 story maximum townhouses should be confirmed. Exterior, roofing and landscape should also be consistent with the plan presented and included in the PUD as minimum requirements.
Additionally we would like to see the houses be 36' minimum width, (no 31' width) and with 10' minimum space between houses. This will enable nice looking houses and should result in higher assessed value and selling prices. Beazer proved that paired homes sold much better when upgraded to a better look and quality and the same result should occur with this single family Lancashire 2 plan.

3. The proposed landscape enhancement between the townhouses and paired patio houses is a positive move and even further landscape upgrades should be made with additional tree and shrubs. Moving the trees along Gunther should be avoided as they are firmly established
and replacing them is not a good idea. These trees currently offer a very favorable look and it would be a shame to destroy that; hopefully the houses can be built a bit farther from Gunther Blvd. to protect these trees.

4.Initial assessment should be confirmed as follows:
-continuation of the $500 buyer initial assessment of which $300 goes to the Master Reserve Fund and $200 to the operating fund for the new HOA area, Lancashire 2 fund.
-the $15,000 developer/builder contribution agreed upon at the construction start date and a developer/builder $17,000 contribution when 50% of the units are built and sold, for a $32,000 total contribution, as was initially requested.
These contributions will be made to the Master Reserve Fund for general use as needed to buy pool, exercise, clubhouse and other needs. Hills provided the clubhouse, it's furnishings, workout room and equipment, landscaping and the pool. Fischer provided a complete remodel of the clubhouse, painted it and refurnished the inside with new décor and furniture. $32,000 is a minimal amount to expect from Cal Atlantic and David Weekley Homes as the number of houses to be built will require a big investment from this community to stay up to date and have enough facility capacity.

5. Covenants and Bylaws for the new Lancashire 2 plan must be presented for review prior to approval of this plan by the City of Westfield. This is important to current residents and should be a factor in the approval/disapproval process.

These requests are in addition to the concessions already noted and agreed upon by 11th Street at the last APC meeting. Agreement on these plan changes would certainly be very favorable for VOOM from our point of view and hopefully most other homeowners would feel the same way.

As you work with Bryan Stumpf on development changes and reach the final decisions, please consider these and then ask Bryan to accept them; we have no individual bargaining power or position, so we need your assistance. Thanks in advance for forwarding our requests on to Bryan after you have a chance to review them. Feel free to call and discuss at (H) 317-867-0050 or (317-513-6597), or via email or better yet, a personal discussion.

Sincerely,
Lyle and Lois Backes

ORDINANCE NUMBER 17-20

Oak Manor PUD District Amendment

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

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

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

WHEREAS, the Council enacted Ordinance No. 03-37, Oak Manor Planned Unit Development Ordinance on November 10, 2003 (the "Oak Manor Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17~~-~~07-PUD-12~~-~~), 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. 17~~-~~07-PUD-12~~-~~** tothe Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Oak Manor Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Oak Manor Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Oak Manor Planned Unit Development.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Uses.** Section 2.3 of Ordinance 03-37 shall apply. In addition, the Real Estate shall be developed in a manner substantially similar to the layout and design shown on Primary Plat (the "Primary Plat") for the site (Petition No. 1707-SPP-08).

Section 3. **Area B – Development Standards and Architectural Guidelines.** Section 2.6 of Ordinance 03-37 shall apply, except as otherwise modified below.

3.1 ~~Area B~~ Development Standards Detached Residential. The Area B Development Standards table on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended to add the following:

	Parcel B-1 Type 1 Lots	Parcel B-1 Type 2 Lots
Minimum Lot Width at Building Line	31'	36'
Minimum Lot Frontage on Street (1)	25'	30'
Minimum Lot Area	2,325 SF	2,880 SF
Minimum Front Yard Setback (2)	3'	10'
Minimum Side Yard Setback	3'	3'

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Minimum Rear Yard Setback	5’	5’
Minimum Building Height	2 stories	2 stories
Maximum Building Height	35’	35’
Minimum Gross Floor Areas for Ground Level:	650 SF	700 SF

(1) On Lots where the front of the house faces common area, the Minimum Lot Frontage on Street shall be 0’.
(2) The front yard setback for Lots fronting upon common area shall be measured from the property line abutting the common area opposite the garage side of the house.

~~Section 3.~~ 3.2 Development Standards Attached Residential. The Development Standards for Attached Residential as shown on Exhibit 13 of the Oak Manor Planned Unit Development Ordinance is amended as follows: Within Parcel B-1, the minimum building setback from right-of-way of public street shall be ten feet (10’) and the maximum building height shall not exceed three stories.

3.3 Additional Development Standards for all Dwellings. The following shall apply to all homes shown on the Primary Plat.

A. Vinyl siding shall be a prohibited material.

B. Each home shall have a two-car garage.

C. The Character Exhibits, attached hereto as Exhibits B (Townhomes) and Exhibit C (Single Family Homes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots shown on the Primary Plat. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the Primary Plat's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within the Primary Plat. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

3.4 Architectural Standards for Detached Residential. Homes constructed on the detached single family lots shown on the Primary Plat shall comply with the architectural standards for single-family districts provided in 6.3.C. of the Westfield-Washington Township Unified Development Ordinance.

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Section 4. **Landscaping.** The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the "Landscape Plans") for the site (Petition No. 1707-SPP-08). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:

Townhome Lots:	Four (4) shrubs per Lot
31' Lots:	Five (5) shrubs per Lot
36' Lots:	Six (6) shrubs per Lot

Section 5. **Vision Clearance.** The standards of Article 6.19: Vision Clearance Standards shall apply, except that a measurement of twenty-five (25) feet may be used for private streets with approval by the Public Works Department.

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**

this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

EXHIBIT A

(REAL ESTATE)

Parcel I:

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter; thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 615.39 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 76.32 feet to the Point of Beginning; thence North 67 degrees 05 minutes 20 seconds East a distance of 102.05 feet; thence North 89 degrees 52 minutes 47 seconds East a distance of 256.32 feet; thence South 89 degrees 00 minutes 37 seconds East a distance of 134.60 feet; thence South 00 degrees 59 minutes 23 seconds West a distance of 44.50 feet; thence South 33 degrees 46 minutes 53 seconds East a distance of 57.10 feet; thence South 22 degrees 59 minutes 43 seconds West a distance of 62.71 feet to a tangent curve to the left having a radius of 425.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of 161.22 feet to a point which bears North 88 degrees 44 minutes 20 seconds West from said radius point; thence South 90 degrees 00 minutes 00 seconds West a distance of 471.86 feet; thence North 04 degrees 34 minutes 33 seconds East a distance of
170.63 feet to a tangent curve to the left having a radius of 170.00 feet, the radius point of which bears North 85 degrees 25 minutes 27 seconds West; thence northerly along said curve an arc distance of 13.58 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 00 degrees 00 minutes 00 seconds East a distance of 84.76 feet to the Point of Beginning, containing 3.401 acres, more or less.

Parcel II:

A part of the West Half of Section 5, Township 18 North, Range 4 East of the 2nd Principal Meridian, Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the northwest corner of the Northwest Quarter of said Section 5; thence South 00 degrees 03 minutes 28 seconds East (bearings based on prior surveys by the Schneider Corporation under job number 4134 on an assumed bearing) along the West line of said Northwest Quarter a distance of 917.53 feet to the northwest corner of the South Half of said Northwest Quarter, thence South 00 degrees 03 minutes 28 seconds East along the West Line of the said South Half-Quarter Section a distance of 25.00 feet; thence South 89 degrees 00 minutes 37 seconds East, parallel with the North line of said South Half a distance of 1368.87 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 50.01 feet to the Point of Beginning; thence North 89 degrees 00 minutes 37 seconds West a distance of 158.39 feet to a non-tangent curve to the right having a radius of 325.00 feet, the radius point of which bears North 76 degrees 34 minutes 49 seconds

West; thence southerly and southwesterly along said curve an arc distance of 54.32 feet to a point which bears South 67 degrees 00 minutes 17 seconds East from said radius point; thence South 22 degrees 59 minutes 43 seconds West a distance of 104.03 feet to a tangent curve to the left having a radius of 375.00 feet, the radius point of which bears South 67 degrees 00 minutes 17 seconds East; thence southwesterly and southerly along said curve an arc distance of
150.56 feet to a point which bears South 89 degrees 59 minutes 31 seconds West from said radius point; thence South 00 degrees 00 minutes 29 seconds East a distance of 183.71 feet to a non-tangent curve to the left having a radius of 25.00 feet, the radius point of which bears North 36 degrees 51 minutes 42 seconds East; thence southeasterly and easterly along said curve an arc distance of 16.08 feet to a point which bears South 00 degrees 00 minutes 00 seconds West from said radius point; thence North 90 degrees 00 minutes 00 seconds East a distance of 230.74 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 479.82 feet to the Point of Beginning, containing 2.480 acres, more or less.

Parcel III:

Blocks C, D and E of The Villages of Oak Manor Section 3A, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded January 26, 2009 as Instrument Number 2009003437, Plat Cabinet 4, Slide 519 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT "A"

(Real Estate)

EXHIBIT "B"

(Character Exhibits - Townhomes)

EXHIBIT "B"

(Character Exhibits - Townhomes)

EXHIBIT "C"

(Character Exhibits – Single Family Homes on 31' Lots)

EXHIBIT "C"

(Character Exhibits – Single Family Homes on 36' Lots)

EXHIBIT "C"

(Character Exhibits – Single Family Homes on 36' Lots)

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

Opening of Meeting: 7:00 p.m.
Roll Call: Noted presence of a quorum.

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

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pam Howard, Associate Planner, Amanda Rubadue, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: July 11, 2017 Meeting Minutes.

Motion: Approve July 11, 2017 Meeting Minutes as amended.

Motion: Kelleher; Second: Schmitz. Vote: 8-0.

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1708-DDP-14 **Chittenden Office/Warehouse**

Northeast Corner of Dartown Road and Alpha Drive

Patrick Chittenden by Keeler-Webb Associates requests a Detailed Development Plan review for a new 16,000 square-foot office/warehouse building on 1.85 acres +/- in the EI: Enclosed Industrial District.

Motion: Approve Consent Agenda as presented.

Motion: Smith; Second: Woodard. Vote: 8-0.

ITEMS OF BUSINESS

1706-PUD-09 **Village Park Plaza I PUD District**

2222 E. 146th Street

Washington Prime Group by Hamilton Designs, LLC requests a change of zoning of approximately 12.02 acres +/- from the SB-PD: Special Business/Planned Development District to the Village Park Plaza I PUD District.

Pleasant presented an overview of this petition.

Motion: Forward 1706-PUD-09 to City Council with a favorable recommendation.

Motion: Maue; Second: Kelleher. Vote: 8-0.

1707-ODP-07 &
1707-SPP-07

Northpoint Subdivision
Southwest Quadrant of SR 38 and Grassy Branch Road
Cooperstown Partners, LLC requests an amendment to CR White Aurora, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat approval of 250 lots on approximately 314 +/- acres in the Aurora PUD District.

Rubadue presented an overview of this petition and requested that the final landscaping plan be delegated to staff for approval.

Motion: Approve 1707-ODP-07 & 1707-SPP-07 with the following conditions:

1. That all necessary approvals be obtained from the Westfield Public Works Department and the Country Surveyor's Office prior to the approval of a secondary plat; and,
2. That final approval of the landscape plan be delegated to the Department.

Motion: Schmitz; Second: Woodard. Vote: 7-0.

1707-PUD-12

Oak Manor PUD District Amendment
South side of the Midland Trace Trail along Gunther Boulevard
11th Street Development on behalf of Innovative Engineering & Consulting requests an amendment to the Oak Manor PUD to allow for Single-Family detached and attached development.

Howard presented an overview of this request.

Bryan Stumpf, with 11th Street Development, summarized the recent changes that resulted from public hearing comments.

Hoover expressed concern regarding the amount of parking being provided.

Stumpf responded that there is now more than was required in the original ordinance

Smith asked about the orientation of the southern townhome building, and if the balconies could face the north side of the building.

Stumpf responded that they are trying to create a streetscape between the southern building and the next building to the north. He also stated that additional buffering would be added along the southern side of the project.

Kelleher asked about the maximum building height.

Hoover suggested a maximum of 3-stories on the townhome buildings.

Stumpf agreed to commit to a maximum of 3-stories for the townhome buildings.

Kelleher also asked about minimum square footages of the units.

Stumpf gave an overview of the square footage, per story.

Hoover asked if having a two-car garage could be required.

Stumpf committed to requiring a minimum of a two-car garage for each unit/dwelling.

Kelleher inquired about lot size and placement of the various size lots and open/green space.

Stumpf explained the proposed layout, and suggested that the project would not be attractive to families with children.

Woodard stated that he had the impression that this was designed to be a 55+ aged community and would be a development that would not attract children.

Willis stated that after speaking with a David Weekly Homes representative, he believes the design of this project lends itself to being a 55+ neighborhood.

Several commission members asked about the lack of architectural renderings in the PUD Ordinance and had questions regarding the applicable architectural standards.

Hoover requested that a landscape plan and building elevations/renderings be added as exhibits to the PUD Ordinance.

Stumpf requested to continue this petition, 1707-PUD-12, to the August 21, 2017 APC meeting.

PUBLIC HEARING ITEMS

1708-PUD-14 **Osborne Trails PUD Amendment**
[**PUBLIC HEARING**] *Northeast Corner of 191st Street and Horton Road*
Platinum Properties Management, LLC by Nelson and Frankenberger, LLC requests a change of zoning of 25.5 +/- acres from the AG-SF1: Agriculture / Single-Family Rural District to the Osborne Trails Planned Unit Development (PUD) District.

Pleasant presented a brief overview of this petition.

Jon Dobosiewicz with Nelson & Frankenberger summarized the project and the request for the amendment.

Public Hearing for 1708-PUD-14 opened at 7:59 p.m.

No Public Comment

Public Hearing for 1708-PUD-14 closed at 8:00 p.m.

Kelleher asked for clarification of the uses allowed in this project.

Dobosiewicz responded that they are not proposing any changes from the uses that are already approved for the Osborne Trails PUD.

Motion: Forward 1708-PUD-14 to City Council with a favorable recommendation.

Motion: Smith; Second: Maue. Vote: 8-0.

CONTINUED ITEMS

1707-PUD-13 **Spring Mill Grand Station PUD District**
[**PUBLIC HEARING**] *West side of Spring Mill Road, North of 161st Street*
Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Spring Mill Grand Station Planned Unit Development (PUD) District to allow for commercial development.

1707-ODP-08 &
1707-SPP-08

Lancashire at Oak Manor
South side of the Midland Trace Trail along Gunther Boulevard
Innovative Engineering & Consulting by 11th Street Development requests Primary Plat and Overall Development Plan approval of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor Planned Unit Development (PUD) District.

1706-ODP-03 &
1706-SPP-03

Penske Subdivision
Northwest Corner of State Road 32 and Dartown Road
526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

1706-SPP-04
1706-ODP-04

Village Park Plaza I
2222 E. 146th Street
Washington Prime Group by Hamilton Designs, LLC requests Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the pending Village Park Plaza I PUD District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Graham; second, Kelleher. Vote: 8-0.

The meeting adjourned at 8:11 p.m.

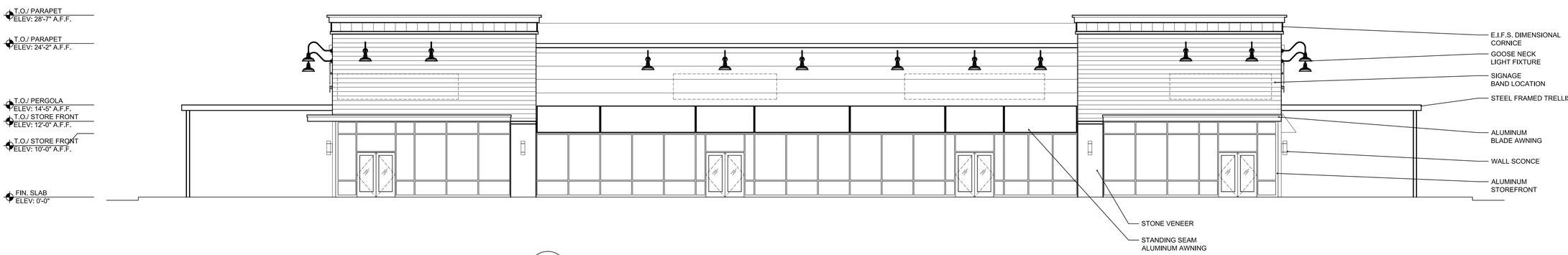
_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

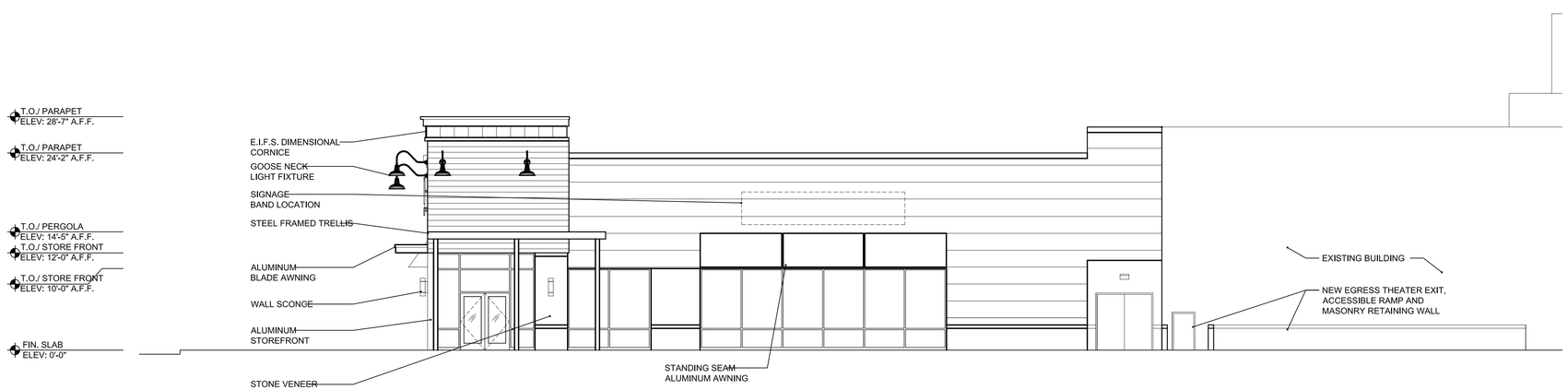
1 / A1.03 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 / A1.03 EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



3 / A1.03 NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

RDL ARCHITECTS

16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

VILLAGE PARK THEATER
CARMEL, INDIANA

WASHINGTON PRIME GROUP™

WASHINGTON PRIME GROUP
180 East Broad Street
Columbus, OH 43215
Telephone: 614.621.9000
www.washingtonprime.com

REGAL CINEMAS
THEATER RENOVATIONS
2222 E. 146TH STREET
CARMEL, IN 46033

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ISSUE

▲	PUD SUBMITTAL	04-27-17
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EXTERIOR ELEVATIONS

1/8" = 1'-0"

PROJECT #	16201
DRAWN BY	KWE
CHECKED BY	RDLA
FILE NAME	
PLOT DATE	4/27/2017

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A1.03

MATERIAL LIST

ALLURA CEMENT BOARD SIDING

COLOR 1: AUTUMN RED

COLOR 2: STERLING GRAY

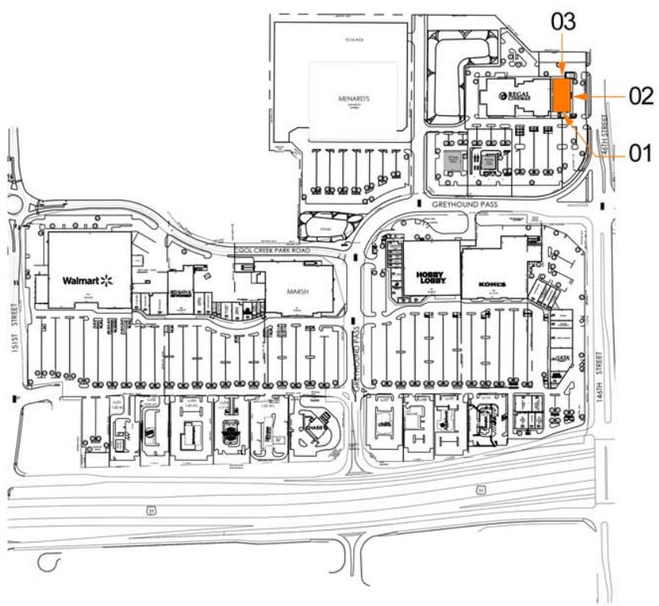
EIFS CORNICE
DARK GREY TO MATCH SW 7674

STONE VENEER
COLOR T.B.D.

METAL AWNINGS
PITCHED ROOF: DARK GREY TO MATCH SW 7674
BLADE: DARK GREY TO MATCH SW 7674

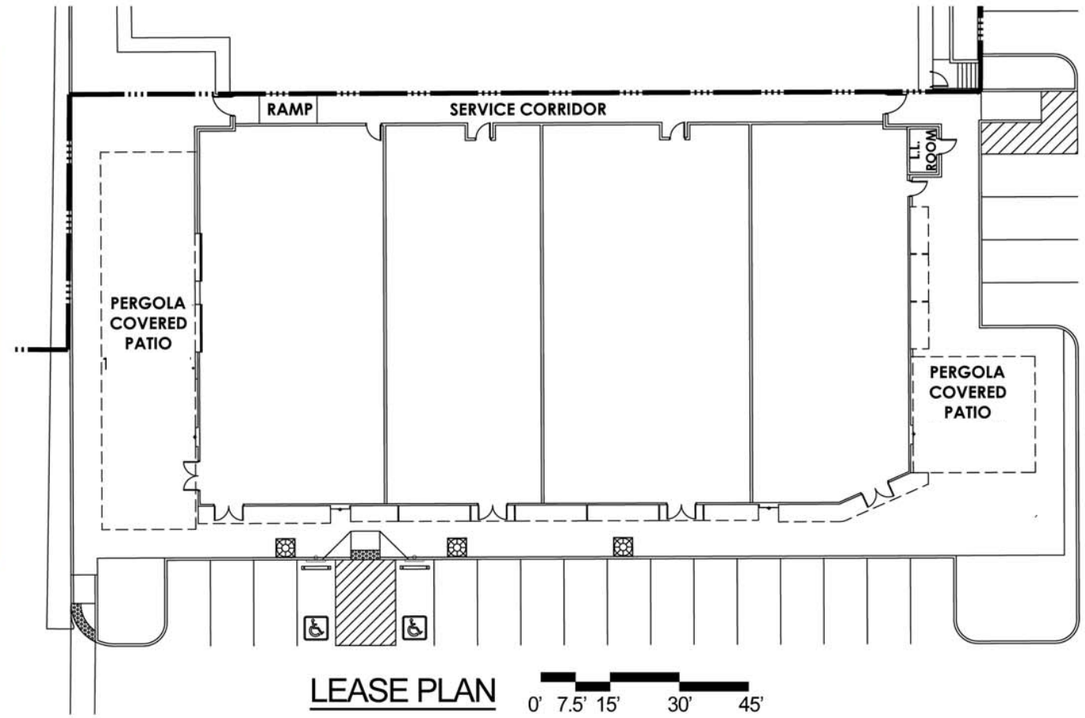
LIGHTING
GOOSENECK SIGN LIGHTS: BLACK
WALL SCONCE: BLACK

ALUMINUM STOREFRONT FRAMING
COLOR: BLACK ANODIZED



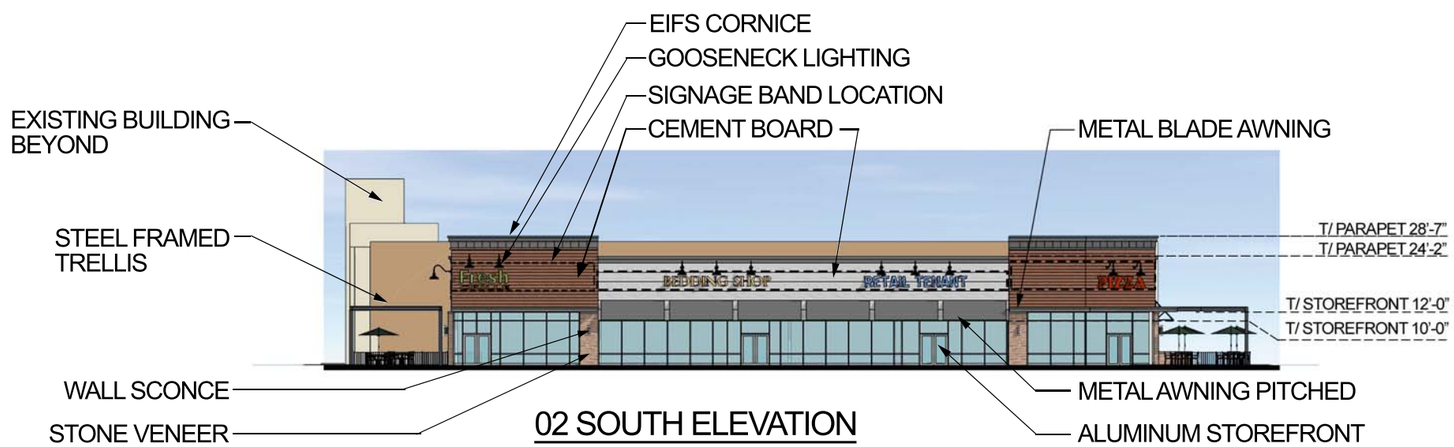
KEY PLAN N

01 WEST ELEVATION



LEASE PLAN 0' 7.5' 15' 30' 45'

03 EAST ELEVATION



02 SOUTH ELEVATION

EXHIBIT E: RENOVATION CHARACTER EXHIBIT

VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT

08.02.17