CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_08_20_2018

Monday, August 20, 2018 at 07:00 PM

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

MEETING DATE: **Monday, August 20, 2018 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - August 6, 2018

Documents: APC Minutes - August 6, 2018

Review APC Rules & Procedures

CONSENT AGENDA

No Items of Business.

ITEMS OF BUSINESS

1807-PUD-18
Grassy Branch Marketplace PUD
NE Corner of State Road 32 and Grassy Branch Road
Rita Hafner by Church, Church, Hittle & Antrim, LLP requests a change of zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Grassy Branch Marketplace PUD Ordinance | Exhibit 4: Site Plan | Exhibit 5: Lot 4 Concept Plan | Exhibit 6: Play School and Gym Elevations | Exhibit 7: Westfield Lighting Elevations | Exhibit 8: Landscape Plan | Exhibit 9: Neighborhood Meeting Summary | Exhibit 10:

Public Comments | Exhibit 11: Issue List With Responses | Exhibit 12: Buffer Cross-Section modified

1807-ODP-13 & 1807-SPP-13
The Serenade (formerly known as Augusta)
West side of Ditch Road, between 156th Street and 161st Street
Innovative Engineering & Consulting by Estridge Development Management requests Overall Development Plan and Primary Plat approval of 120 single-family residential lots on 80 acres +/- in the Davis PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan | Exhibit 6: Construction Standards Waiver Request Letter | Exhibit 7: Public Comment (UPDATED: 08/20/18 at 4:00 PM)

PUBLIC HEARING ITEMS

1809-PUD-23 [PUBLIC HEARING]
The Trails PUD Amendment II
Southeast corner of SR 32 and Oak Ridge Road
Edgerock Development, LLC by Onpointe Land Matters, LLC requests an amendment to allow commercial uses on Lot A; to modify various development standards of Lot B; and to modify the sign standards of the Trails PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Sign Plan | Exhibit 6: Project Narrative | Exhibit 7: Ordinance 18-32_The Trails PUD Amendment II | Exhibit 8: Neighborhood Meeting Summary

CONTINUED ITEMS

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

1808-PUD-20 [PUBLIC HEARING]
181st Street PUD Amendment
Southwest Corner of E. 181st Street & Sun Park Drive
CH Group, LLC by Church, Church, Hittle & Antrim requests an amendment to the 181st Street PUD District to modify the development and use sequence of the property.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

1808-PUD-21 [PUBLIC HEARING]
Cottages on East PUD
303 N. East Street
James Investment Group by North Ridge Construction requests a change of zoning review of 0.5 acres +/- from SF-3: Single-Family Medium Density District to the Cottages on East PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Minutes of the August 6, 2018 APC Meeting
Presented for approval: August 20, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 6, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: Chris Woodard.

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

APPROVAL OF MINUTES:

Motion: Approve July 16, 2018 Meeting minutes as presented.
Motion: Kelleher; Second: Horkay. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1807-DDP-19 **Community First Bank Spring Mill Station SEC**
381 South Junction Crossing
Weihe Engineers requests Detailed Development Plan approval of a 2,840 square foot bank on 1.13 acres +/- in the Spring Mill Station SEC PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Motion: Approve Consent Agenda.

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

ITEMS OF BUSINESS

1801-PUD-03 **Aurora (Northpoint) PUD Amendment**
South side of State Road 38, East of U.S. Highway 31, on both sides of Grassy Branch Road
Chris White Aurora, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests an amendment to expand and amend the Aurora PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd summarized this request and overviewed modifications and changes that were made to the proposal.

Kelleher asked about the status of the neighboring Heitman property.

Todd responded that the property is still privately owned but is now being incorporated into the Aurora/Northpoint PUD District. He added that it would have the Commerce Park 2 designation within the Aurora/Northpoint PUD District.

Hoover added that the Heitman property would maintain its current buffering standards and the only change to this property is the zoning classification.

Motion: Forward 1801-PUD-03 to the City Council with a favorable recommendation with the condition that the following modifications be incorporated into the Northpoint PUD Ordinance (Ordinance 17-51) prior to adoption consideration by the City Council:

1. Section 3.2 of Ordinance 17-51 be updated to reflect the new Commerce Parke acreage and the new total acreage;

2. Exhibit A (Real Estate, Legal Description) of Ordinance 17-51 be updated to incorporate the acreage of the Heitman Property;

3. Exhibit B (Concept Plan) of Ordinance 17-51 be updated to incorporate the Heitman Property as part of the Commerce Parke Area 2 District; and,

4. Exhibit C (Pedestrian Network) and Exhibit D (Buffer Plan) be updated to incorporate the Heitman Property as part of the Northpoint development.

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

1806-PUD-15 **Liberty Villas PUD**
South side of 151st Street, approximately 1,300 feet west of Ditch Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning of 22.2 acres +/- from AG-SF1: Agriculture / Single-Family Rural District to the Liberty Villas PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard presented an overview of this project that is requesting a change of zoning.

Jon Dobosiewicz with Nelson & Frankenberger, representing the petitioner, summarized this project and addressed modifications that were made, including the addition of a requested sidewalk along the west side of the pond, additional landscaping, buffering, and open space.

Schmitz asked if the buffer yard would be a part of the residents' yards.

Dobosiewicz replied that the buffer yard would be part of the yards.

Kelleher asked if the trees would be planted in the drainage easement.

Dobosiewicz replied that trees are allowed in the easement, but the petitioner intends to plant them outside of the easement.

Schmitz inquired if the wording in the staff report should reflect the underling zoning in neighboring Towne West PUD is MF-2 instead of SF- 2.

Howard replied that MF-2 is correct and the SF-2 listing was a typo and would be corrected.

Motion: Forward 1806-PUD-15 to the City Council with a favorable recommendation with the condition that the following modifications be incorporated into the Liberty Villas PUD Ordinance (Ordinance 18-19) prior to adoption consideration by the City Council:

1. Section 7.3(B) be updated to require two (2) shade trees to be installed in a 40' buffer are in the rear yard of each dwelling along the south perimeter of the Real Estate.
2. Exhibit D (Landscape Plan) of Ordinance 18-19 be updated to incorporate the above requirement.

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

1806-ODP-12 & **1806-SPP-12**	**Liberty Villas** *South side of 151st Street, approximately 1,300 feet west of Ditch Road* CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 84 single-family attached residential units on 22.2 acres +/- in the Liberty Villas PUD District (pending approval). *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Motion: Approve 1806-ODP-12 & 1806-SPP-12 with the following staff conditions.

1. Approval shall be contingent upon the approval of 1806-PUD-15 by City Council
2. Approval of the Landscape Plan be delegated to the Department.

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

PUBLIC HEARING ITEMS

1808-PUD-21 [PUBLIC HEARING]	**Cottages on East PUD** *303 N. East Street* James Investment Group by North Ridge Construction requests a change of zoning review of 0.5 acres +/- from SF-3: Single-Family Medium Density District to the Cottages on East PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

Ernest summarized this request for a change of zoning.

Sam Milligan, with North Ridge Construction and James Investment Group gave a presentation to the Commission. He stated that North Ridge has been building in this particular area of Westfield and recently has received numerous requests for homes under the $400,000 range. He spoke about features of this PUD such as private drives off one common drive, buffering, and installation of a privacy fence. He added that with the possible expansion of East Street, that North Ridge would provide 30-feet of right-of-way for such expansion. He said that there was a neighborhood meeting held and some concerns including density, the current condition of North Street, drainage, and parking on the street. He said that he believes that this density is appropriate for downtown Westfield. He stated that he has spoken with Westfield Public Works Director, Phil Sundling about the neighbors' concerns regarding North Street and that the City is currently designing the North Street reconstruction and is looking into adding on-street parking in places. Milligan said that

previous drainage issues should be resolved because of the recently completed Sleepy Hollow drainage project. He concluded that the goal of North Ridge is to create high-quality products for Downtown Westfield, and that he is continually looking for opportunities to revitalize the residential market in Downtown Westfield.

Kelleher asked if the parking areas behind the homes were of adequate size to allow a car to pull in and not occupy space in the alley.

Milligan said no, but that the width of the driveway was designed to allow parallel parking.

Kelleher said she had concerns with the driveway design. She also expressed concerned with a one-way common drive off North Street and asked about trash pickup.

Milligan responded that trash would likely be picked up from North Street.

Kelleher asked, in regards to the lighting on the west façade, if the petitioner would consider shielded down-lighting.

Milligan responded that he would commit to that type of lighting.

Public Hearing for 1808-PUD-21 opened at 7:34 p.m.

Christopher Meyer, 325 North Street; stated that many of his concerns were addressed in the petitioner's statements. He said he is concerned with the accumulation of snow and how that would be managed. He stated that he doesn't feel a dense residential look is what is wanted for the downtown. He suggested the project could be modified to be three homes, which would allow room to make the common drive a two-way drive that could tie into East Street or back into North Street. He addressed that he feels there is not enough room allowed for two cars and that, as the drive in one-way, the residents will have to back out of the common drive onto North Street.

Daniel Hilty, 324 North Street; said he appreciates the considerations regarding lighting. He stated that he has concerns with the proposed driveways facing his home and the storm runoff from these driveways that would go into his yard. He wondered if the City would allow this project to tie into the recently installed storm system, and if that would keep this project from flooding onto his property.

Public Hearing for 1808-PUD-21 closed at 7:38 p.m.

Milligan responded that he would be happy to tie into City storm system, if allowed. He stated that many developments of this density and style work in other similar communities. He said that the snow removal would be able to be accommodated between homes and/or the side of the common drive.

Kelleher asked if the common driveway length met the City's standards. She asked if there was anything else that needs to be added to the PUD.

Skelton stated that this project would go through a thorough review process, and that any needed items would be addressed before it would come back to the APC for a recommendation. He added that the petitioner is working with the City Engineer on the infrastructure issues, and that the project has gone through TAC review.

1808-PUD-20
[PUBLIC HEARING]

181st Street PUD Amendment
Southwest Corner of E. 181st Street & Sun Park Drive
CH Group, LLC by Church, Church, Hittle & Antrim requests an amendment to the 181st Street PUD District to modify the development and use sequence of the property.

Crabtree summarized details of this request to amend the 181st Street PUD District.

Eric Douthit, with Church, Church, Hittle & Antrim on behalf of the petitioner, stated that the reason for the request is for two reasons: first, the PUD amendment would nullify and replace a recent Special Exception approval for an equipment rental operation; second, the PUD amendment would extend the time limit for industrial uses to be allowed on the property from the current 2023 time limit to 2028. He noted that the request to extend the time limit is solely for the purpose of meeting banking requirements for refinancing the property.

Public Hearing for 1808-PUD-20 opened at 7:43 p.m.

No public comments.

Public Hearing for 1808-PUD-20 closed at 7:44 p.m.

CONTINUED ITEMS

1805-PUD-09

Lyons Team PUD
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
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1807-PUD-18

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NE Corner of State Road 32 and Grassy Branch Road
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(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 7:46 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

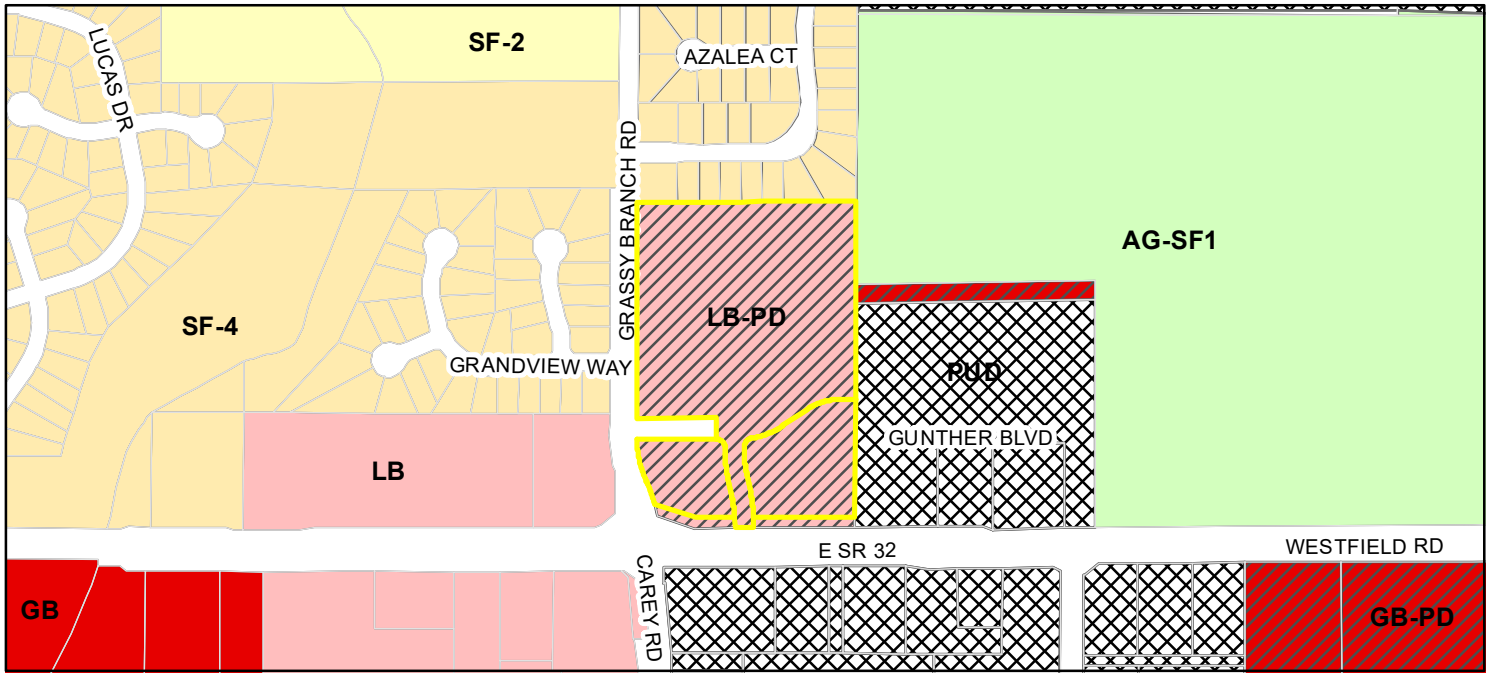
Property Location Map
Grassy Branch Commercial PUD

Not To Scale

Aerial Location Map

Site

Zoning Map



Legend

- Parcel
- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- LB-P D (Local Business - Planned Development)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-4 (Single Family - 4)

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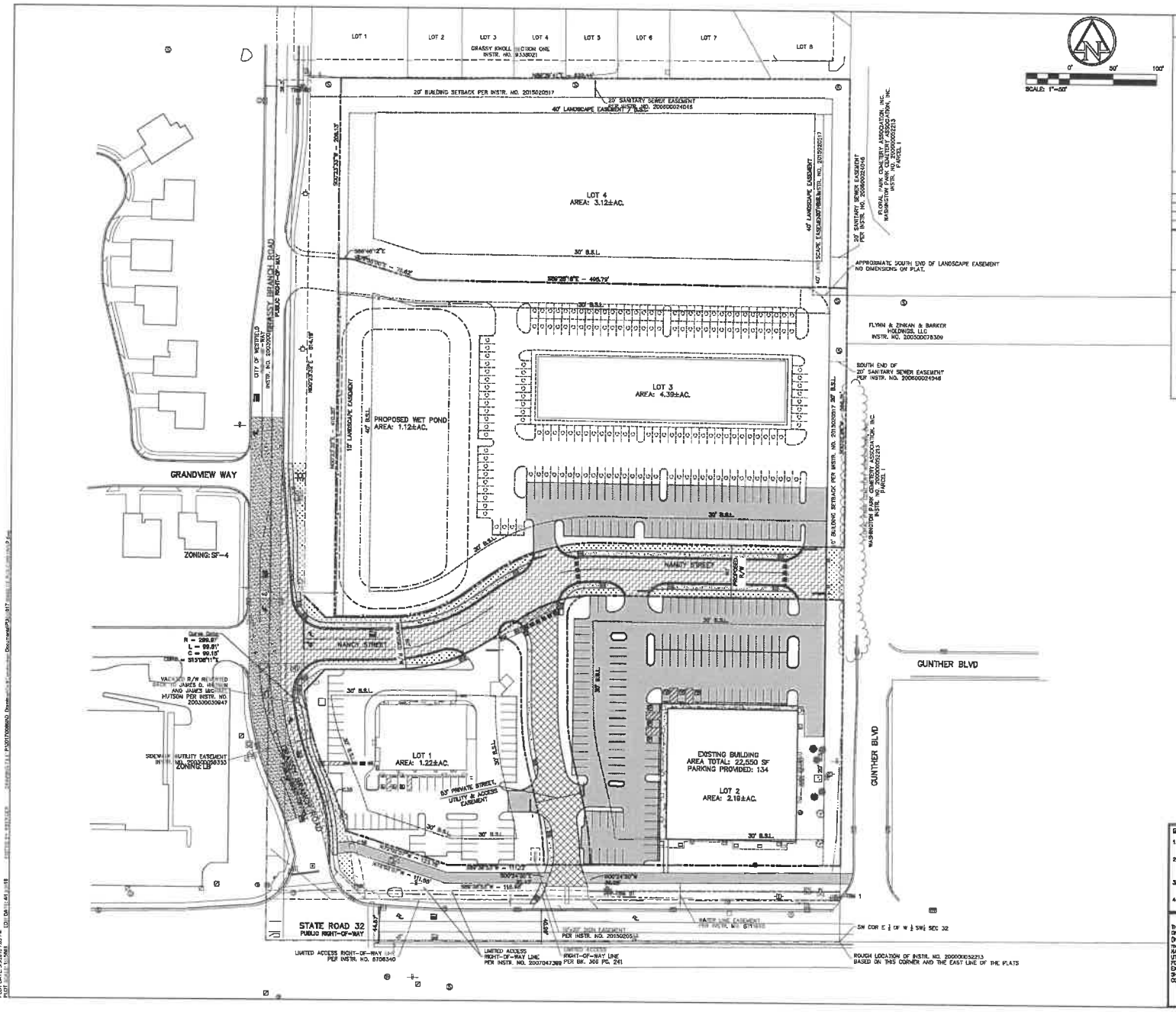


SCALE: 1"=50'

EXISTING LEGEND

- Beehive Inlet
- Combination Pole
- Curb Inlet
- Detector Housing
- Drainage Inlet
- Drainage Mit
- Electric Box
- Electric Handhole
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine Tree
- Post
- Power Pole
- Right of Way Marker
- Sanitary Mit
- Sign
- Telephone Handhole
- Test Hole
- Traffic Mit
- Traffic Pole
- Tree
- Water Valve

SITE DATA TABLE

SITE ZONING:	LB-PD, SR 32 OVERLAY
PROJECT AREA:	11.64 ACRES
BUILDING AREA:	22,550 SF
SITE IMPERVIOUS AREA:	1.76 ± ACRES
STANDARD PARKING (9'x18'):	126
ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	8
TOTAL PROPOSED PARKING:	134

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MILL AND OVERLAY

GENERAL NOTES

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4. LOT 1 DESIGN IS SHOWN AS REFERENCE ONLY.

!! CAUTION !!

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

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

KENMAR
PO Box 40243 | Indianapolis, Indiana 46240
TEL 317.374.8594
www.KenMar.com

AMERICAN STRUCTUREPOINT INC.
7365 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRASSY BRANCH COMMERCIAL SUBDIVISION

3440 EAST SR 32
WESTFIELD, IN 46074

CERTIFIED BY

ISSUANCE INDEX
DATE: 04/14/2018
PROJECT PHASE: DETAILED DEVELOPMENT PLAN

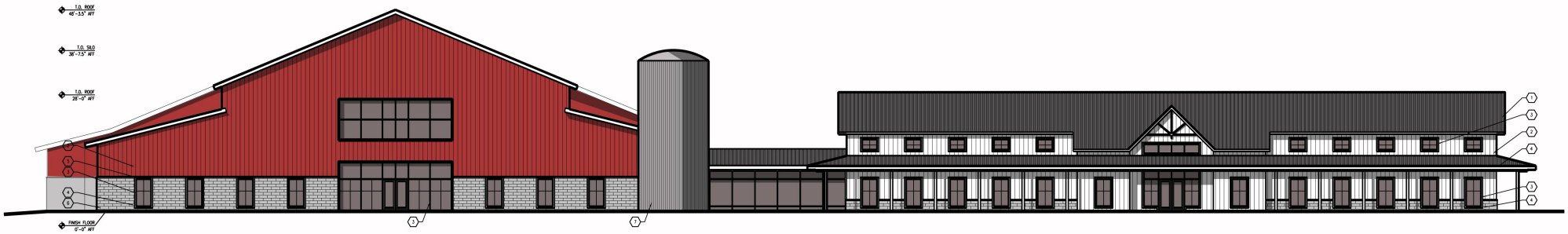
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	05/04/18

Project Number 2017.00660

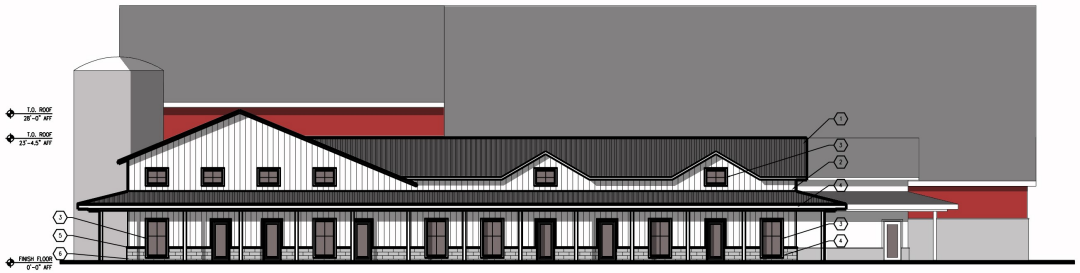
OVERALL SITE PLAN

C200



SOUTH ELEVATION 1

NOT TO SCALE



KEYED NOTES

1. STANDING SEAM METAL ROOF. TYPICAL.
2. JAMES HARDIE FIBER CEMENT SIDING RUN VERTICALLY. TYPICAL.
3. DARK BRONZE ALUMINUM STOREFRONT. TYPICAL.
4. JAMES HARDIE FIBER CEMENT TRIM. TYPICAL.
5. CAST STONE WATERTABLE COURSE. TYPICAL.
6. STONE DETAILING AT BASE OF BUILDING. TYPICAL.
7. CORRUGATED METAL ON SILO.

EAST ELEVATION 2

NOT TO SCALE

ELEVATIONS

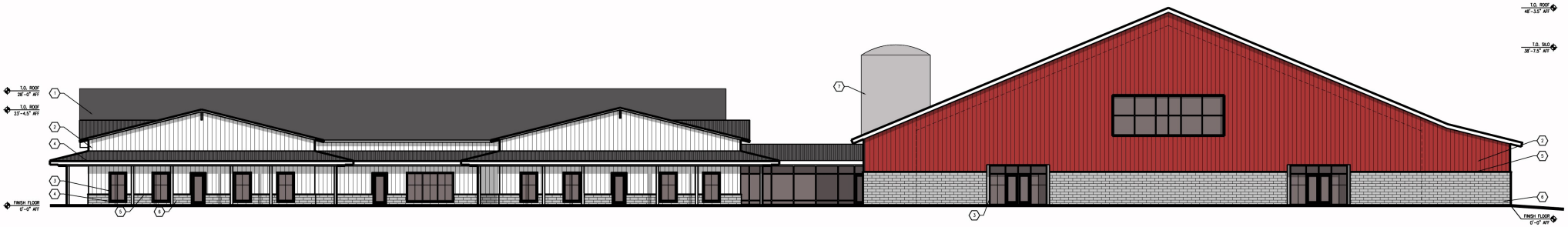
07.12.18

NOT TO SCALE

PROJECT # 180132

PLAYSCHOOL - WESTFIELD

CURRAN ARCHITECTURE
317 . 288 . 0681
CURRAN-ARCHITECTURE.COM



NORTH ELEVATION 3

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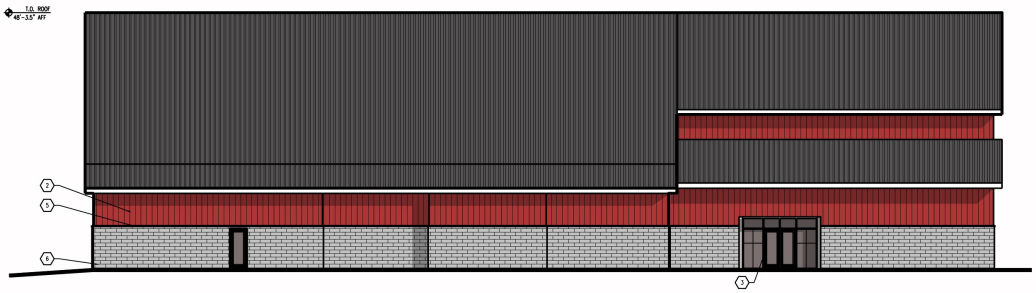

KEYED NOTES

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6. STONE DETAILING AT BASE OF BUILDING. TYPICAL.
7. CORRUGATED METAL ON SILO.

WEST ELEVATION 4

NOT TO SCALE

ELEVATIONS

07.12.18

NOT TO SCALE

PROJECT # 180132

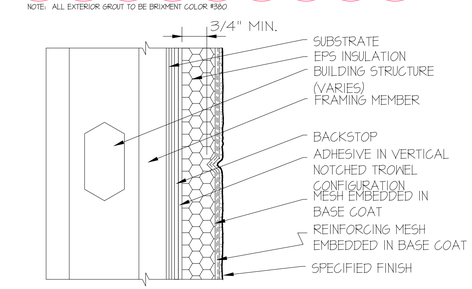
PLAYSCHOOL - WESTFIELD

CURRAN ARCHITECTURE
317 . 288 . 0681
CURRAN-ARCHITECTURE.COM

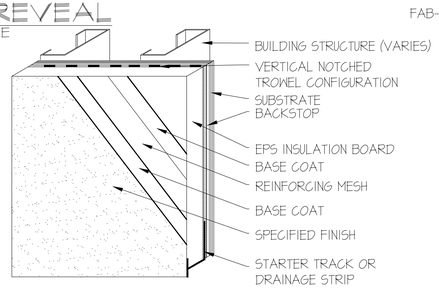
EXTERIOR FINISH SCHEDULE

EFIS-1	EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - MANUFACTURER: SYNERGY SYSTEMS STYLE: STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS COLOR: #3613 FRAPPE LOCATION: AS NOTED	EFIS-2	EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - MANUFACTURER: SYNERGY SYSTEMS STYLE: STANDARD DUTY SYSTEM - MEDIUM FINISH ON RIGID INSULATION BASE JOINT LINES AS PER MANUFACTURER REQUIREMENTS OR AS NOTED ON PLANS COLOR: #3105 SANDMAN LOCATION: AS NOTED
BRICK 1	SYNTHETIC MASONRY UNIT MANUFACTURER: DRYVIT SYSTEMS STYLE: NEW BRICK COLOR: VALLEY FIELD #7585T - VELOUR FINISH LOCATION: AS NOTED	BRICK 3	SYNTHETIC MASONRY UNIT MANUFACTURER: DRYVIT SYSTEMS STYLE: NEW BRICK COLOR: EARTHEN VESSEL-#3585T - VELOUR FINISH LOCATION: AS NOTED
BRICK 2	BRICK MASONRY UNIT MANUFACTURER: OLD CASTLE OR SIMILAR STYLE: BRICK UNIT COLOR: SANDLEWOOD MATCH LOCATION: AS NOTED		
CMU-1	EXISTING MASONRY UNIT MANUFACTURER: FIELD VERIFY STYLE: BASE UNIT 8"X 8" X 16" CONCRETE MASONRY UNIT COLOR: REPAINT TO MATCH STONE PANELS LOCATION: AS NOTED	CMU-2	EXISTING MASONRY UNIT MANUFACTURER: FIELD VERIFY STYLE: BASE UNIT 8"X 8" X 16" CONCRETE MASONRY UNIT COLOR: REPAINT TO MATCH BRICK #1 COLOR LOCATION: AS NOTED
MET-1	METAL WALL COPING MANUFACTURER: MC ELROY STYLE: 4" STANDARD COLOR: MATTE BRONZE LOCATION: AS NOTED	MET-2	METAL WALL COPING MANUFACTURER: MC ELROY STYLE: 4" STANDARD COLOR: MATTE ALMOND LOCATION: AS NOTED
FAB-1	FABRIC AWNING MANUFACTURER: SUNBRELLA STYLE: MATTE COLOR: JOCKEY RED LOCATION: AS NOTED	FAB-2	FABRIC AWNING MANUFACTURER: SUNBRELLA STYLE: MATTE COLOR: MATTE BLACK LOCATION: AS NOTED
P-1	EXTERIOR WALL PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: EFIS CREME MATCH LOCATION: AS NOTED	P-2	EXTERIOR WALL PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: BRICK #1 COLOR MATCH LOCATION: AS NOTED
SF-1	ALUMINUM AND GLASS STOREFRONT SYSTEM MANUFACTURER: KAWNEER 115 ALUMINUM VISTA WALL STYLE: SYSTEM TO BE 4 1/2" DEEP FRAME WITH GLAZING 1" OFFSET FROM EXTERIOR FACE. LOW E GLASS - COLOR BY OWNER COLOR: CLEAR ANODIZED LOCATION: AS NOTED	GLAZ-1	EXTERIOR WALL GLAZING MANUFACTURER: PPG OR EQUAL STYLE: 1/4" FLOAT GLASS, TEMPERED (AS NOTED), LOW E GLASS COLOR: 20% ASA GRAY TINT LOCATION: AS NOTED
FC-1	EFIS FABRICATED SILL MANUFACTURER: DRYVIT, SYNERGY, OR EQUAL STYLE: BASE UNIT 4"X 4" COLOR: BUFF LOCATION: AS NOTED	STN-1	LIMESTONE PANEL MANUFACTURER: INDIANA LIMESTONE STYLE: BASE UNIT 12"X28" COLOR: BUFF LOCATION: AS NOTED

NOTE: ALL EXTERIOR GROUT TO BE BRIXMENT COLOR #380

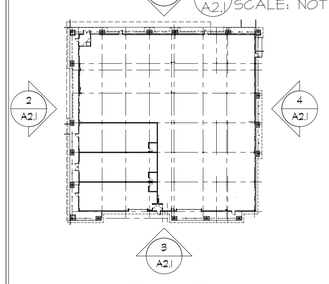


2 A2.1 E.I.F.S. 'V' REVEAL
SCALE: NOT TO SCALE



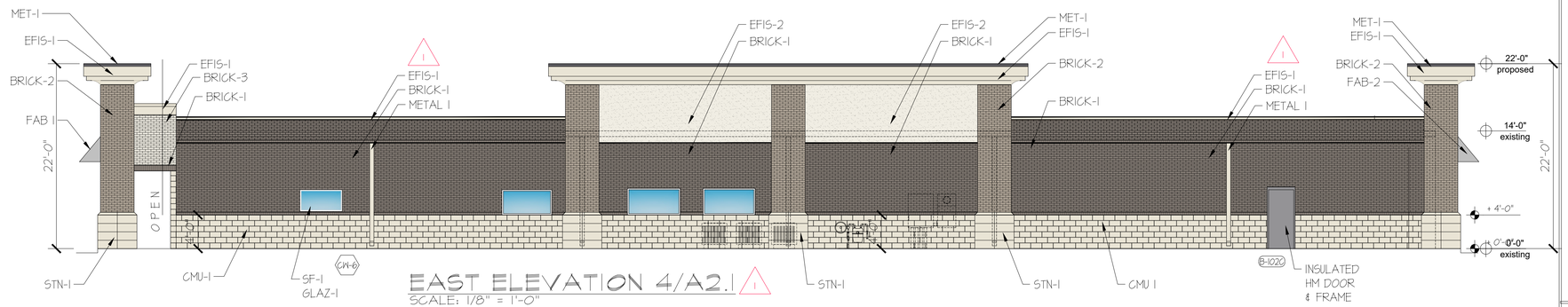
1 A2.1 STANDARD DUTY SYSTEM
SCALE: NOT TO SCALE

NORMAL IMPACT



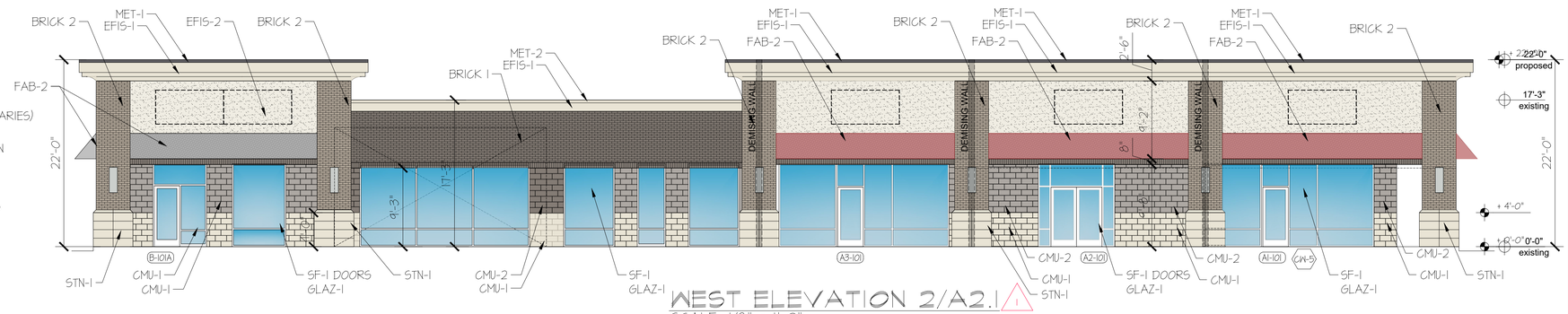
2 A2.1 KEY PLAN
NO SCALE

WESTFIELD ZONING COMPLIANCE
* VERTICAL TRANSITIONS
* HORIZONTAL TRANSITIONS
* MODULAR REPETITION
* MASONRY AS PRIMARY MATERIAL
* ARTICULATED CORNICE TRIM
* FOUR SIDED ARCHITECTURE

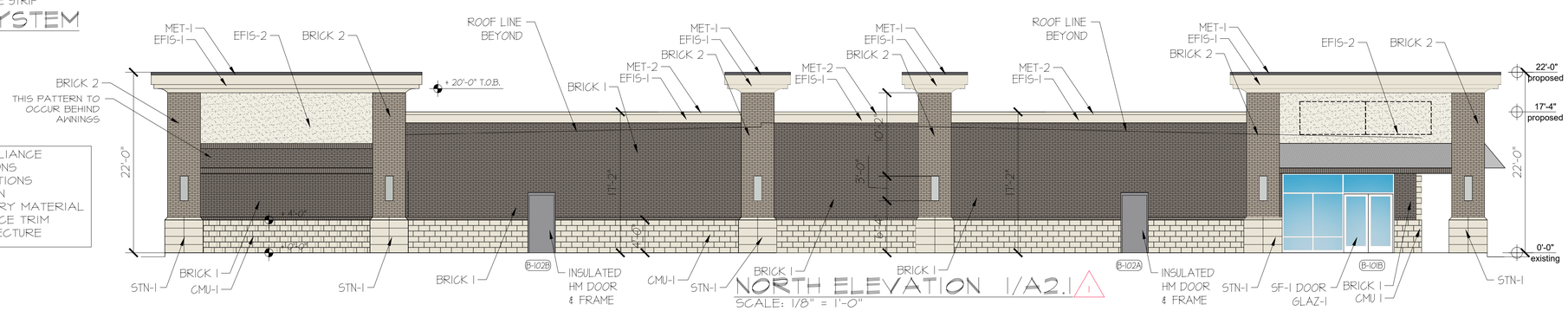


EAST ELEVATION 4/A2.1
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION 3/A2.1
SCALE: 1/8" = 1'-0"



WEST ELEVATION 2/A2.1
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1/A2.1
SCALE: 1/8" = 1'-0"

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Written dimensions on these drawings shall have precedence over any scaled dimensions. Contractor must verify, and Designers, must be notified of any variations from the dimension or any other discrepancies shown on these drawings.

REMODEL
SQ. FT.: 7,500 +/-
MIXED USE
USE: A2/B/M
CONST: II- B

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

JT DESIGNERS,INC.
PLANNING CONSULTANTS
211 S. RITTER AVE. - SUITE H
INDIANAPOLIS, IN 46129
PH: 317-828-1166 FAX: 317-493-1805
e-mail: JTDESIGNERSINC@GMAIL

ISSUE:
REV1 Design Revs 04/16/18

TITLE:
EXTERIOR ELEVATIONS

SHEET:
A2.1

OWNER:

KennMar
INDIANAPOLIS, IN 46224
ATTN: BRENT BENGE
bbenge@kennmar.com

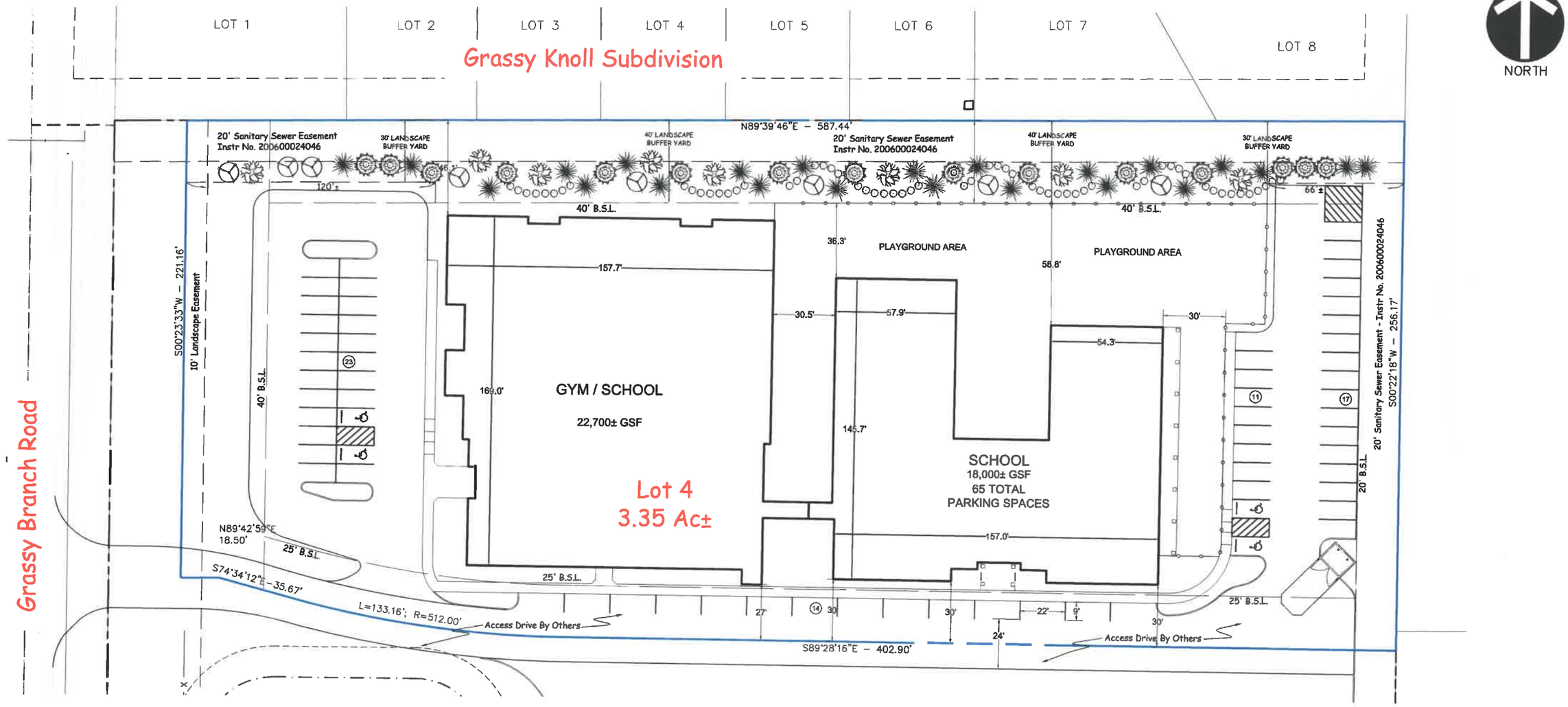
JACK P. MORGAN
AIA CSI - ARCHITECT
7062 N. TUXEDO STREET
INDIANAPOLIS, IN 46220
PH: 317-508-4516 FAX: 317-820-3405
e-mail: morwalsoplad1@gmail.com

JACK PHILIP MORGAN REGISTERED No. AR00033266 STATE OF INDIANA ARCHITECT
03/26/18
SEAL

DATE 03/26/18
ISSUE BIDDING/ FILING

PROPOSED DESIGN FOR:
Grassy Branch MARKETPLACE Building 2
HAMILTON COUNTY
3440 E. State Road 32
Westfield, IN 46074

SCHEMATIC BUFFER YARD PLANTING PLAN



BUFFERYARD PLANTING SCHEDULE

SHADE (LARGE) TREES PROVIDED = 8
(Min. 2.5" Caliper 6" Above Ground & 6' Height)

Shade (Large) Trees to be one of the following:

- Celtis occidentalis - Hackberry
- Liriodendron tulipifera - Tulip Tree
- Gymnoclanus dioica - Kentucky Coffeetree
- Quercus rubra - Northern Red Oak
- Zelkova serrata 'Green Vase' - Japanese Zelkova
- Tilia tomentosa - Silver Linden
- Platanus x acerifolia 'Liberty' - London Planetree
- Ulmus carpinifolia 'Patriot' - Elm
- Gleditsia triacanthos inermis 'Shademaster' - Honeylocust

NOTE: No single shade tree shall constitute more than 25% of the total shade trees within the Bufferyard.

EVERGREEN TREES PROVIDED = 38
(Min. 6' Height at Planting)

Evergreen Trees to be one of the following:

- Norway Spruce
- Virginia Pine
- Green Giant Arborvitae
- Colorado Blue Spruce
- Austrian Pine
- Eastern Red Cedar

NOTE: No single ~~ornamental~~ evergreen tree shall constitute more than 25% of the total evergreen trees within the Bufferyard.

ORNAMENTAL (MEDIUM/SMALL) TREES PROVIDED = 8
(Min. 1.5" Caliper 6" Above Ground & 6' Height)

Ornamental (Medium/Small) Trees to be one of the following:

- Cornus Kousa Chinensis - Flowering Dogwood
- Cercis canadensis - Eastern Redbud
- Amelanchier x grandiflora - 'Autumn Brilliance' Serviceberry
- Cotinus obovatus - American Smoketree
- Prunus serrulata - 'Kwanzan' Cherry

NOTE: No single ornamental tree shall constitute more than 25% of the total ornamental trees within the Bufferyard.

SHRUBS PROVIDED = 60
(Min. 18" Height & 4' o.c.)

Shrub plantings to be one of the following:

- Physocarpus capitus - Diablo Ninebark
- Viburnum rhytidophyllum - Leatherleaf Viburnum
- Myrica pennsylvanica - Northern Bayberry
- Spirea japonica 'Shibori' - Peppermint Stick Spirea
- Boxus x Koreana - 'Green Velvet' Boxwood
- Leucanthemum x superbum 'becky' - Becky Daisy
- Arborescens Incrediball 'Abetwo' - Hydrangea
- Rhododendron 'QbackB' - Solar Flare Sunbow Azalea
- Euonymus Alatus 'compactus' - Burning Bush
- Miscanthus Sinensis 'strictus' - Porcupine Grass
- Syringa Vulgaris - Purple Lilac

NOTE: No single shrub shall constitute more than 15% of the total shrubs within the Bufferyard.

PROJECT NUMBER TPS.006	DATE: 08/13/18	THE PLAY SCHOOL @ GRASSY BRANCH
L-1	DWN. BY: BSC	LOT 4 - N.E. CORNER OF SR 32 & GRASSY BRANCH ROAD
	CHKD. BY: BSC	WESTFIELD, INDIANA
	SCALE: 1" = 50'	

CIVIL SITE GROUP, INC.
160 WEST CARMEL DRIVE, SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677 / (Fax) 810-1679

CivilSite GROUP, INC.

Grassy Branch Marketplace PUD Neighborhood Meeting

A neighborhood meeting was held at 6 pm on June 26, 2018 at Washington Woods Elementary School. In attendance were as follows:

- Katie Guerra, The Play Schools
- Eric Douthit, Church, Church, Hittle & Antrim
- Andy Wert, Church, Church, Hittle & Antrim
- Brent Benge, KennMarr
- Jim Ake, Westfield City Council
- Cindy Spoljaric, Westfield City Council
- Chuck Lehman, Westfield City Council
- Daine Crabtree, Westfield Department of Economic & Community Development
- Kara White, Grassy Knoll resident (Lot 3)
- Pam White, Grassy Knoll resident (Lot 3)
- Jill Simonis, Grassy Knoll resident (Lot 4)
- Dan Montgomery, Grassy Knoll resident
- Randall Warren, Willow Creek resident

Handouts were distributed and the site plan and building elevation of the daycare center were displayed on an easel. Mr. Douthit summarized the proposal. The most significant part fof the petition is a proposed child care center and gymnasium on the northern-most lot, Lot 4. Construction work is proceeding on the two lots fronting State Road 32. These will be leased for retail use.

Kara White, Pam White and Jill Simonis live in homes that abut the child care center's north property line. They are concerned about noise from children on the playground. They would like the current forty foot setback standard adhered to. Mr. Douthit explains that there will be a mound constructed within the buffer area as well as landscaping plantings that meet the City's installation standards. Mr. Wert advises that contrary to the large display on the easel, but consistent with the handouts, the gymnasium will be on the west side with the child care center on the east side. Ms. Guerra explains some of the operations of the facility.

Mr. Warren has a question about the use for Lot 3. Mr. Benge explains that the exact use is not known at this time, but will be either office or retail or some combination thereof.

There is further discussion about setbacks, landscaping, and the uses that are currently permitted on this property.

7/9/2018 UPDATE: A conceptual landscape plan has been developed showing a 40 foot wide buffer behind the Lot 4 building and specific planting materials that will be installed within this buffer area.

WRITTEN PUBLIC COMMENTS

Docket Number: 1807-PUD-18

Petitioner: Rita Hafner by Church, Church, Hittle + Antrim, LLP

Request: A change in zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace Planned Unit Development (PUD) District

Enclosed Attachments:
August 20, 2018 Advisory Plan Commission Meeting

1. Jill Simonis	17825 Grassy Knoll Dr.	(7/28/18)
2. Mark Enderle	17818 Grassy Knoll Dr.	(7/30/18)
3. Steven Hamilton	17825 Grassy Knoll Dr.	(8/5/18)
4. Jill Simonis	17825 Grassy Knoll Dr.	(8/13/18)

Daine Crabtree

From: Jill Simonis <cowwash2@yahoo.com>
Sent: Saturday, July 28, 2018 5:12 PM
To: APC
Subject: 1807-PUD-18 Grassy Branch Marketplace

Follow Up Flag: Follow up
Flag Status: Flagged

To ALL on the Advisory Board;

We live at 17825 Grassy Knoll Dr, Lot #4. We built our home here 22 years ago, knowing that at some time there would be something that could be built behind us, but with the zoning were not too worried. Since this property has been sold its funny that the buyer just expects that zoning should be changed and all should go along with any of the inventions they are dreaming up.

As we have been watching at the "lack" of progress going on with his first building going up on the corner, that in itself makes me worry since the BIG tenant of Tim Horton's already pulled out. Now they want to build a "BARN" behind us with a Silo !

When I went to the primary meeting with these people the plans were laid out opposite of what they are "now" wanting. I had a big issue, since our back yard is the size of a postage stamp now, that 30 feet was not enough and they said they could move to 40 feet, which helped and the 2 residents that would have has this behind them are not concerned due to the large trees and fence in their backyards.

Before, I go any further let me say I am tired of them (the lawyer) putting words in my mouth and assuming things like I did not want change. I have had and been through more change than most people have or will ever go through, so with that being said I also stated at that primary meeting I was not against what they wanted to put in but there were no plans finalized with dimensions of these barn buildings. It was not until the Advisory meeting that we learned of the height of 45 FEET !! They also did not have their drawings to Scale **yet** at that meeting. Why are they able to get away with these things ?
I would think they would want to work together for the sake of us and them being "good neighbors", so unless they change the plans back to the original that we saw at the primary meeting, but with the set back still left at 40, I am very against this taking place. We are all Westfield Residents and I thought that people on the Westfield Boards would make sure things we in our best interest also, not 3 people, whom none of them are from Westfield.

There was also another point that they were trying to make as to the other business properties being the same as what they want to build in Westfield but I did more research and drive by's to see that was another stretched truth because not a one backs up to any residential area , and there are very few building also in Westfield of that height much less up against residential.
You, the board, made a suggestion of them reaching out and having a meeting will all of the subdivision, having a chance to see not just the residents "within 2 block" radius they sent letter to, but as of yet nothing. A Neighbor across the street from us suggested to the lawyer that he come out and walk this with us, and I will supply a 45 foot rope with a helium balloon at the end showing the massive building as it is currently being suggested, I would also suggest that the board come and take a look at this.
I understand that you are going by laws but when does common decency come into play with us the residents of Westfield.

Jill Simonis

Daine Crabtree

From: Enderle, Mark <menderle@protectiveinsurance.com>
Sent: Monday, July 30, 2018 8:28 AM
To: APC
Subject: 1807-PUD-18

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning!

I am emailing in regards to 1807-PUD-18 (Grassy Branch Shoppes). In particular the preschool.

It was suggested at the last advisory planning commission meeting that the developer and Grassy Knoll residents meet before the next time the developer plans to present to the APC. Looking at the APC it appears this could happen next Monday, August 6 and this resident has not had any notification that a meeting has been schedule. All I want to do is make sure that they we get to speak with then before the APC votes on the project.

Here are my thoughts.

1. In talking to my neighbors I think the majority, if not everyone, is ok with the project as long as the developer works with the residents for the right solution.
2. While I live on the opposite of the street from the proposed development, I do see where the concern is for those who live on the other side. Under the current plan, my neighbor's back door will be 80 feet from a 45 foot wall. Is this fair to them…probably not since there are no mature trees behind their house. If the original plan of having the gym on the east side instead of the west, the 45 foot portion of the building would be blocked by mature trees. Considering those residents by the mature have shown no concern about this project, I believe this could resolve most issues.
3. Personally, I think the farm theme and elevations would look nice, but doies it fit the area. Considering the developer is already building a nice looking brick strip center along SR 32, does it make sense to have a farm theme between that development and neighborhood of vinyl homes?

I realize the APC will likely approve this project based on the current zoning laws and ultimately it is up to city council to approve the deal. When this happerns will the residents have an opportunity to speak to city council before they vote? I am trying to understand the process.

Thanks,
Mark Enderle
17818 Grassy Knoll Dr
Lot 86

Daine Crabtree

From: Steven Hamilton <zhambone@sbcglobal.net>
Sent: Sunday, August 5, 2018 5:30 PM
To: APC
Subject: 1807-PUD-18. Grassy Branch Marketplace - PUD

Greetings,

I am writing this evening to express my dis-satisfaction with the developer and his legal representation involved in the above referenced project.

We are the owners and occupants of Lot #4 of Grassy Knoll Subdivision, also know as 17825 Grassy Knoll Dr.

We were informed last evening of a meeting of the homeowners of this subdivision that will be affected by the above referenced project, that was held at the office of the attorney representing the developer. We were not informed of this meeting.

At the APC of July23rd, the board instructed the attorney to have a more expansive meeting to discuss this project.

We have NOT been advised of ANY meeting by the developer, his legal represenitive, or the HOA of Grassy Knoll Subdivision.

It seems to me that the developer and his attorney are doing little, if anything to receive discussion from the affected homeowners, especially us @ Lot 4 which will be affected the most by this project moving forward.

I request a follow-up on your part to find out just how this meeting that was held August 3rd or 4th @ Church's Office was advertised.

Thank you for your time.

Steve Hamilton

From:	Jill Simonis
To:	Caleb Ernest; Kevin M. Todd, AICP; Matthew S. Skelton, Esq., AICP; Pamela Howard; Amanda Rubadue; Daine Crabtree; Cindy Spoljaric; APC
Subject:	1807-PUD-18
Date:	Tuesday, August 14, 2018 11:47:14 AM

From: Jill Simonis <cowwash2@yahoo.com>
Sent: Monday, August 13, 2018 8:32 PM
To: Jill Simonis <jills@barrettandstokely.com>
Subject:

We would like to address our concerns and disappointments for this 45 foot structure being placed behind our home.

We live at 17825 Grassy Knoll Dr, Lot #4. We have been at every meeting except for the last one at the lawyers office on a Saturday ? As our next door neighbor we were not aware of this meeting, although they all have our contact information as they know we have major concerns. (the neighborhood was contacted through facebook, I guess that's good if your on there)

The President of the HOA came over the next day to tell us the owners had moved the plans back to what they originally had with the 45 foot building being behind homes with existing large trees and fences and the school behind us not the 45 foot building, as we had looked at at the first meeting. But, as I asked for plans again, since there has been a lack of plans to scale and this one being no different, I was emailed plans that still show this 45 foot structure behind our home ?? It would be nice to have this in a plan/writing so I could say ok, this is workable for us. Until then I can not their word for it.

I really do hope there is very careful thought on what is going on here and things do not just get pushed through without the details being in writing.

Disappointed that there is obviously a lack of truth here maybe due to the land owner wanting to push this through.

I am NOT opposed to this or anything else being built on this land(we knew this when we picked this land to build on but also knew the zoning) but I am saddened that this city would allow such a tall structure that close behind a home.This had to be approved and Re Zoned by Westfield for this to be built. 45 feet is then one of the tallest buildings in Westfield ! We researched and only came up with 3 others,none behind any residential.
Would YOU want that behind your home ?

We also do not want any kind of Evergreen trees or Cedars as they are full of spiders/bugs and would not let any, if there is any left, AIR or LIGHT in to our backyard. Why would it be unreasonable for some type of fern tree (Fern Maple) still a good growing tree that would only filter light and let air through or Locust (non thorn) to be put in.

Our hands are tied as we, the homeowner, can not express anything else at the next meeting but the other side (whom none are from Westfield) can .

Jill Simonis

Issues/Comments in Response to the Proposed
Grassy Branch Marketplace Planned Unit Development (PUD) District

The list below includes issues that were raised at the July 16, 2018 Plan Commission public hearing in advance of the August 6, 2018, Plan Commission meeting. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Petitioner responses below in *italics*.

1. People who are not in favor of the preschool use *Child care/daycare center as a use is permitted in the LB district. The use Educational Institution, without Dormitory Accommodations was added to the PUD ordinance at the suggestion of the Westfield Planning staff. The use is compatible with residential neighborhoods, which is demonstrated by the three existing Play School facilities being located within or next to a single-family subdivision.*

2. People who are not in favor of the height of the proposed gym attached to the preschool *The building meets the 45 foot height standard in the LB district by the definition in the UDO. More importantly, the majority of the mass of the structure will be no higher than 28 feet. We believe that the design is not only interesting and pleasing to view, but unique and quite compatible with the adjacent neighborhood.*

3. How are the mechanicals going to be screened? Anything that can be done about the noise? *All mechanical units are to be located on the roof so there will be no need for ground units or screening.*

4. People who are not in favor of the playground being located adjacent to the neighborhood. Anything that can be done about the noise? *The only noise generated from the playground will be from children enjoying the outdoors. The playground will always be vacant evenings and weekends. Any sound generated by the children will be minimal and buffered by the proposed landscaping plantings.*

5. How will the on-site traffic management work? *For the Play School, parents would typically enter off of Grassy Branch Road, drive to the end of the shared access lane, make a U turn, then pull up to one of the parallel parking spaces in front of the Play School entrance. This system has worked to good effect at the Play School Legacy location.*

6. How will this affect the property values of neighbors? *How existing property values might be affected by an adjacent development proposal is an issue Plan Commissions and Councils frequently confront. In this case, the rezone proposal would not allow more or different uses than what is currently permitted. In addition, the lot that could have the most effect on property values has a specific use and layout proposed. Child care centers are frequently located in or near residential neighborhoods. Like elementary schools, they typically have a positive effect on property values, particularly in areas where child care is in high demand.*

7. Those not in favor of the proposed center sign *This has been addressed. The center sign for Grassy Branch Marketplace will meet the UDO standards. Language and exhibits in the PUD referencing the center sign have been removed.*

LOCATION MAP EXHIBIT

EDGE ROCK DEVELOPMENT

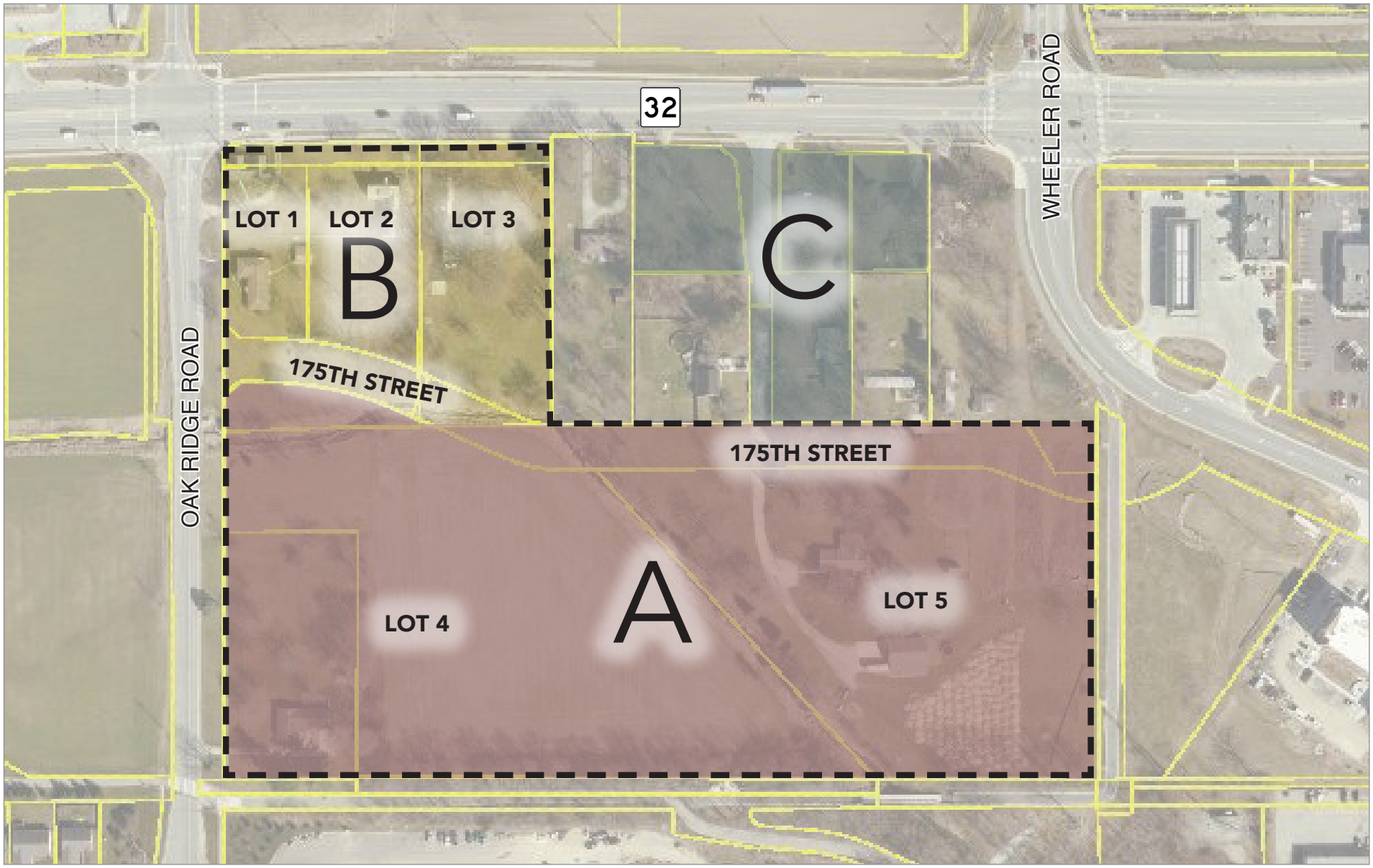
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT

n.t.s.

07.17.18

PUD DISTRICT AREA MAP



EDGE ROCK DEVELOPMENT

THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT

n.t.s.

07.17.18

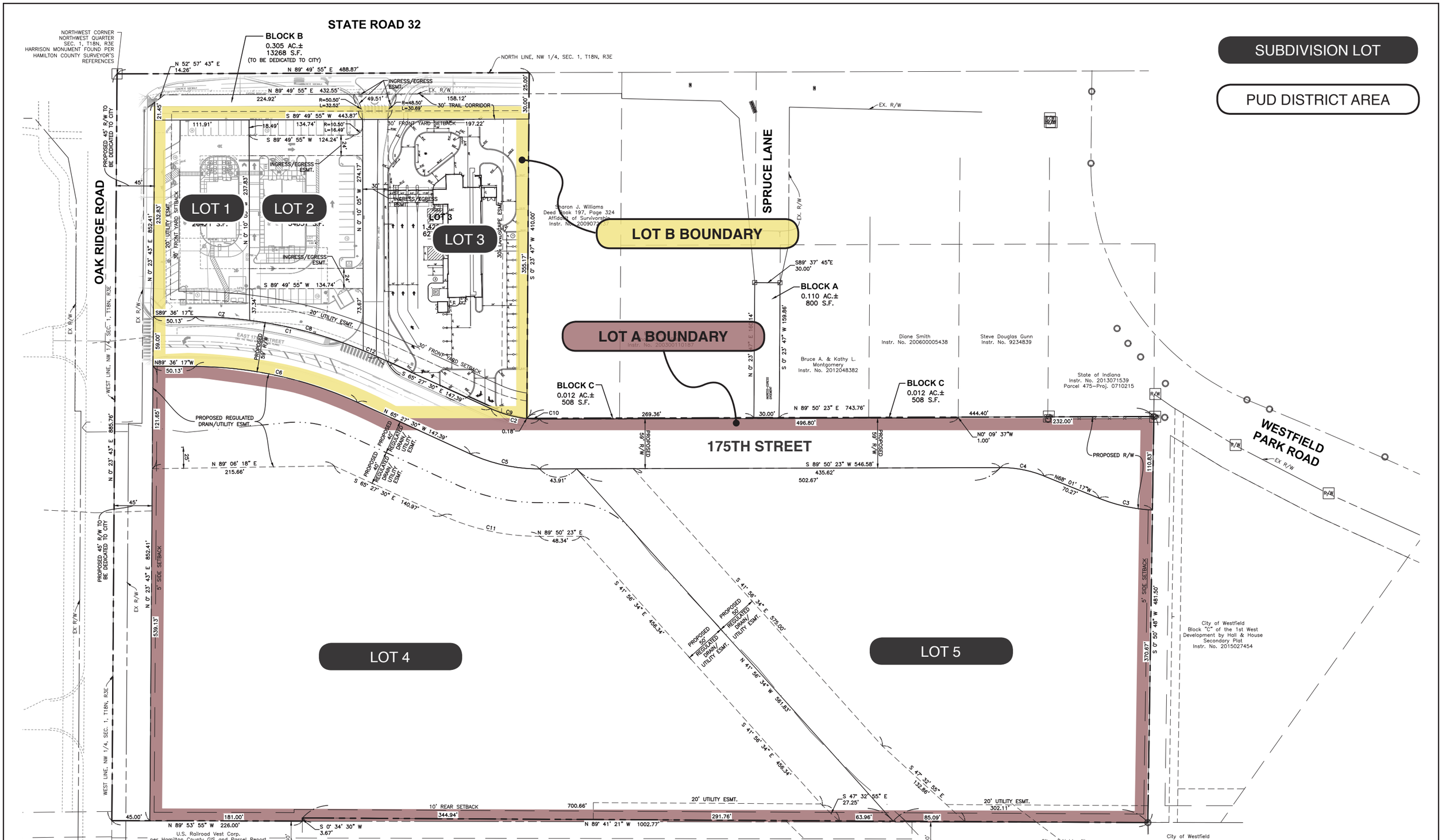


EXHIBIT B: CONCEPT PLAN

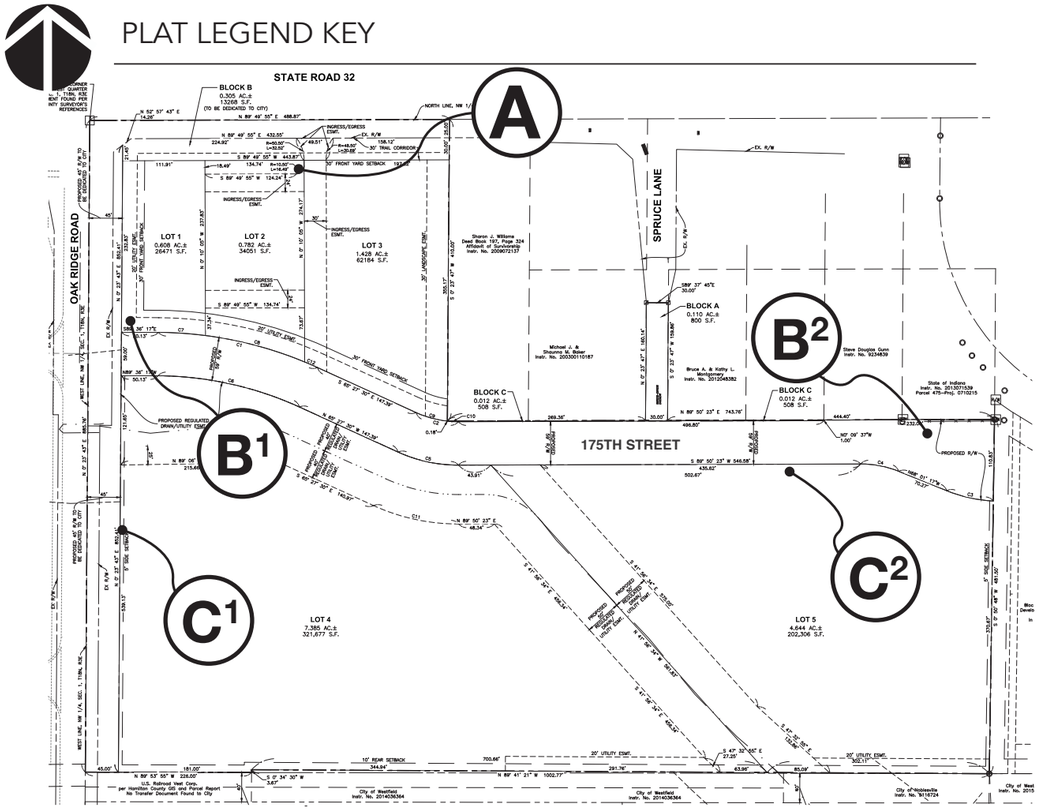
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

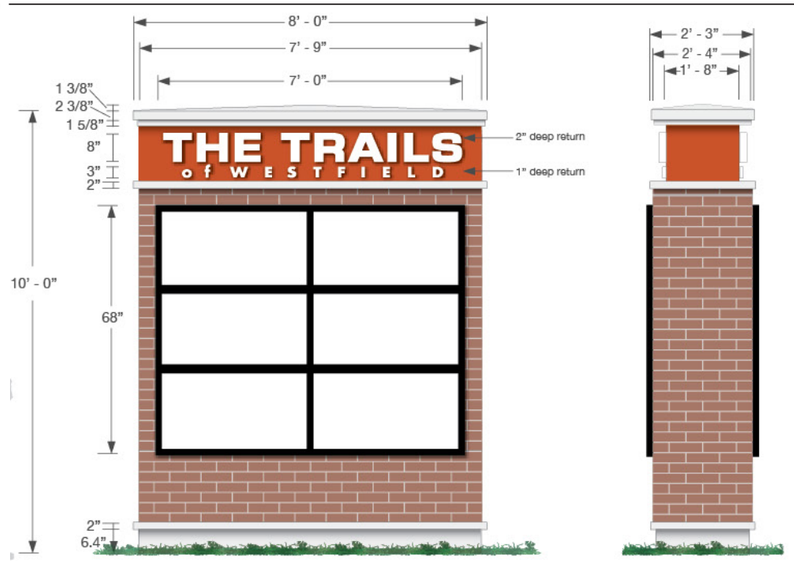
N.T.S.

08.03.18

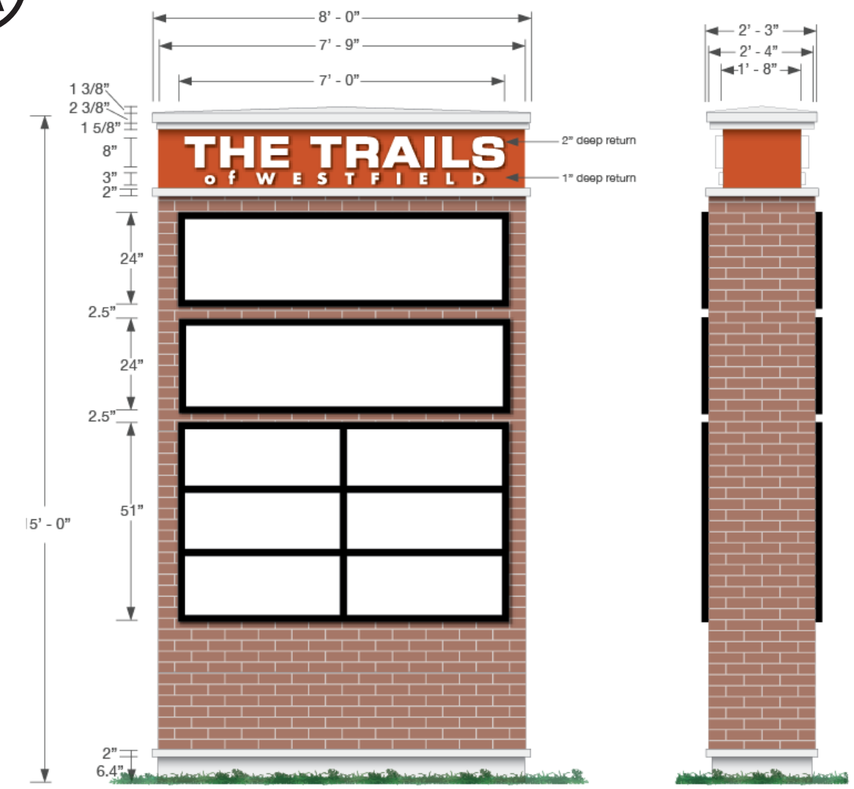
PLAT LEGEND KEY



B ENTRANCE SIGNS



A PRIMARY FRONTAGE MONUMENT SIGN



C SECONDARY FRONTAGE MONUMENT SIGNS

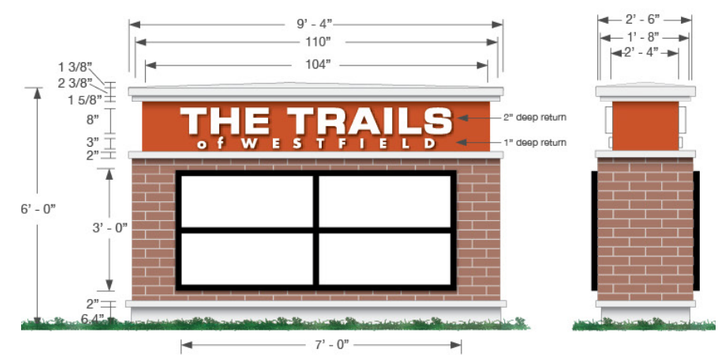


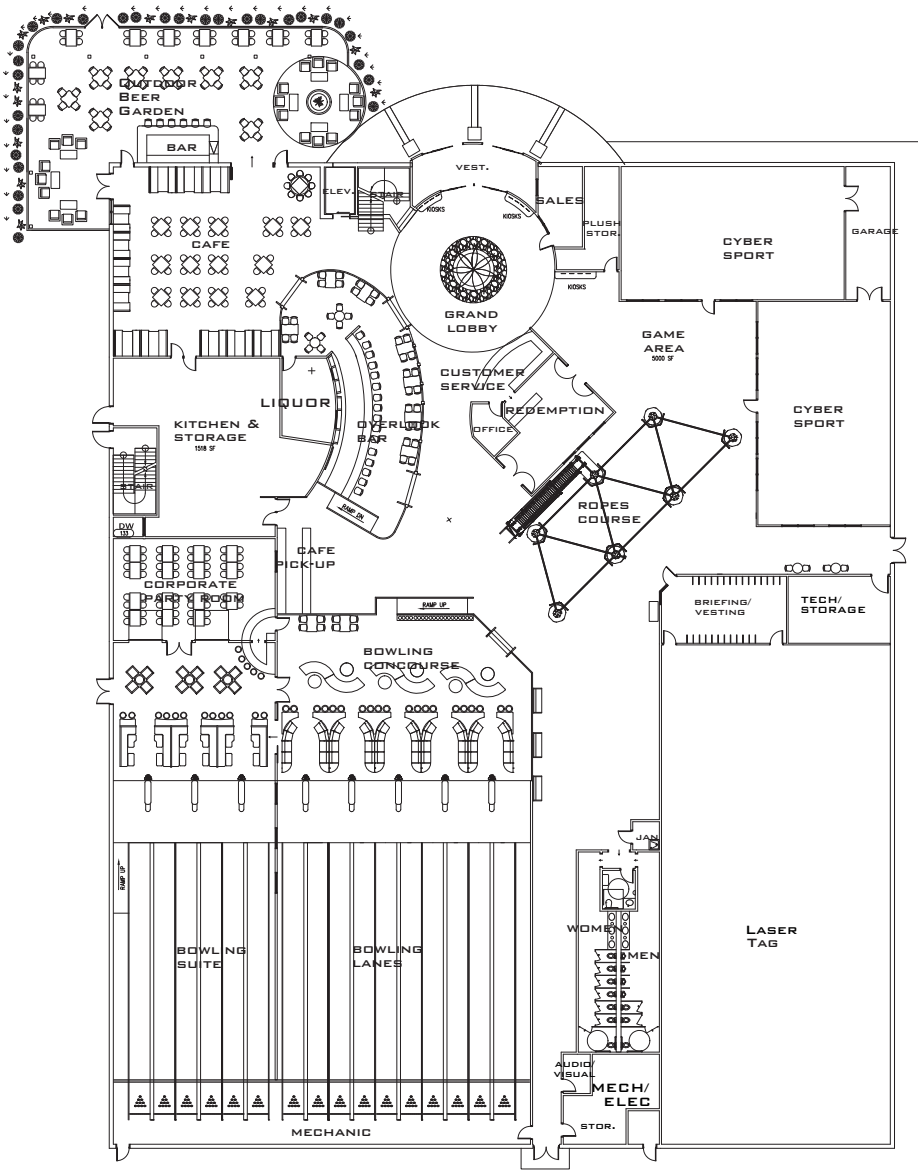
EXHIBIT D: MONUMENT SIGN PLAN

THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

ILLUSTRATIVE RENDERING



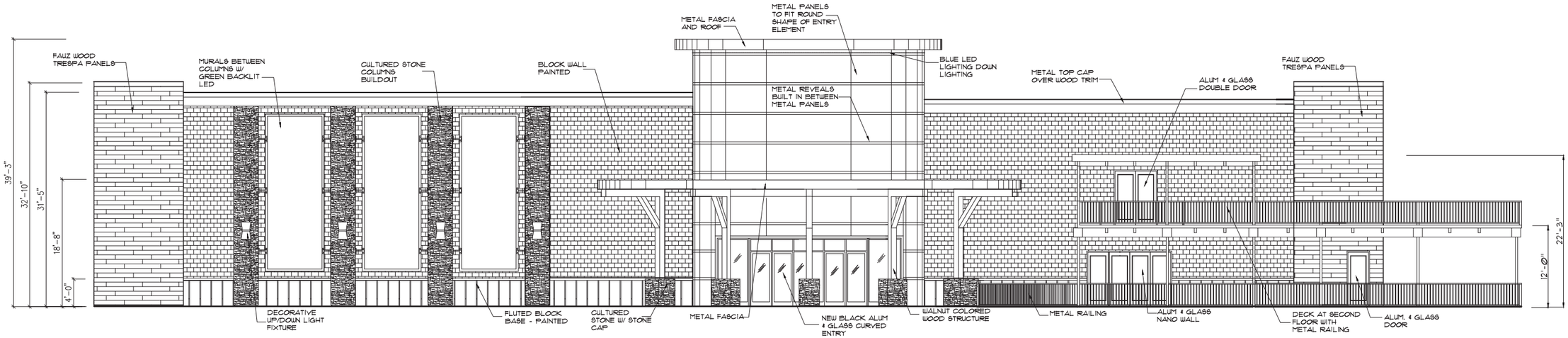
ILLUSTRATIVE FLOOR PLAN

EXHIBIT C-1: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

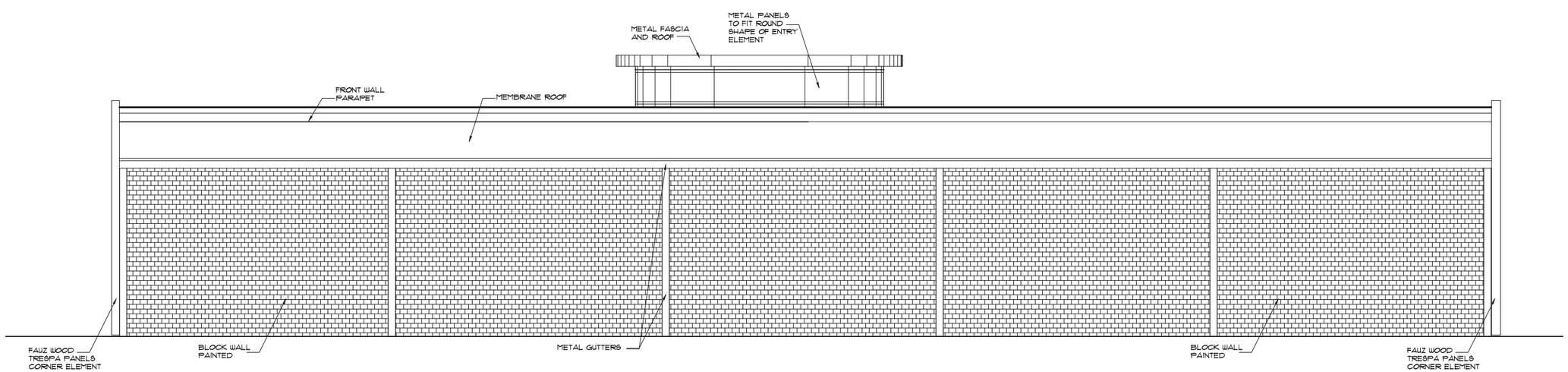
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



FRONT ELEVATION



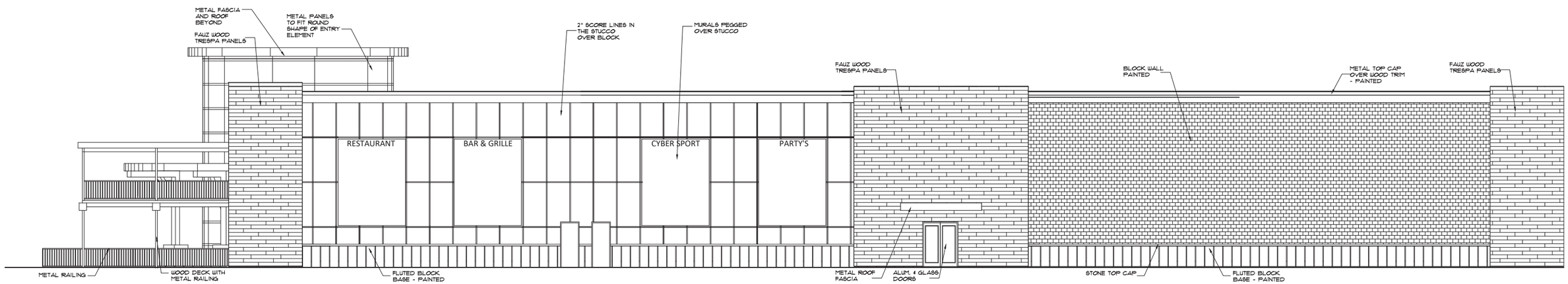
REAR ELEVATION

EXHIBIT C-2: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

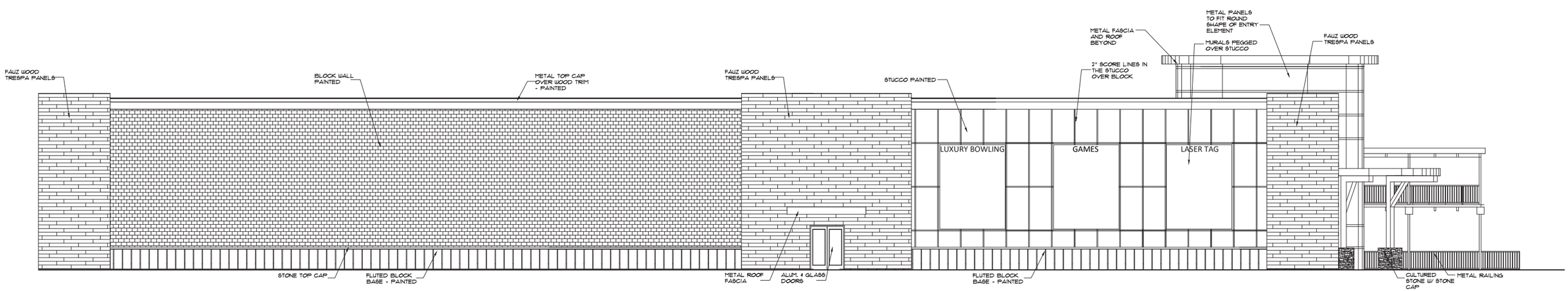
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



SIDE ELEVATION



SIDE ELEVATION

EXHIBIT C-3: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

THE TRAILS OF WESTFIELD

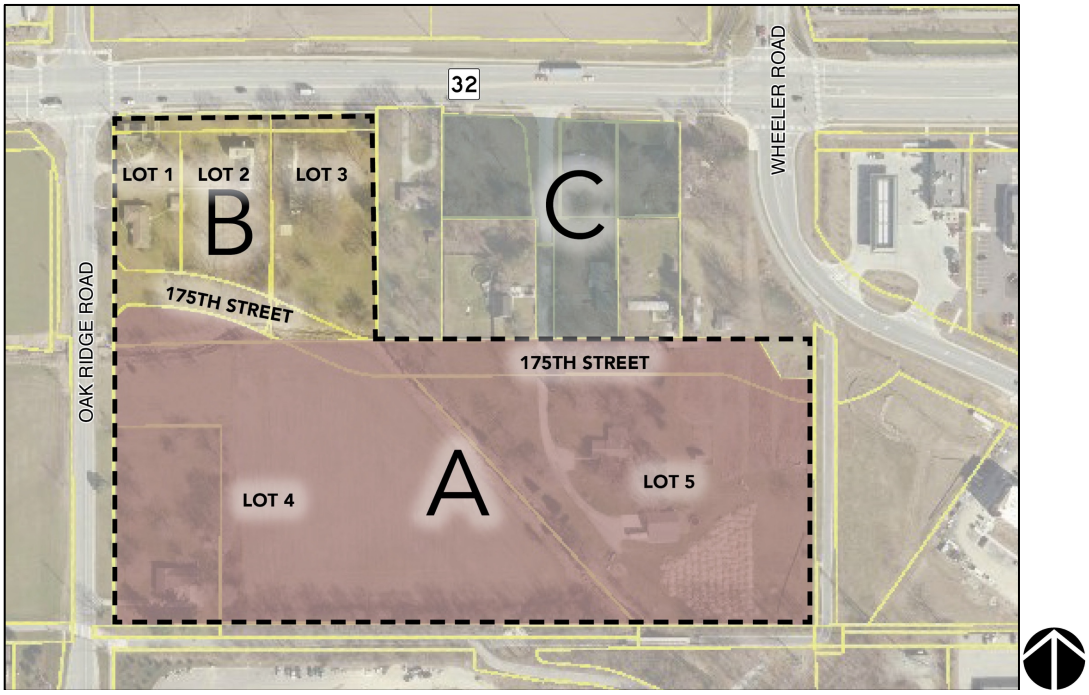
PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

<u>Narrative Statement</u>
The Trails of Westfield: Second Amendment

Edgerock Development, LLC respectfully requests this amendment to the Trails of Westfield development, consisting of 17.3 acres± located on the southeast corner of State Highway 32 and Oak Ridge Road. The requested amendment applies to "Lot A" and "Lot B" of the Trails PUD District, as depicted in the "District Map" exhibit below.

The Trails PUD District was originally approved in 2015, and only included the real estate identified as "Lot A" on the District Map. The development was originally zoned to allow for apartments (on Lot 4, as labeled on the District Map) and commercial uses, including a family entertainment center (on Lot 5, as labeled on the District Map).



TRAILS PUD: DISTRICT MAP

In 2016, in coordination with the City, the PUD District was amended to: (i) expand the development to include "Lot B" and "Lot C", as depicted on the District Map, for commercial uses; and (ii) modify Lot A to only allow apartment uses, removing the previously permitted commercial and family entertainment center uses. In January 2018, the "first amendment" to the Trails PUD District was approved to accommodate the final site design for the Starbucks and Shoppes buildings.

Starbucks and the Shoppes buildings (Lot 1 and Lot 2, respectively, as labeled on the District Map) are currently under construction. Crew Carwash has filed a detailed development plan for the development of Lot 3 (as labeled on the District Map) with construction anticipated to begin in early September.

This "second amendment" to the Trails PUD District is requested to accommodate the following:

1. Crew Carwash: The proposed ordinance addresses several development standard modifications to accommodate the proposed site plan for the development of Lot 3 (as labeled on the District Map), which is located within Lot B of the District.
2. Lot A Land Uses: Lot A originally allowed apartment and commercial uses; however, after the 2016 expansion of the PUD District, only apartment uses were allowed. The proposed ordinance will also allow commercial uses (including a family entertainment center and corresponding building design standards) within Lot A.
3. Sign Plan: Due to the site's unique access and visibility constraints with the required 175th Street and bisecting legal drain, the proposed ordinance incorporates a comprehensive sign plan for the development's monument signs. The proposed signs are consistent with recently approved sign standards for the adjacent Monon Marketplace development.

As depicted in the application and exhibits, the proposed development continues to be consistent with the City's economic and design objectives and policies for the corridor, as set forth in the City's Unified Development Ordinance and the 2007 Westfield-Washington Township Comprehensive Plan.

ORDINANCE NUMBER 18-32

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on November 9, 2015, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), as adopted by the Common Council on November 14, 2016;

WHEREAS, the Common Council enacted Ordinance No. 17-50, on January 8, 2018, amending certain real estate identified as District Area: Lot B of the Trails PUD Ordinance (the "First Amendment");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1809-PUD-23**), requesting an amendment to the Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") (this "Second Amendment");

WHEREAS, the Commission forwarded **Petition No**. **1809-PUD-23** to the Common Council with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 This Ordinance shall amend the Trails PUD Ordinance, as applicable to the Real Estate, and generally described as District Area: Lot A and District Area: Lot B of the District. This Ordinance shall be known as the "**Second Amendment**" to the Trails PUD Ordinance.

1.2 All other provisions of the Trails PUD Ordinance shall remain in effect with the adoption of this Ordinance.

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

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

Section 2. **Concept Plan**. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan as an additional Concept Plan. The Concept Plan provides one alternative site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of the Trails PUD Ordinance, as amended, and may vary from the Concept Plans.

Section 3. **Underlying Zoning District(s)**. Section 5 Underlying Zoning District(s) of the Trails PUD Ordinance shall apply; however, the Underlying Zoning District of Lot A shall be amended as follows:

3.1 Lot A: GB: General Business District (the "GB District"); however, if Lot A, or parts thereof, is developed for MF2: Multi-Family Medium Density District land uses, then the MF2: Multi-Family Medium Density District (the "MF2 District") shall be the Underlying Zoning District for that part of Lot A.

Section 4. **Permitted Land Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified by Section 6 Permitted Land Uses of the Trails PUD Ordinance. Section 6.1 Additional Uses and Section 6.2 Prohibited Uses of the Trails PUD Ordinance, shall also apply to Lot A.

Section 5. **General Regulations**. Section 7 General Regulations of the Trails PUD Ordinance, as amended, shall apply to the development of Real Estate, except as modified below.

5.1 Lot A MF2 District. If Lot A, or parts thereof, is developed for MF2 District land uses, then Section 7.1 of the Trails PUD Ordinance shall apply.

5.2 Lot A GB District. If Lot A, or parts thereof, is developed for GB District land uses, then the GB District standards of Chapter 4 Zoning Districts of the UDO

shall apply, except as modified below:

A. Minimum Building Setback Lines:

i. Abutting Oak Ridge Road or 175th Street: Thirty (30) feet

ii. Abutting Monon Trail or Midland Trace Trail: Twenty (20) feet

iii. All Other: Zero (0) feet

B. Maximum Building Height: No maximum

Section 6. **State Highway 32 Overlay District.** Section 8 State Highway 32 Overlay District of the Trails PUD Ordinance, as amended, shall apply to the development of the Real Estate, except as modified below. Standards of Section 8 that are applicable to Lot B shall also be applicable to Lot A for those parts of Lot A developed for GB District uses.

6.1 Family Entertainment Center (or Commercial Recreational Facility): The "Illustrative Character Exhibit: Family Entertainment Center", attached hereto as **Exhibit C** (the "FEC Character Exhibit"), is hereby incorporated. A building for a Family Entertainment Center use shall, at a minimum, be substantially similar in quality as character as the FEC Character Exhibit.

6.2 Character Exhibits: Although the Illustrative Character Exhibits do not necessarily represent the final design, they do hereby establish a minimum benchmark for the quality and appearance of buildings permitted to be constructed and that contribute to the District's intent and vision. If a provision of Article 6.3 Architectural Standards or Article 5.3 State Highway 32 Overlay District, as modified by the Trails PUD Ordinance, is in conflict with an Illustrative Character Exhibit, then the Illustrative Character Exhibit shall control.

Section 7. **Development Standards.** Section 9 Development Standards of the Trails PUD Ordinance shall apply to the development of Real Estate, except as modified below:

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

A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

7.2 Article 6.17 Sign Standards: Shall apply, except as modified below for Monument Signs. Article 6.17(J)(2) Monument Sign(s) (Center Only) and Article 6.17(J)(3) Entrance Sign(s) (Center Only) of the UDO shall not apply; rather, the following shall be permitted and apply to the development of the Real Estate.

A. Monument Sign Plan: The Monument Sign Plan, attached hereto as **Exhibit D** (the "Monument Sign Plan"), is hereby incorporated.

B. Primary Frontage Monument Sign: One (1) Monument Sign shall be permitted along the Real Estate's State Highway 32 frontage, as generally identified on the Monument Sign Plan as "Sign A" (the "Primary Frontage Monument Sign"). The Primary Frontage Monument Sign shall not exceed fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face. The Primary Frontage Monument Sign shall be permitted to identify tenants located within the District, and said sign shall be substantially similar in quality and character as depicted on the Monument Sign Plan.

C. Entrance Signs: One (1) Monument Sign shall be permitted at the Real Estate's entrance at Oak Ridge Road and 175th Street (as generally identified on the Monument Sign Plan as "Sign B1"), and one (1) Monument Sign shall be permitted at the Real Estate's east 175th Street entrance (as generally identified on the Monument Sign Plan as "Sign B2") (collectively, the "Entrance Signs"). The Entrance Signs shall not exceed ten (10) feet in Sign Height and forty (40) square feet of Sign Area, per face. The Entrance Signs shall be permitted to identify tenants located within the District, and said signs shall be substantially similar in quality and character as depicted on the Monument Sign Plan.

D. Secondary Frontage Monument Signs: One (1) Monument Sign shall be permitted on Oak Ridge Road, south of 175th Street (as generally identified on the Monument Sign Plan as "Sign C1"), and one (1) Monument Sign shall be permitted on the south side of 175th Street, east of the legal drain (as generally identified on the Monument Sign Plan as "Sign C2") (collectively, the "Secondary Frontage Monument Signs"). The Secondary Frontage Monument Signs shall not exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area, per face. The Secondary Frontage Monument Signs shall be substantially similar in quality and character as depicted in the Monument Sign Plan. Sign B1 shall only be permitted to identify tenants on Lot 4, as labeled on the Concept Plan, and Sign B2 shall only be permitted to identify tenants on Lot 5, as labeled on the Concept Plan.

Section 8. **Design Standards**. Section 9 Development Standards of the Trails PUD Ordinance shall apply to the development of Real Estate. Section 11.1 Open Space and Amenity Standards of the Trails PUD Ordinance shall only apply to parts of Lot A developed for MF2 District uses.

**[Remainder of page intentionally left blank;
signature page follows.]**

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-32** was delivered to the Mayor of Westfield on the _____ day of _____, 2018, at _____ ____ m.

_____

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-32** this _____ day of _____, 2018.

_____

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-32** this _____ day of _____, 2018.

_____

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Illustrative Character Exhibit: Family Entertainment Center

Exhibit D Monument Sign Plan

EXHIBIT A
REAL ESTATE

This description includes land consisting of the Trails of Westfield Subdivision, an addition to the City of Westfield, Hamilton County, Indiana, as per plat recorded May 29, 2018, as Instrument 2018023077, in the Office of the Recorder of Hamilton County, Indiana.

LAND DESCRIPTION

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northwest corner of said Northwest Quarter, said corner being marked by a Harrison type marker; thence North 89 degrees 50 minutes 10 seconds East along the north line of said quarter section 488.85 feet to the northwest corner of the parcel of land described in the deed to Sharon J. Williams, recorded in Deed Book 197, page 324 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 23 minutes 43 seconds West along the west line of said Williams land 25.00 feet, said line being parallel to the west line of the Northwest Quarter of said Section 1, to the southerly right-of-way line of State Road 32 and the POINT OF BEGINNING of this description; thence continuing South 00 degrees 23 minutes 43 seconds West along the west line of said Williams land 385.00 feet to the southwest corner of said Williams land; thence North 89 degrees 50 minutes 05 seconds East along the south line of said Williams land and the south line of the parcel of land described in the deed to Michael J. and Shaunna M. Baker, recorded in Instrument number 200300110187 in said Recorder's office, 269.39 feet to the southeast corner of said Baker land; thence North 00 degrees 23 minutes 47 seconds East along the east line of said Baker land 160.18 feet; thence South 89 degrees 37 minutes 45 seconds East 30.00 feet to the west line of the parcel of land described in the deed to Bruce A. and Kathy L. Montgomery, recorded in Instrument number 2012048382 in said Recorder's office; thence South 00 degrees 23 minutes 47 seconds West 159.90 feet to the southeast corner of said Montgomery land; thence North 89 degrees 50 minutes 05 seconds East 341.78 feet along the south line of said Montgomery land and the south line of the following three (3) parcels of land: (1) Diane Smith property, recorded in Instrument number 200600005438; (2) Steve Douglas Gunn property, recorded in Instrument number 9234839; (3) State of Indiana property, recorded in Instrument number 2013071539, all recorded in said Recorder's office; thence South 30 degrees 32 minutes 53 seconds East 81.10 feet; thence North 89 degrees 50 minutes 21 seconds East 60.36 feet to the west line of Block "C" of the 1st West Development by Hall & House Subdivision, recorded in Instrument number 2015027454 in said Recorder's office; thence South 00 degrees 50 minutes 48 seconds West along said west line 411.52 feet to the southwest corner of said Hall & House subdivision; thence North 89 degrees 41 minutes 21 seconds West 1002.77 feet; thence South 00 degrees 34 minutes 30 seconds West 3.67 feet; thence North 89 degrees 53 minutes 55 seconds West 209.50 feet to the easterly right-of-way line of Oak Ridge Road; thence along said easterly right-of-way the following four (4) courses: (1) North 00 degrees 23 minutes 43 seconds East 471.39 feet; (2) South 89 degrees 36 minutes 17 seconds East 16.00 feet; (3) North 00 degrees 23 minutes 43 seconds East 370.59 feet; (4) North 51 degrees 31 minutes 10 seconds East 30.64 feet to the southerly right-of-way line of State Road 32; thence North 89 degrees 50 minutes 10 seconds East along said southerly right-of-way line 432.49 feet, said line being parallel to the north line of the Northwest Quarter of said Section 1, to the POINT OF BEGINNING and containing 17.306 acres, more or less. The bearings for this description are based upon the Indiana State Plane Coordinate System East Zone (NAD83).

This plat consists of 5 lots, labeled "Lots 1-5", and 3 blocks, labeled "Block A", "Block B", and "Block C". The size of lots, blocks, and widths of streets and easements are shown in feet and decimal parts thereof.

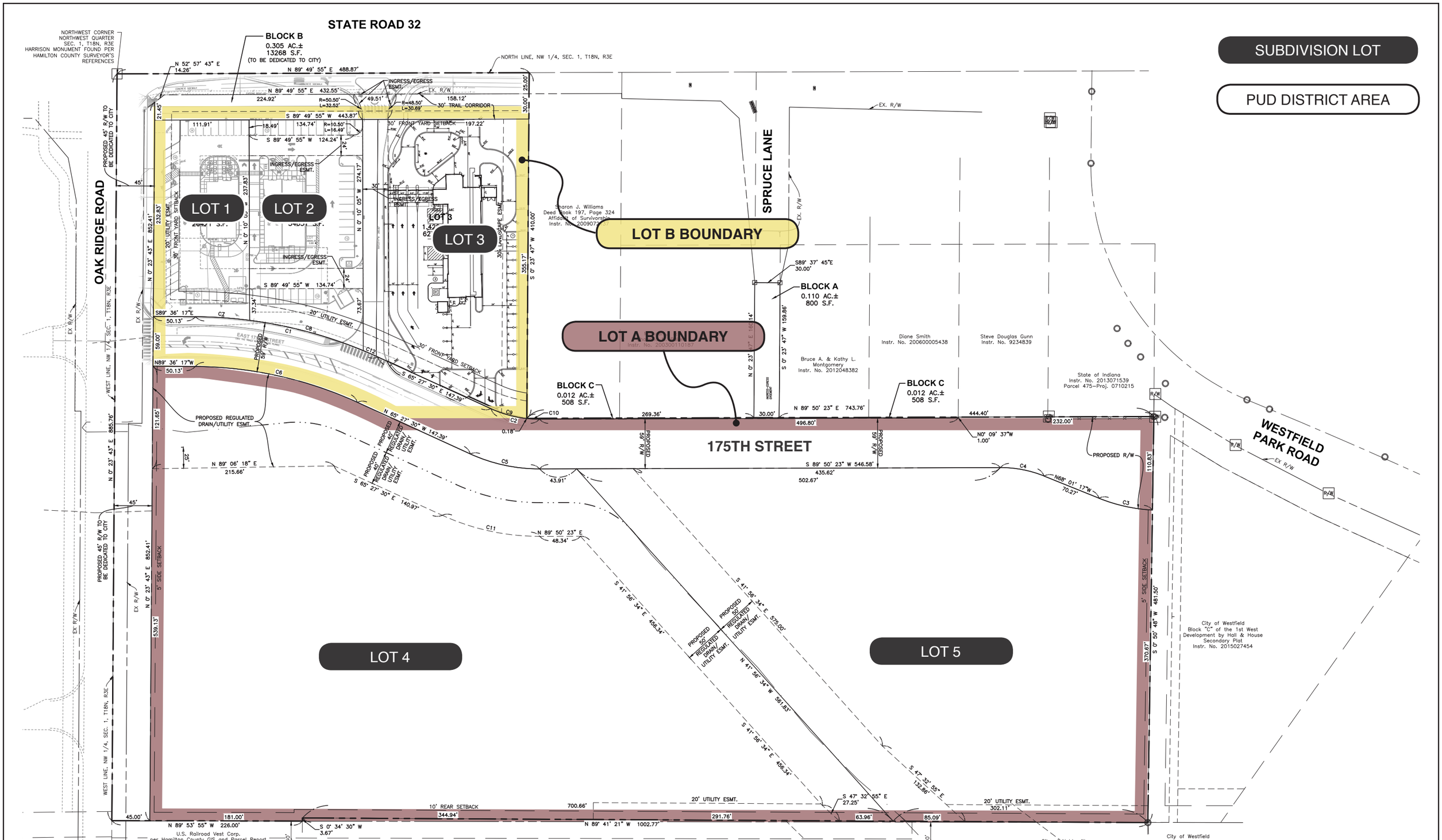


EXHIBIT B: CONCEPT PLAN

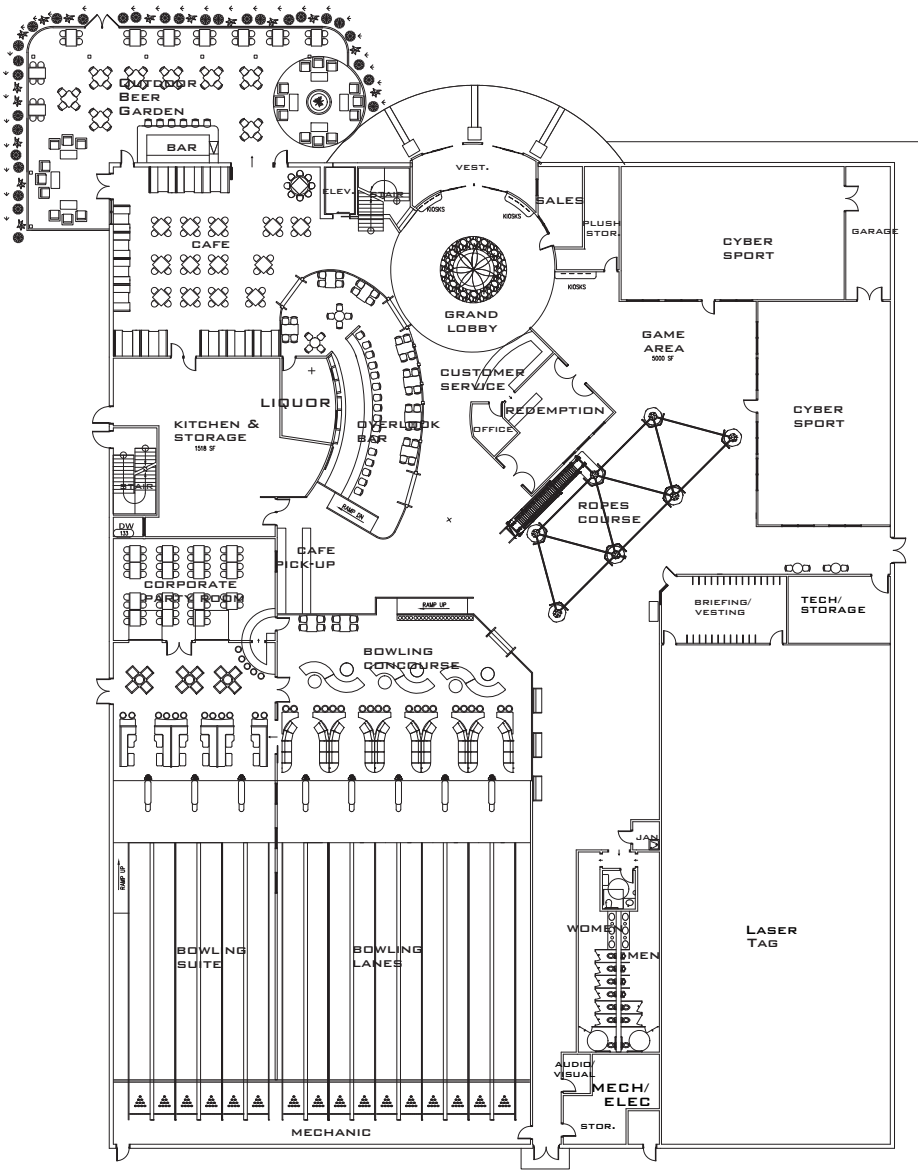
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

08.03.18

ILLUSTRATIVE RENDERING



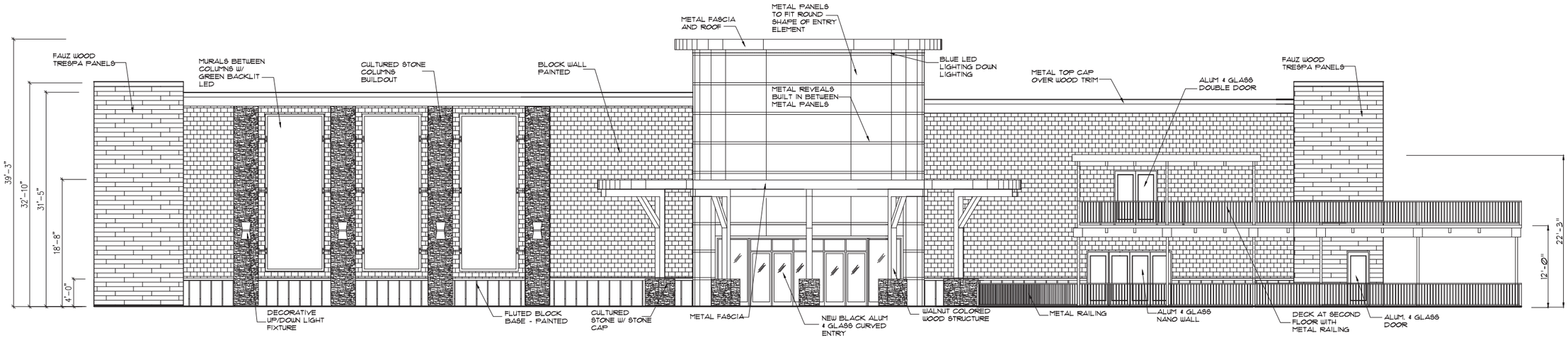
ILLUSTRATIVE FLOOR PLAN

EXHIBIT C-1: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

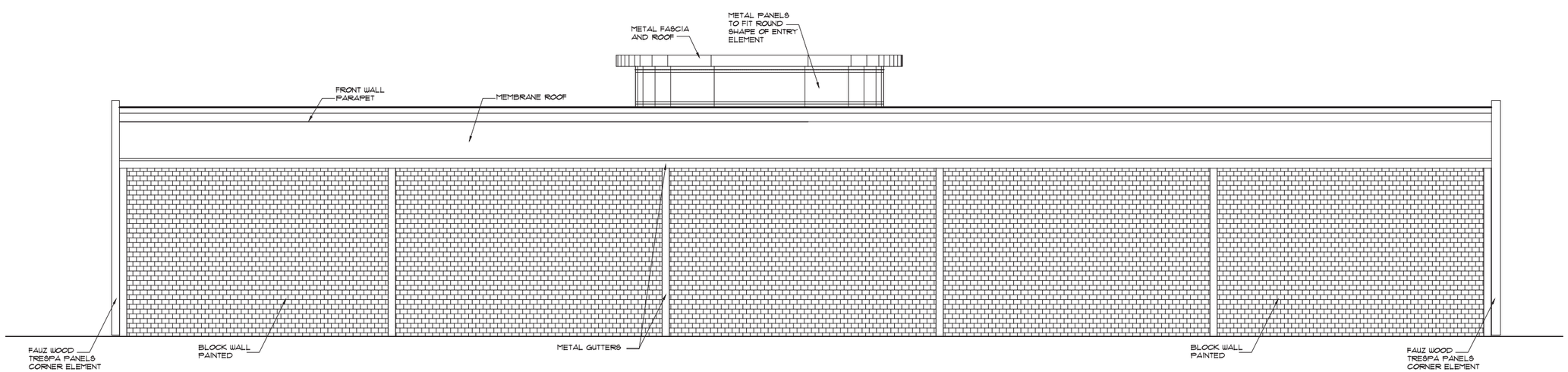
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



FRONT ELEVATION



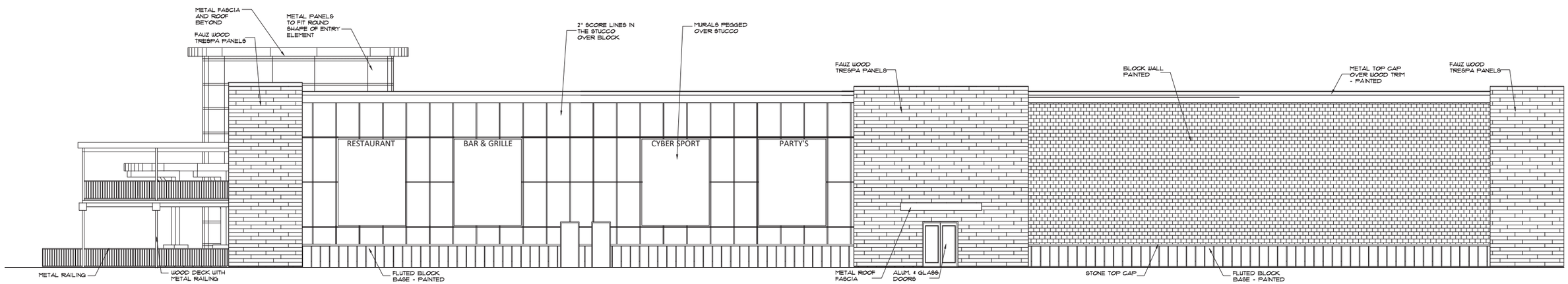
REAR ELEVATION

EXHIBIT C-2: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

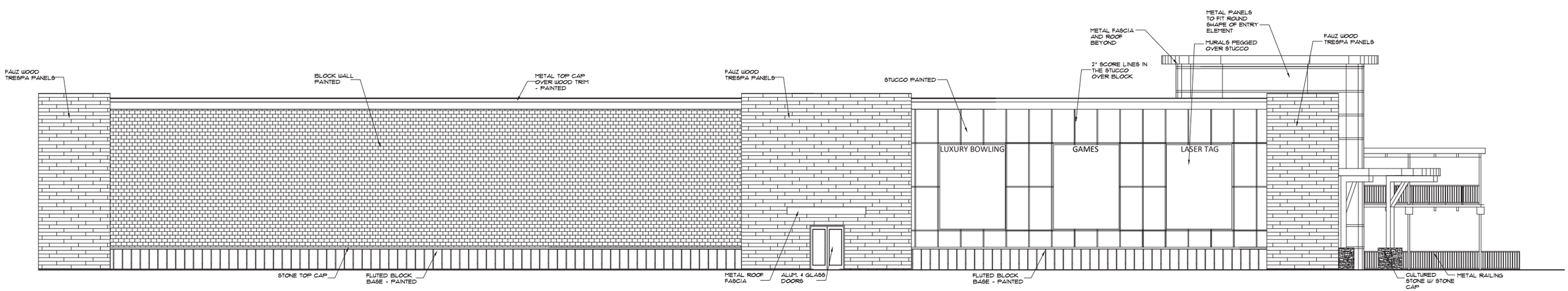
THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18



SIDE ELEVATION



SIDE ELEVATION

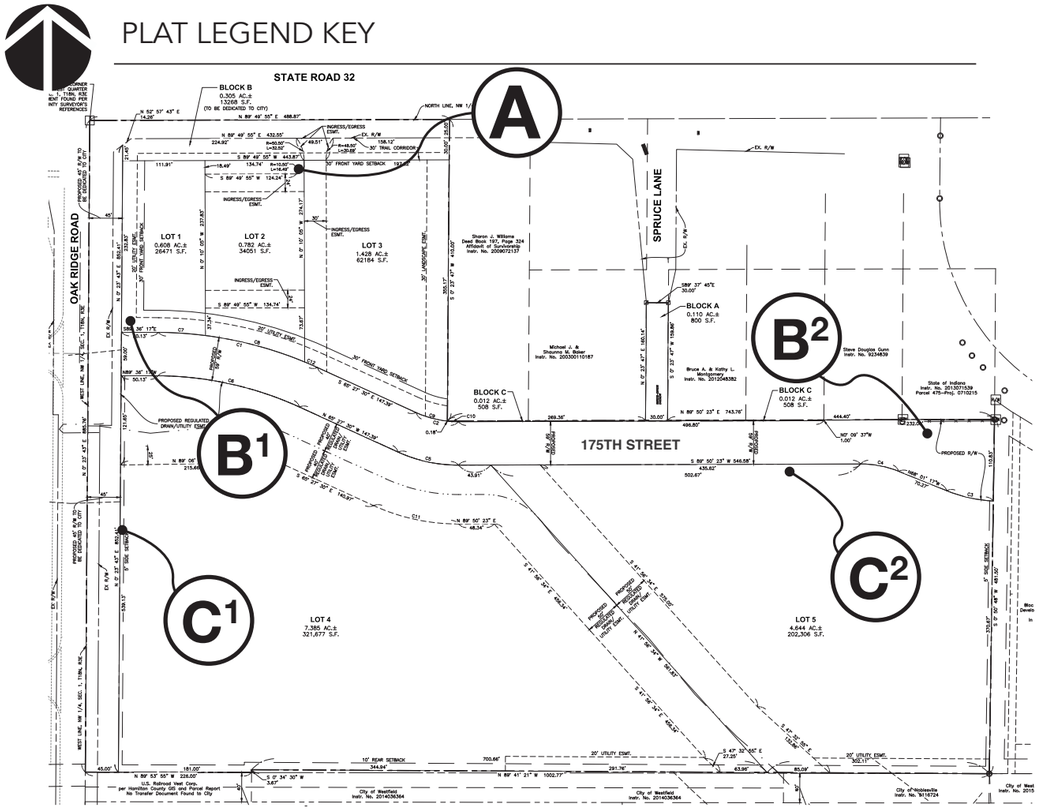
EXHIBIT C-3: CHARACTER EXHIBIT: FAMILY ENTERTAINMENT CENTER

THE TRAILS OF WESTFIELD

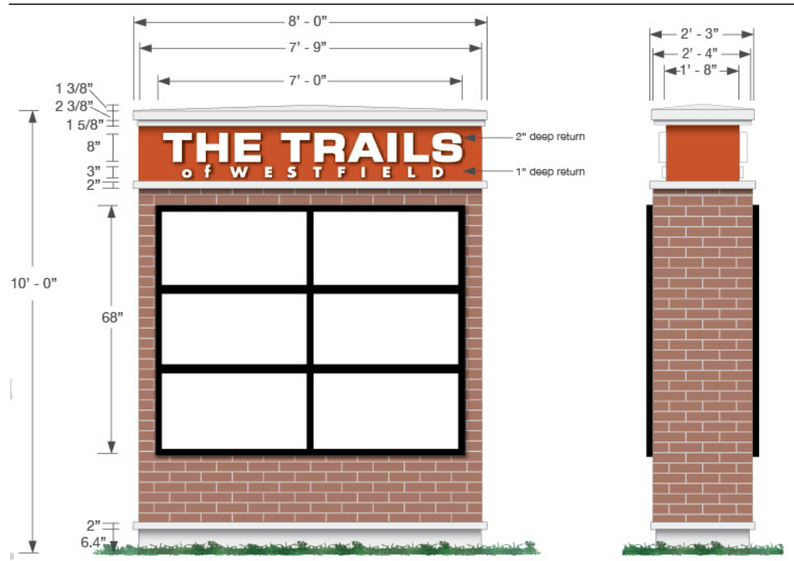
PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

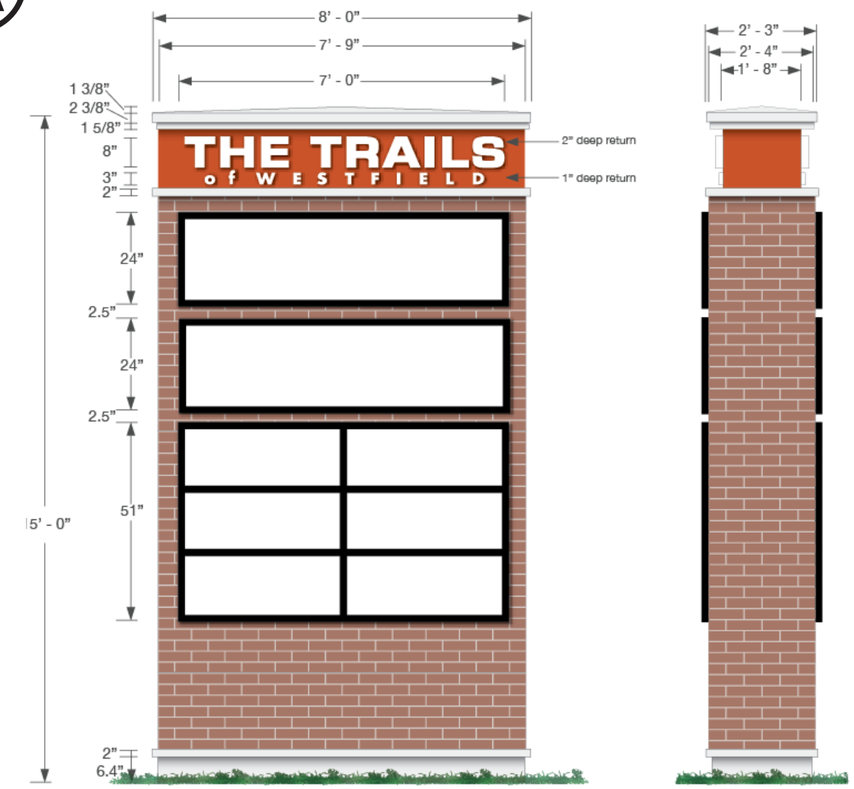
PLAT LEGEND KEY



B ENTRANCE SIGNS



A PRIMARY FRONTAGE MONUMENT SIGN



C SECONDARY FRONTAGE MONUMENT SIGNS

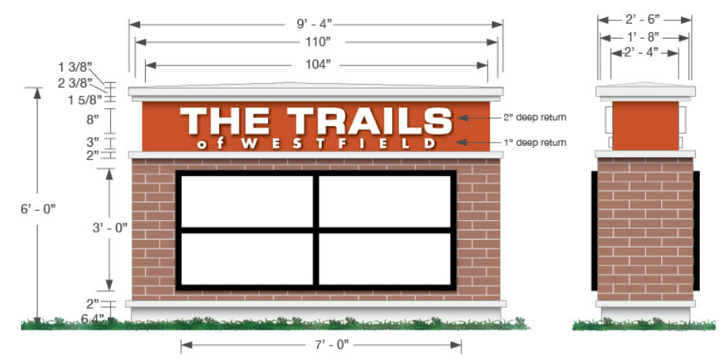


EXHIBIT D: MONUMENT SIGN PLAN

THE TRAILS OF WESTFIELD

PLANNED UNIT DEVELOPMENT DISTRICT

08.03.18

Jesse M. Pohlman
Consultant + Planner
+1 317 696 9254
jpohlman@onpointeland.com

Memorandum

Date: August 15, 2018
To: Kevin Todd, Senior Planner
Economic and Community Development Department
From: Jesse M. Pohlman

Re: The Trails Planned Unit Development Amendment (1809-PUD-23)
Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Edgerock Development, LLC hosted an open house for adjoining property owners on Wednesday, August 15, 2018, at City Hall at 130 Penn Street, Westfield, Indiana. Below please find a brief written report of the open house.

Open house began at 6:05 p.m.

Petitioner representatives included Birch Dalton (Edgerock Development, LLC), Justin Furr (Crew Carwash) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included one (1) adjacent property owner (S. Williams), two (2) interested parties (Midland Atlantic Properties) and three (3) Council members (S. Hoover, C. Lehman, C. Spoljaric).

After introductions and an overview of the development's zoning history and proposed amendment, discussion included the following: anticipated construction timeline, current construction activity on the site, clarification on the proposed Crew Carwash site plan, clarification on the proposed design of the monument signs, and discussion about types of potential commercial uses.

After general discussion, the open house concluded around 6:30 p.m.

Docket Number:	1608-PUD-13 (Ordinance No. 18-32)
Petitioner:	EdgeRock Development, LLC by Onpointe Land Matters, LLC
Request:	An amendment to allow commercial uses on Lot A; to modify various development standards of Lot B; and to modify the sign standards of the Trails PUD District.
Current Zoning:	The Trails PUD (Ord. 16-26 and Ord. 17-50)
Current Land Use:	Undeveloped
Acreage:	17.3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Sign Plan 6. Project Narrative 7. The Trails PUD Amendment II (Ord. 18-32) 8. Neighborhood Meeting Summary
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 13, 2018, City Council meeting. The petition is scheduled to receive a public hearing at the August 20, 2018, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a neighborhood meeting on August 15, 2018 (see **Exhibit 8**).

PROJECT OVERVIEW

Location: The Trails PUD is located at the southeast corner of State Road 32 and Oak Ridge Road.

Zoning History: The Trails PUD (Ordinance 15-27) (the "Original PUD Ordinance") was adopted on November 9, 2015. On November 14, 2016, Council adopted an amendment to the Trails PUD that added acreage to the project (Ordinance 16-26). Ordinance 16-26 repealed and replaced the Original PUD Ordinance. On January 8, 2018, Council adopted an amendment specific to Lot B of the PUD District (Ordinance 17-50).

Amendment Request:

As proposed, the amendment would accomplish the following:

Add Commercial Uses to Lot A: The proposed ordinance amendment would add General Business (GB) uses as permitted uses within Lot A of The Trails project. If any portion of Lot A develops for multi-family purposes (currently a permitted use), then MF2: Multi-Family Medium Density District would serve as the underlying zoning district for that part of Lot A. However, if property within Lot A develops commercially, then GB would serve as the underlying zoning district for that part of Lot A. The proposal modifies building setback lines and building height requirements for commercial development, as follows:

	Trails PUD Amendment II	**GB Requirement (per UDO)**
Setback abutting Oak Ridge Road or 175th Street	30 feet	60 feet
Setback abutting Monon Trail or Midland Trace Trail	20 feet	20 feet (60 feet abutting residential)
All other setbacks	0 feet	20 feet
Maximum Building Height	No maximum	60 feet

The proposed ordinance amendment also includes character exhibits for a potential Family Entertainment Center/Commercial Recreational Facility use. If that use develops on the property, then it would need to be substantially similar to the quality and appearance of the building depicted in the character exhibit (see **Exhibit 4**).

Landscaping Standard Modifications: The proposed ordinance amendment would modify the landscaping requirements so that buffer yard requirements not apply to the development and that adjoining Lots with either a shared parking lot between them and/or have vehicular cross-access not require perimeter parking lot plantings.

Sign Standard Modifications: The petitioner has propose a sign plan that would allow additional monument signage opportunities for the commercial center (see **Exhibit 5**). The UDO would

allow only one (1) monument sign for the center[1]. The request is to allow additional, lower profile tenant/user signage at different entrance points to the center[2].

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

PROCEDURAL

Public Hearing: Amendments to Planned Unit Development Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 20, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the August 13, 2018, Council meeting.

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[1] Depending on the final buildout of the center (at least 25,000 square feet of building space), The Trails of Westfield could have, by-right today, one (1) center monument sign that is a maximum of 15 feet in height and a maximum of 120 square feet in size, per side (Article 6.17(J)(2)). The proposed "Primary Frontage Monument Sign" (as identified on **Exhibit 5** as Sign "A") is consistent with the center monument sign that would be permitted today (assuming the minimum aggregate building square-footage is met).

[2] The UDO would allow one (1) entrance sign at each point of ingress to the center (Article 6.17(J)(3)). The entrance signs are allowed a maximum of 30 square feet, a maximum of 6 feet in height, and are not allowed tenant information.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the August 20, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Docket Number:	1807-PUD-18 (Ordinance No. 18-24)
Petitioner:	Rita Hafner by Church, Church, Hittle + Antrim, LLP
Request:	A change in zoning of 13.436 acres +/- from the LB-PD: Local Business-Planned Development District to the Grassy Branch Marketplace Planned Unit Development (PUD) District
Current Zoning:	LB-PD: Local Business Planned Development
Current Land Use:	Commercial & Vacant
Acreage:	13.436 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed PUD Ordinance No. 18-24 4. Site Plan 5. Lot 4 Concept Site Plan 6. Play School Elevations 7. Westfield Lighting Renovation Elevations 8. Landscape Plan 9. Neighborhood Meeting Summary 10. Public Comments 11. Issue List With Responses
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the June 11, 2018, City Council meeting. The petition received a public hearing at the July 16, 2018, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Tuesday, June 26th as well as a meeting with the Grassy Knoll HOA on Saturday, August 4th. A summary of the neighborhood meeting is included in **Exhibit 9** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Grassy Branch Marketplace Planned Unit Development (PUD) District (the "District") for approximately 13.436 acres (the "Property") located at the northeast corner of State Road 32 and Grassy Branch Road (see **Exhibit 2**).

The property is currently zoned LB-PD: Local Business Planned Development. Properties to the north are zoned SF-4: Single Family High Density, Properties to the south are zoned the Oak

Manor PUD, properties to the east are zoned AG-SF1: Agriculture/Single Family, GB-PD: General Business Planned Development, and the Oak Manor PUD while properties to the west are zoned LB: Local Business and SF-4.

The Property includes the existing Westfield Lighting Building as well as an in-line tenant building at the hard northeast corner of State Road 32 & Grassy Branch Road which was approved at the October 2, 2017, APC meeting.

ZONING REQUEST

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

Concept Plan: The Concept Plan (see collectively '*Exhibits B-1, B-2, & B-3'* of the PUD Ordinance) proposes four (4) lots with the existing, approved in-line tenant center on Lot 1, the existing Westfield Lighting building which will be renovated/repurposed on Lot 2, an office building on Lot 3 and a preschool with a gym on Lot 4.

Landscape Plan: The Landscape Plan (see **Exhibit 8**) proposes enhanced landscaping in the northern Buffer Yard of Lot 4 as shown on the Concept Plan. For all other yards, landscaping will be subject to the Unified Development Ordinance (UDO) standards.

Zoning Districts: The Property is currently zoned LB-PD: Local Business-Planned Development, an antiquated zoning district. The PUD proposes an underlying zoning district of LB: Local Business.

The PUD proposes modifying the Minimum Building Setback Line for Side Yards adjacent to a Residential District from sixty (60) feet to forty (40) feet. This request for modification is necessary because the applicant is changing the underlying zoning of the Property LB-PD zoning to LB; LB-PD zoning requires a Side Yard Setback of only fifteen (15) feet.

Please see the following chart for comparisons between how the Property is currently zoned with what is proposed within the PUD:

	LB-PD zoning (Existing)	Grassy Branch Marketplace PUD (LB underlying zoning)	Proposed Plans for Play School/Gym (Lot 4)
Land Use	Daycare permitted, preschool arguably not permitted	Educational Institution without dormitories (preschool) shall be permitted.	N/A
Front Yard Setback	30 feet	60 feet, with potential reductions	60 feet + (parking lot proposed in front yard)
Side Yard Setback	15 feet	15 feet; 60 feet adjacent to a Residential District	15 feet, 40 feet adjacent to a Residential District
Rear Yard Setback	20 feet	60 feet, with potential reductions	60 feet + (parking lot proposed in rear yard)
Maximum Building Height	No Maximum	45 feet	48 feet, 3.5 inches to the top of the roof. However, the definition of Building Height for a gable roof is, "the mean height between the eaves and ridges". Compliance with the 45 foot Building Height standard will be reviewed during the Detailed Development Plan review stage.

Default Standards: The Grassy Branch Marketplace PUD Ordinance (the "PUD Ordinance") (see **Exhibit 3**) defaults to the LB: Local Business District as the Underlying Zoning District.

Permitted Uses: All permitted uses in the LB district shall be permitted, except that an Educational Institution without dormitory accommodations (preschool) shall be permitted only on Lot 4 as shown on the Concept Plan. Special Exception uses shall be prohibited.

Overlay Districts: The standards of Chapter 5.3 State Highway 32 Overlay District shall not apply to the permitted Educational Institution. Instead, the Character Exhibit (see **Exhibit 6**) shall control. To the extent that the State Road 32 Overlay conflicts with the repurposing of the Westfield Lighting building, the Character Exhibit (see **Exhibit 7**) shall control.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO) of LB: Local Business. The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. Accessory Use and Building Standards: Chapter 6.1(H)(2) Screening and Receptacles and Loading Areas: The standard requiring that enclosures not be located in an Established Front Yard or in any required Side or Rear Yard shall apply only to Established Front Yards or required Side or Rear Yards that are adjacent to Grassy Branch Road or State Road 32.
2. Architectural Standards
   a. Building Materials: Shall not apply to the permitted Educational Institution. Instead, the Character Exhibit (see **Exhibit 6**) shall control. To the extent that the standards for building materials conflict with the repurposing of the Westfield Lighting building, the Character Exhibit (see **Exhibit 7**) shall control
   b. Building Elevations; Wall Planes: Shall not apply to the permitted Educational Institution. Instead, the Character Exhibit (see **Exhibit 6**) shall control. To the extent that the standards requiring bump outs or building plane recessions conflict with the repurposing of the Westfield Lighting building, the Character Exhibit (see **Exhibit 7**) shall control.
3. Landscaping Standards: Landscaping in the northern Buffer Yard of Lot 4 as shown on the Concept Plan shall be installed in substantial compliance with the Illustrative Landscape Plan (see **Exhibit 8**).

Character Exhibit: The Character Exhibits (see **Exhibit 6** and **Exhibit 7**) show elevations of the preschool and gym and the proposed renovation of the existing Westfield Lighting building.

COMPREHENSIVE PLAN

The Property is located in the 'Local Commercial' corridor of the Comprehensive Plan. Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are on outlots. Examples of local businesses include but are not

limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants, and supermarkets. Westfield Marketplace, located directly across from the proposed Grassy Branch Marketplace, is specifically called out by the Comprehensive Plan as a type of local business.

ISSUES RAISED AT THE PUBLIC HEARING

Several issues were raised at the public hearing including the proposed use of Lot 4 for a Preschool, the proposed height of the gym, mechanical screening, noise, property values, on-site traffic management, and the proposed Center Sign. The petitioner has created an Issue List (see **Exhibit 11**) and has responded to these concerns.

MODIFICATIONS SINCE THE JULY 16, 2018 PUBLIC HEARING

The petitioner has removed the Center Sign Exhibit from the PUD proposal and will follow current UDO sign standards for Centers.

The Landscape Plan has been updated to accurately reflect the number/percentage of plantings that are described.

The Yard adjacent to the Grassy Knoll residential subdivision to the north is, by definition, a Side Yard not a Rear Yard. Therefore, the setback proposed for modification has been changed so that the Side Yard setback adjacent to a Residential District is modified instead of the Rear Yard setback.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the July 16, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: If the APC is otherwise satisfied with the proposed PUD (1807-PUD-18), then the Department recommends forwarding a favorable recommendation.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

ORDINANCE NUMBER 18-24

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1807-PUD-18**), requesting an amendment 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. 1807-PUD-18** 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, required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"Grassy Branch Marketplace PUD District"** (the "District").

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

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

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

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

Section 3. **Concept Plan.** The "Concept Plan", attached hereto collectively as **Exhibits B-1, B-2 and B-3**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Landscape Plan.** The "Landscape Plan", attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The northern Buffer Yard of Lot 4 as shown on the Concept Plan shall be developed in substantial compliance with the Landscape Plan.

Section 5. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB: Local Business District (the "Underlying Zoning District").

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

6.1 Permitted Uses: The following use(s) shall be permitted:

- Educational Institution, without dormitory accommodations ("the Educational Institution") shall be permitted only on Lot 4 as shown on the Concept Plan.

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

- Special Exception Uses.

Section 7. **General Regulations.** The standards of Article 4.14: Zoning Districts – Local and Neighborhood Business District, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below~~:~~

7.1 Article 4.14(E)(2)(a) Minimum Building Setback Lines, Side Yard, Adjacent to Residential District: 40 feet

Section 8. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District shall not apply to the permitted Educational Institution. Instead, **Exhibit D-1** shall control. To the extent that the standards of the State Highway 32 Overlay District conflict with the repurposing of the existing Westfield Lighting building on Lot 2 as shown on the Concept Plan, **Exhibit D-2** shall control.

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

9.1 Article 6.1 Accessory Use and Building Standards:

A. Article 6.1(H)(2) Screening and Receptacles and Loading Areas: The standard requiring that enclosures not be located in an Established Front Yard or in any required Side or Rear Yard shall apply only to Established Front Yards or required Side or Rear Yards that are adjacent to Grassy Branch Road or State Road 32.

9.2 Article 6.3 Architectural Standards: Shall apply except as otherwise modified below:

A. Article 6.3(F)(2) Building Materials: Shall not apply to the permitted Educational Institution. Instead, **Exhibit D-1** shall control. To the extent that the standards of Article 6.3(F)(2) conflict with the repurposing of the existing Westfield Lighting Building on Lot 2 as shown on the Concept Plan, **Exhibit D-2** Shall Control.

B. Article 6.3(F)(5)(b) Wall Planes: Shall not apply to the permitted Educational Institution. Instead, **Exhibit D-1** shall control. To the extent that the standards of Article 6.3(F)(5)(b) conflict with the repurposing of the existing Westfield Lighting Building on Lot 2 as shown on the Concept Plan, **Exhibit D-2** Shall Control.

9.3 Article 6.3 Landscape Standards: Landscaping in the northern Buffer Yard of Lot 4 as shown on the Concept Plan shall be installed in substantial compliance with the Illustrative Landscape Plan, attached hereto as Exhibit C.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 18-24 was delivered to the Mayor of Westfield on the _____ day of _____, 2018, at _____ ___m.

_____
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 18-24**

this ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-24**

this ____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by:
Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060

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: Eric Douthit.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibits B-1 through B-3	Concept Plan
Exhibit C	Landscape Plan
Exhibits D-1 and D-2	Character Exhibits

EXHIBIT A
REAL ESTATE

Grassy Branch Commercial Subdivision, a subdivision in Hamilton County, Indiana. Recorded May 1, 2015 in Plat Cabinet 5, Slide 342, as Instrument No. 2015020517 in the Office of the Recorder of Hamilton County, Indiana, as amended by a Surveyor's Correction recorded as Instrument No. 2015022258.

EXHIBIT B-1
CONCEPT PLAN

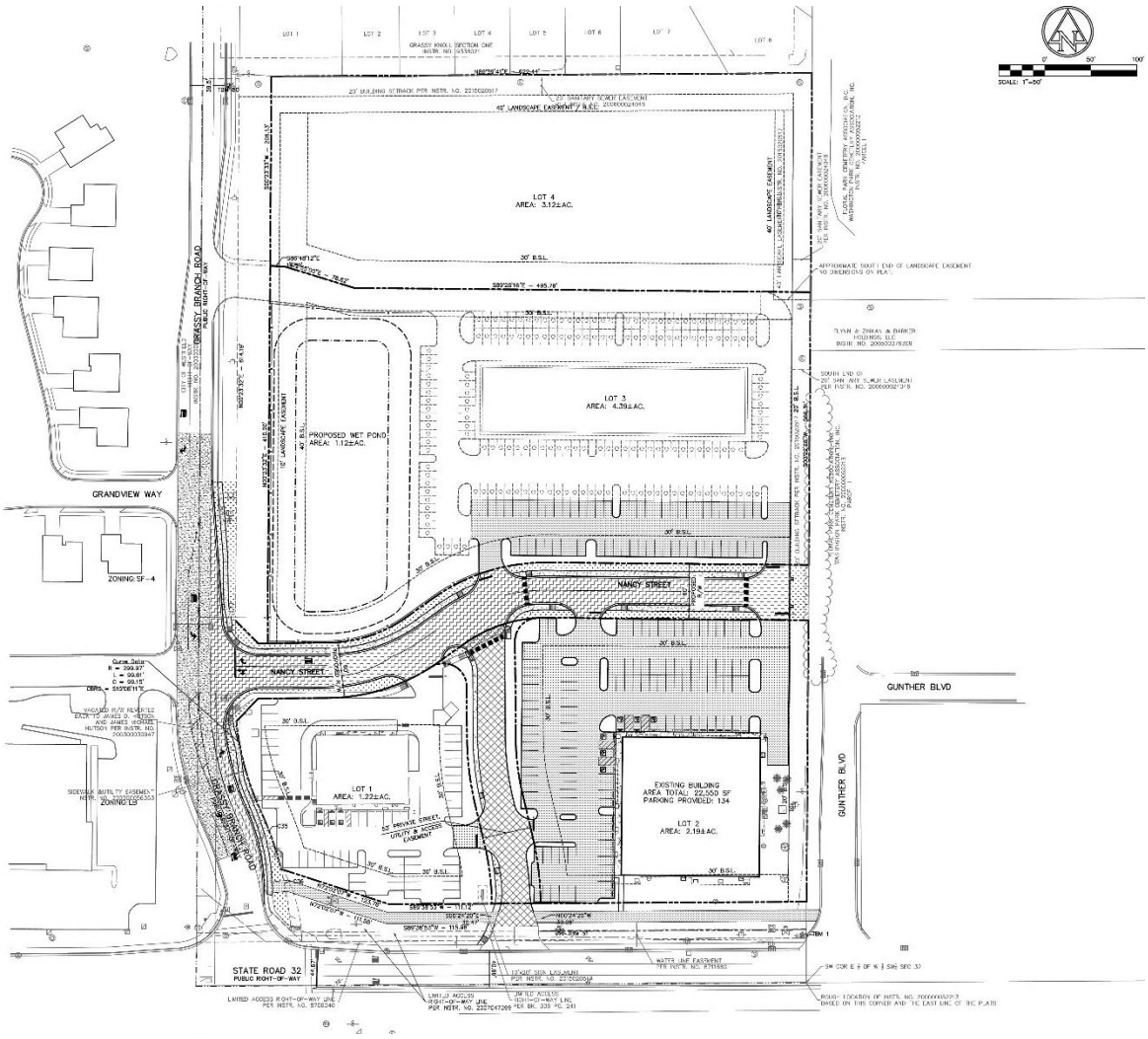


EXHIBIT B-2
CONCEPT PLAN

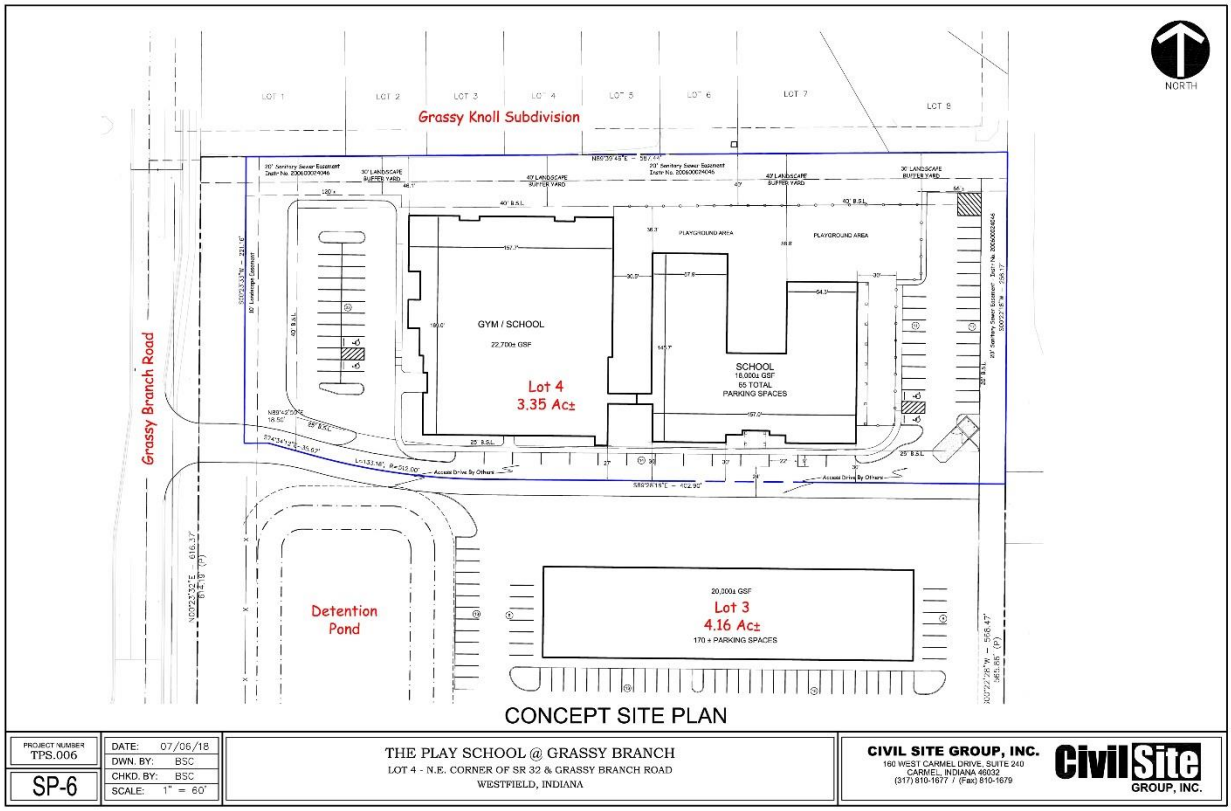


EXHIBIT B-3
CONCEPT PLAN

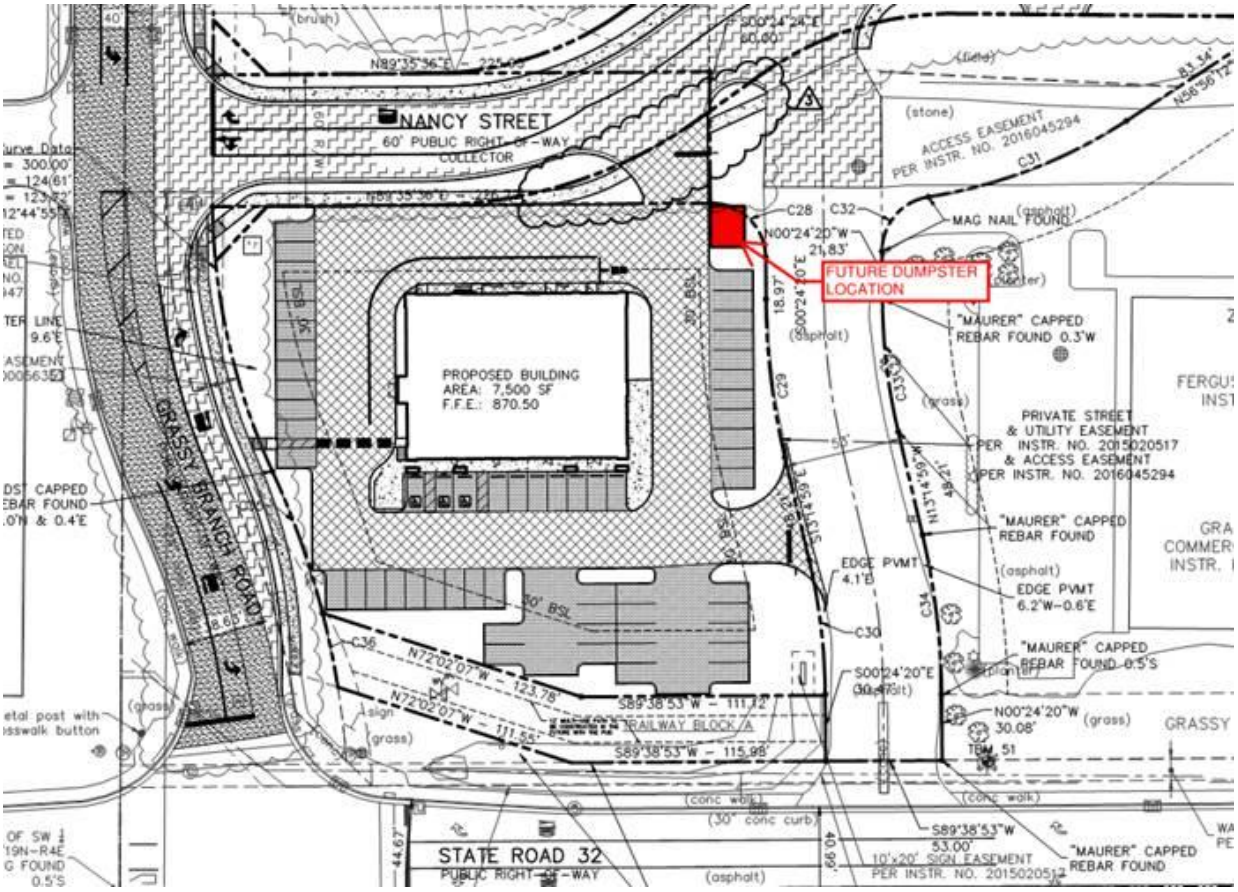


EXHIBIT C
LANDSCAPE PLAN

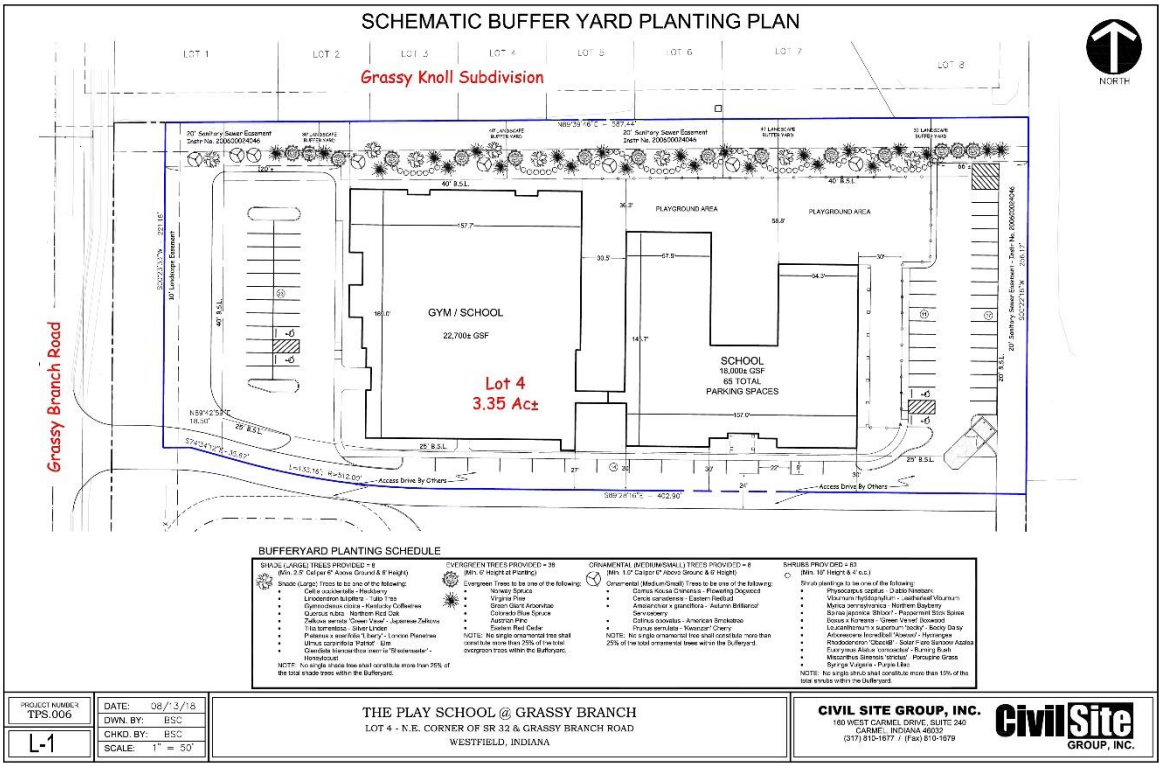
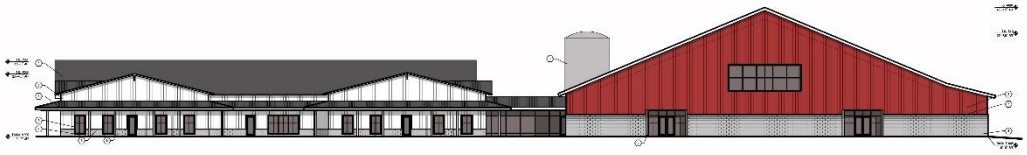
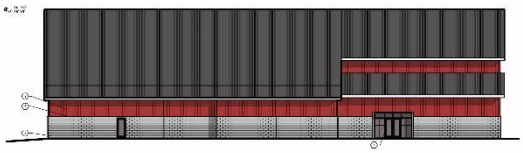


EXHIBIT D-1
CHARACTER EXHIBIT – DAYCARE/GYM



NORTH ELEVATION **3**
NOT TO SCALE

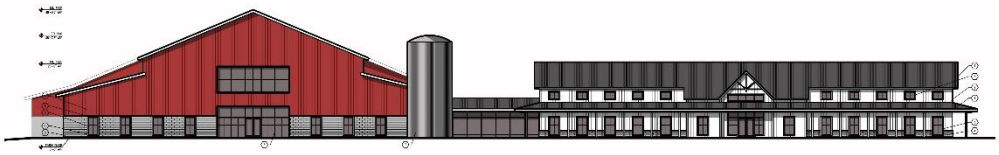


KEYED NOTES

WEST ELEVATION **4**
NOT TO SCALE

ELEVATIONS
07.12.18
NOT TO SCALE
PROJECT # 180132
PLAYSCHOOL - WESTFIELD

CURRAN ARCHITECTURE
317 . 288 . 0681
CURRAN-ARCHITECTURE.COM



SOUTH ELEVATION **1**
NOT TO SCALE

KEYED NOTES

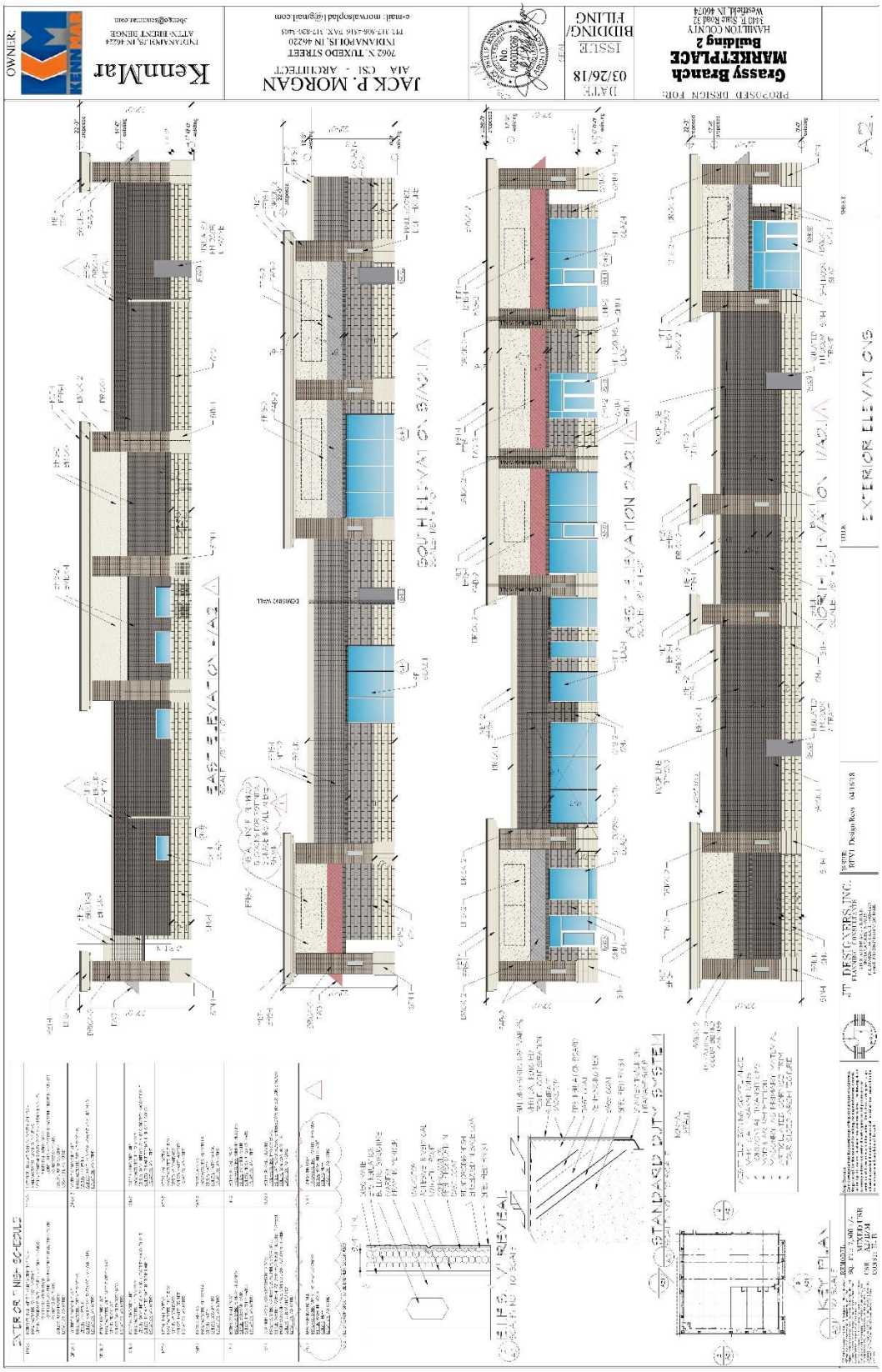
EAST ELEVATION **2**
NOT TO SCALE

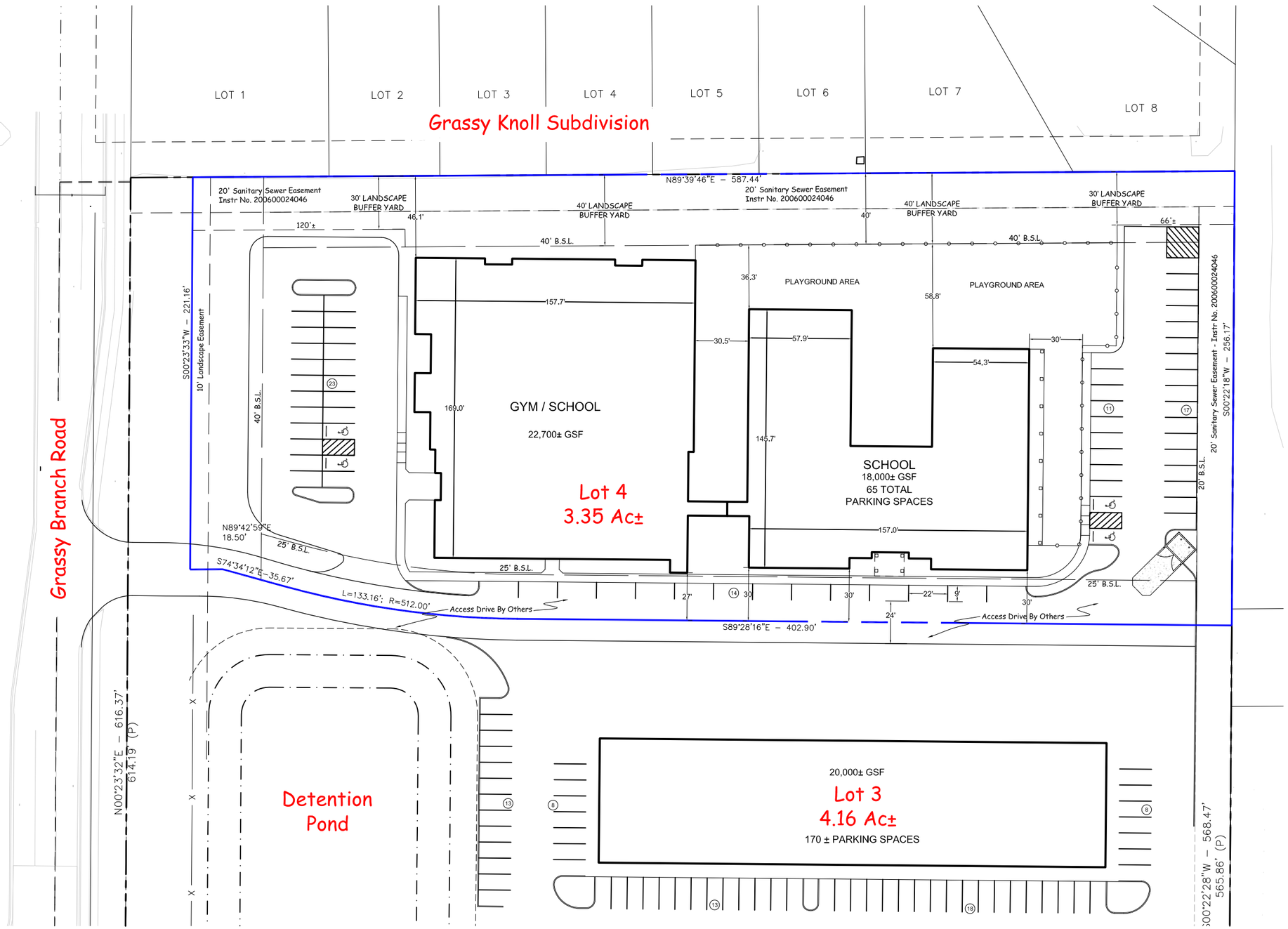
ELEVATIONS
07.12.18
NOT TO SCALE
PROJECT # 180132
PLAYSCHOOL - WESTFIELD

CURRAN ARCHITECTURE
317 . 288 . 0681
CURRAN-ARCHITECTURE.COM

EXHIBIT D-2

CHARACTER EXHIBIT – WESTFIELD LIGHTING BUILDING REPURPOSE





CONCEPT SITE PLAN

PROJECT NUMBER		
TPS.006	DATE:	07/06/18
	DWN. BY:	BSC
SP-6	CHKD. BY:	BSC
	SCALE:	1" = 60'

THE PLAY SCHOOL @ GRASSY BRANCH

LOT 4 - N.E. CORNER OF SR 32 & GRASSY BRANCH ROAD

WESTFIELD, INDIANA

CIVIL SITE GROUP, INC.
160 WEST CARMEL DRIVE, SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677 / (Fax) 810-1679

Civil Site GROUP, INC.

Petition Number: 1807-SPP-13 & 1807-ODP-13

Subject Site Address: West side of Ditch Road between 156th and 161st St. (the "Property")

Petitioner: Innovative Engineering and Consulting

Representative: Estridge Development Management, LLC

Request: Petitioner requests Primary Plat and Overall Development Plan and waiver approval of 120 Single-Family Residential Lots on 80 acres +/- in the Davis Planned Unit Development (PUD) District.

Current Zoning: Davis PUD District (Ordinance 17-52)

Current Land Use: Undeveloped/Agriculture

Approx. Acreage: 80 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Construction Standards Waiver Request Letter
7. Public Comment

Staff Reviewer: Pam Howard, Senior Planner & Kevin M. Todd, AICP

PROCEDURAL

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

PROJECT BACKGROUND

The Davis PUD (Ordinance 17-52) was adopted at the June 11, 2018, City Council meeting. The filed primary plat and overall development plan (the "plans") contain the entire 80 acres included in the PUD District.

This petition was reviewed at the June 19, 2018, Technical Advisory Committee meeting.

Primary Plat Standards (Article 10.12, J of UDO)

The plans comply.

1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:

   a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.

   b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.

   c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

      i) Proposed name of the subdivision.

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

      iii) Title, scale, north point and date.

      iv) 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.

v) Easements (locations, widths and purposes).

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

vii) Layout of Lots (showing dimensions, numbers and square footage).

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

ix) 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%).

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

xi) Building setback lines.

xii) Legend and notes.

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

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

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

xvi) 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.

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

xviii) 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.

xix) 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.

d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Development Plan Review (Article 10.7 of UDO)

The plans comply.

2) 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.

3) Development Plan Review Criteria: Development plans shall comply with and be reviewed be the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

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

c. 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:

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

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

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

d. 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.

4) Application Documentation and Supporting Information

e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application

General Plan Requirements

i. Scale not more than 1”=100’

ii. Title, scale, north arrow and date.

iii. Proposed name of the development.

iv. 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;

v. Address and legal description of the property.

vi. Boundary lines of the property including all dimensions.

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

viii. 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.

ix. 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.

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

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

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

xiii. Location and dimensions of all existing structures and paved areas.

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

xv. Location of all Floodplain areas within the boundaries of the property.

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

xvii. 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.

xviii. Identify buildings proposed for demolition.

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

xx. 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).

xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

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Development Standards UDO and Davis PUD (Ord. 17-52)

The plans comply if the requested waivers are approved.

5) Concept Plan and Illustrative Plan(Section 3 of Ord. 17-52):

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

Zoning Districts (Chapter 4 of UDO and Ord. 17-52)

6) Permitted Uses (Section 5 of Ord. 17-52):

   a) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

b) Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred twenty-five (125). The maximum number of Dwellings permitted by Area is noted in the table below.

7) Area A Lots (Section 6 of Ord. 17-52 and UDO Article 4.6) (Lots 1-39)

a) Minimum Lot Area: 7,150sf

b) Average Lot Area: 8,100sf

c) Minimum Lot Width: 55'

d) Minimum Lot Frontage: 30'

e) Minimum Building Setback Lines:

(1) Front Yard: 10'

(2) Side Yard: 5'

(3) Rear Yard: 20'

f) Maximum Building Height: 2 stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

g) Minimum Living Area (Total):

i) One-Story Dwelling: 2,000sf

(1) Up to 11 lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800sf

ii) Two-Story Dwelling: 2,200sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

h) Maximum Number of Dwellings Permitted: 42

8) Area B Lots (Section 6 of Ord. 17-52 and UDO Article 4.6)

a) Minimum Lot Area: 10,500sf

b) Average Lot Area: 12,400sf

c) Minimum Lot Width: 75'

d) Minimum Lot Frontage: 40'

e) Minimum Building Setback Lines:

(1) Front Yard: 20'

(2) Side Yard: 5'

(3) Rear Yard: 20'

f) Maximum Building Height: 2 stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

g) Minimum Living Area (Total):

i) One-Story Dwelling: 2,000sf

ii) Two-Story Dwelling: 2,400sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

h) Maximum Number of Dwellings Permitted: 36

9) Area C Lots (Section 6 of Ord. 17-52 and UDO Article 4.5)

a) Minimum Lot Area: 13,300sf

b) Average Lot Area: 14,000sf

c) Minimum Lot Width: 95'

d) Minimum Lot Frontage: 50'

e) Minimum Building Setback Lines:

(1) Front Yard: 20'

(2) Side Yard: 5'

(3) Rear Yard: 20'

f) Maximum Building Height: 2 stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

g) Minimum Living Area (Total):

i) One-Story Dwelling: 2,400sf

ii) Two-Story Dwelling: 2,800sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

h) Maximum Number of Dwellings Permitted: 23

10) Area D Lots (Section 6 of Ord. 17-52 and UDO Article 4.5)

a) Minimum Lot Area: 14,700sf

   i) Area D lots abutting the western property line of the Real Estate shall have a Minimum Lot Area of 20,000sf

b) Average Lot Area: 20,000sf

c) Minimum Lot Width: 105'

d) Minimum Lot Frontage: 50'

e) Minimum Building Setback Lines:

   (1) Front Yard: 20'

   (2) Side Yard: 10'

   (3) Rear Yard: 20'

f) Maximum Building Height: 2 stories

   Comment: Not Applicable to DPR. To be reviewed at building permit stage.

g) Minimum Living Area (Total):

   i) One-Story Dwelling: 2,600sf

   ii) Two-Story Dwelling: 3,000sf

   Comment: Not Applicable to DPR. To be reviewed at building permit stage.

h) Maximum Number of Dwellings Permitted: 21

11) Area E Lots (Section 6 of Ord. 17-52 and UDO Article 4.3)

a) Minimum Lot Area: 43,560sf

b) Average Lot Area: 43,560sf

c) Minimum Lot Width: 200'

d) Minimum Lot Frontage: 100'

e) Minimum Building Setback Lines:

   (1) Front Yard: 45'

   (2) Side Yard: 20'

   (3) Rear Yard: 40'

f) Maximum Building Height: 2 stories

   Comment: Not Applicable to DPR. To be reviewed at building permit stage.

g) Minimum Living Area (Total):

i) One-Story Dwelling: 3,000sf

ii) Two-Story Dwelling: 3,500sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

12) Maximum Number of Dwellings Permitted: 3

Overlay Districts (Chapter 5)

13) Floodplain Overlay District (Article 5.5)

14) Wellhead Protection District Overlay (Article 5.7)

Development Standards (Chapter 6)

15) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

16) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 17-52)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

17) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

18) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

19) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 17-52)

a) Restricted Open Space Buffer: Along the western property line of the Real Estate where indicated on Exhibit E a Restricted Open Space Buffer (ROSB) shall be provided. (Section 7.2(A) of Ord. 17-15)

i) The ROSB shall be a minimum of 60 feet wide and planted as detailed in Section 7.2(D) Buffer Yard Requirements, below.

ii) The ROSB may be located within private Lots.

iii) No outside storage nor structures shall be permitted within the 45-foot wide reforestation planting area within the ROSB.

iv) Outside of the reforestation planting area no structures taller than 18 inches shall be permitted within the ROSB, except for fences which may be permitted to a maximum height of six (6) feet.

v) Lot owners may add additional landscaping within the ROSB.

b) Detention and Retention Areas

i) Natural Appearance:

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

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

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

ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

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

c) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

i) Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.

ii) Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design).

iii) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.

iv) Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.

d) Minimum Lot Landscaping (Section 7.2(B) of Ord. 17-52)

i) Residential lots

(1) All lots shall be landscaped with a minimum of two (2) shade tree, one (1) ornamental or evergreen tree, and six (6) shrubs.

(2) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

ii) Open Space / Common Areas

(1) 10 shade, ornamental, or evergreen trees required per acre

e) Foundation Plantings

i) External Street Frontage Landscaping (UDO Article 6.8(M)): The landscaping in this section shall be required where any portion of a development abuts an External Street.

(1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall

be required along the entire External Street frontage. Meandering mounds are encouraged.

ii) Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater. (Section 7.2(C) or Ordinance 17-52)

f) Buffer Yards (Section 7.2(D) of Ord. 17-52): Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

i) Along the western property line of the Real Estate landscape buffers shall be provided where indicated on Exhibit F. The portion of the buffer depicted as Buffer A shall be a minimum of 40 feet wide and planted at a minimum rate of eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. The plantings may be distributed throughout the buffer.

ii) The portion of the buffer depicted as Buffer B shall be a reforestation area a minimum of 45 feet wide and planted with a variety of native deciduous trees as follows:

(1) Trees Sizes at Installation: At the time of installation, 25% of the trees shall be a minimum of 1½" in caliper, 50% of the trees shall be whips a minimum of five (5) feet tall, and 25% of the trees shall be three (3) gallon container stock, or equal.

(2) Tree Spacing: Trees shall be spaced an average of nine (9) feet on center with an average of nine (9) feet between rows. Tree locations may be adjusted slightly to soften the triangular spaced grid to create a more naturalistic appearing tree spacing.

(3) Trees shall be installed with tree protectors.

(4) Signs denoting "Reforestation Easement" shall be installed at approximately 200-foot intervals.

iii) No berm nor mounding shall be required within the perimeter buffer yard.

iv) The perimeter buffer yard may be located within private Lots.

v) Lot owners may add additional landscaping within the perimeter buffer yard. However, in no instance shall the amount of landscaping be reduced below the planting required by this ordinance. Approval of any modifications within the perimeter buffer yard shall be approved by the Homeowners Association prior to installation.

g) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.

28) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

Comment: If the waiver request is approved (see Exhibit 6) by the APC, then this item will be compliant.

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: Petitioner is coordinating with WPWD to address outstanding items.

Design Standards (Chapter 8)

The plans comply if the requested waivers are approved.

31) Block Standards (Article 8.1)

a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

32) Easement Standards (Article 8.3)

Comment: If the waiver request is approved (see Exhibit 6) by the APC, then this item will be compliant.

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (UDO Article 8.6 and Section 9.1 of Ord. 17-52)

a) **Minimum:** 27% (Section 9.1(D) of Ord. 17-52)

b) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

c) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

   i. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) (above) shall apply. (Section 9.1(A) of Ord. 17-52)

d) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

e) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

f) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance

g) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

h) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.

j) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.

k) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

l) Amenities:

i. Passive Amenities: Open Space including trails shall be provided for passive recreation opportunities, as generally depicted on the Amenities Plan in Exhibit D. Trails shall be installed in substantial compliance with the location depicted on the Amenities Plan. The final locations are subject to existing easements and final engineering design. If trails are prevented from being installed as generally shown, then the Director may approve alternative trail locations that still provide access and connectivity to the open space. (Section 9.1(B) of Ord. 17-52)

ii. Amenity Elements: Community gathering point amenities, including but not limited to a picnic area, playground, fire pit, and trellises with swings, are generally depicted on Exhibit D. The Amenity Elements shall be provided within the area depicted on the Amenities Plan. Alternative locations within the Open Space area may be approved by the Director. (Section 9.1(C) of Ord. 17-52)

Comment: Will be reviewed as a Detailed Development Plan for Common Area improvements once submitted.

35) Pedestrian Network Standards (Article 8.7)

a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9 of UDO and Section 9.2 of Ord. 17-52)

a) Article 8.9(F)(3) Connectivity Standards: Shall apply, except that the street stub shown connecting the property to the west is not required to be constructed until such time as the connecting property develops. (Section 9.2(A) of Ord. 17-52)

Comment: If the waiver request is approved (see Exhibit 6) by the APC, then this item will be compliant.

b) Article 8.9(G)(3)(a) Maximum Cul-de-sac Length Standards: Shall apply, except the maximum length permitted shall be 700 feet. (Section 9.2(B) of Ord. 17-52)

Comment: If the waiver request is approved (see Exhibit 6) by the APC, then this item will be compliant.

c) Article 8.9(G)(6) Access Point Standards: Shall apply, except more than one (1) point of vehicular access shall be permitted from the development onto 161st Street. Within Area E indicated on Exhibit B, each Lot shall be permitted to have one (1) direct access point by driveway to 161st Street. If there is a Corner Lot within Area E that abuts an Internal Street, vehicular access for said Corner Lot shall be derived from the Internal Street. (Section 9.2(C) of Ord. 17-52)

Comment: If the waiver request is approved (see Exhibit 6) by the APC, then this item will be compliant.

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

1) **Action Item 1: Approve the requested construction standard waivers, as outlined in Exhibit 6.**
2) **Action Item 2: If the Plan Commission has approved the requested construction standard waivers (Action Item 1 above), then the plans will be fully compliant and Department recommends approving the petition with the condition that all necessary approval shall be obtained from the Westfield Public Works Department, Westfield Fire Marshal, and the Hamilton County Surveyor's Office prior to approval of a Secondary Plat.**

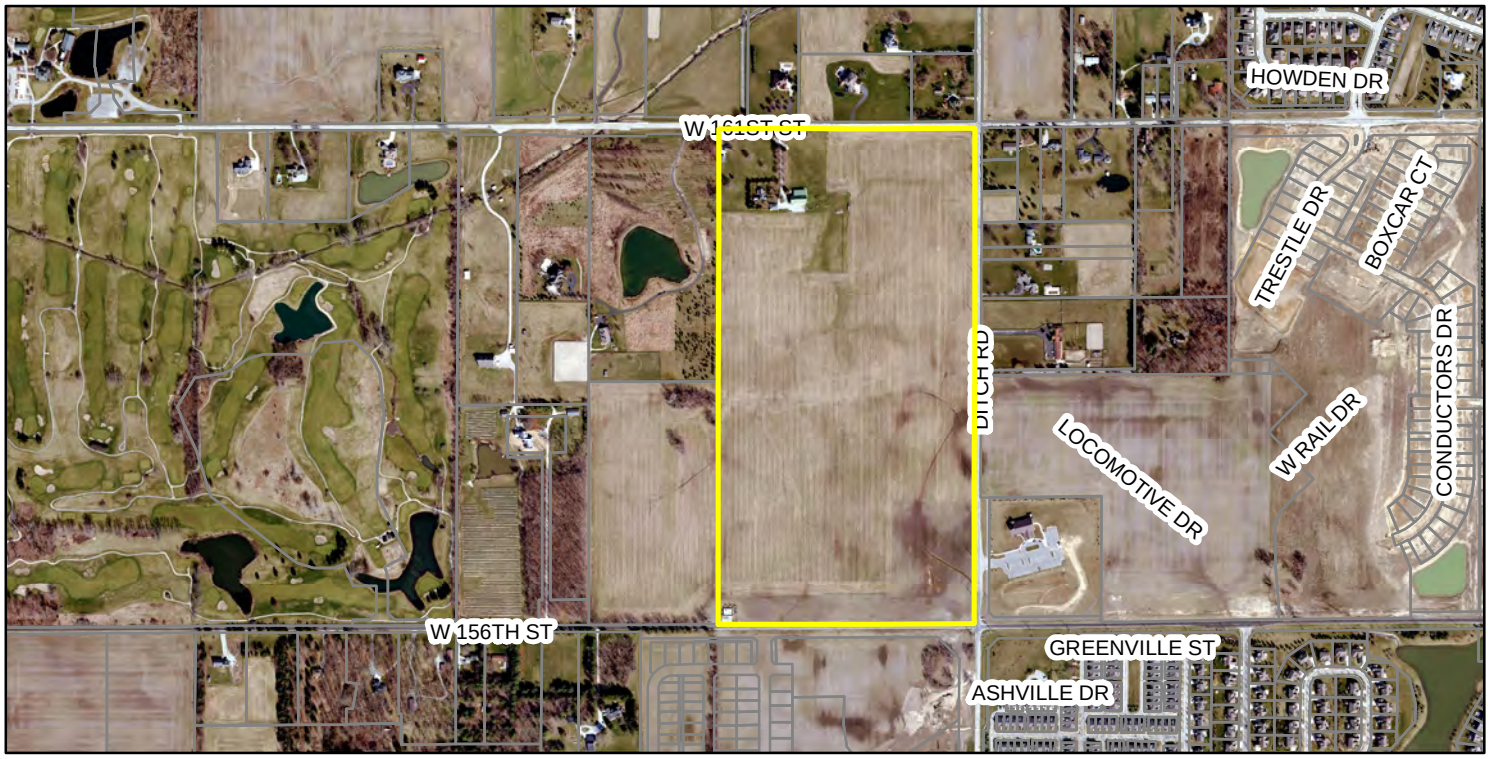
3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Property Location Map
Augusta
1807-ODP-13 & 1807-SPP-13

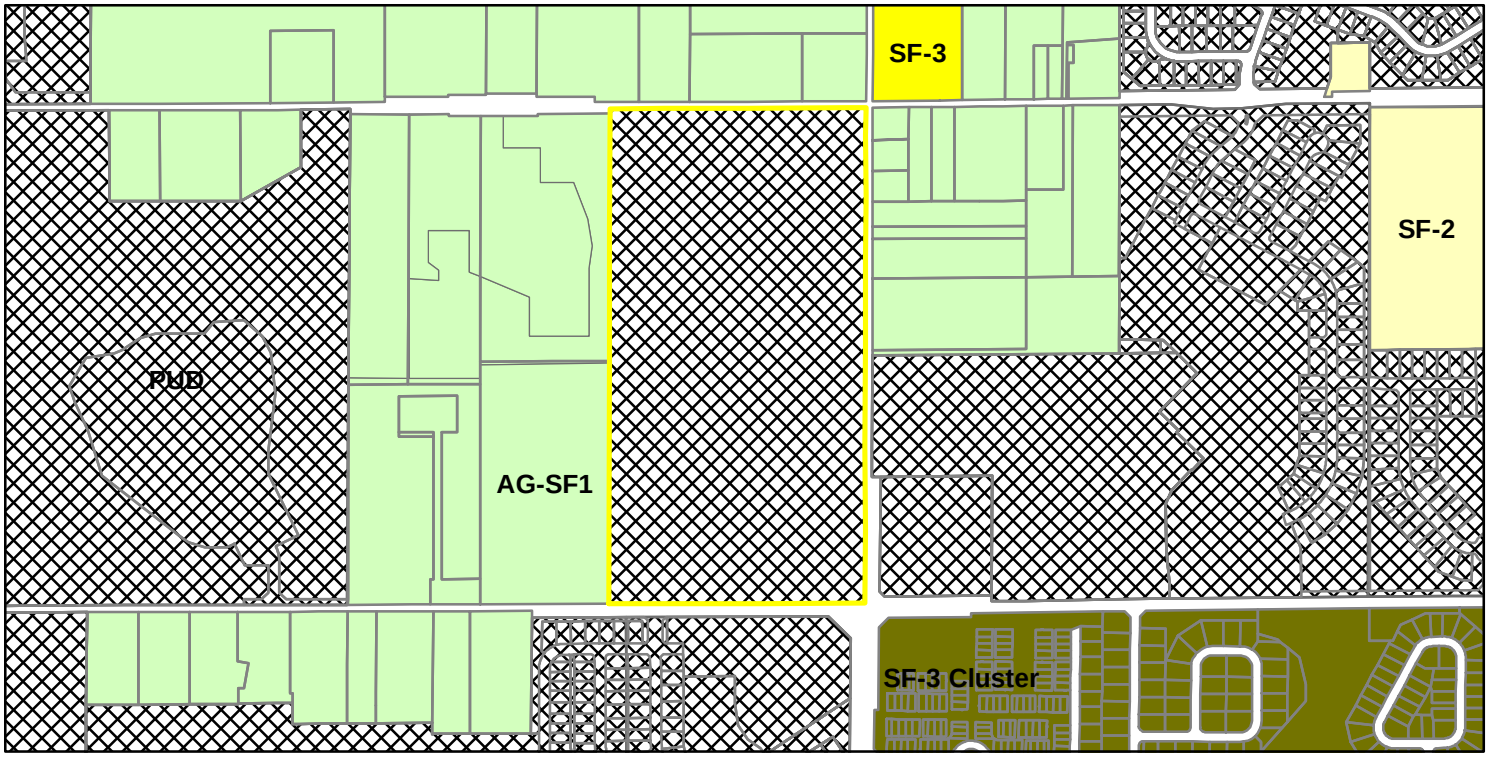
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



AG-SF1 (Agriculture - Single Family - 1)
SF-2 (Single Family - 2)
SF-3 Cluster
PUD (Planned Unit Development)
SF-3 (Single Family - 3)

SERENADE
PRIMARY PLAT
(formerly known as Augusta)

SECTION 9, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Sheet Index

Sheet No.	Description
P100	Title Sheet
P101–P102	Primary Plat
P201–P203	Detailed Development Plan
L100–L116	Landscape Plans

Legal Description
SERENADE PRIMARY PLAT –
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST (BASIS OF BEARINGS: INDIANA STATE PLANE, EAST ZONE, NAD 83) 1360.77 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE MID-POINT THEREOF, BEING THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 00 DEGREES 12 MINUTES 12 SECONDS EAST 2626.16 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE NORTHWEST CORNER THEREOF, BEING THE MID-POINT OF THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS EAST 1358.60 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 09 MINUTES 21 SECONDS WEST 2625.04 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 81.954 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)

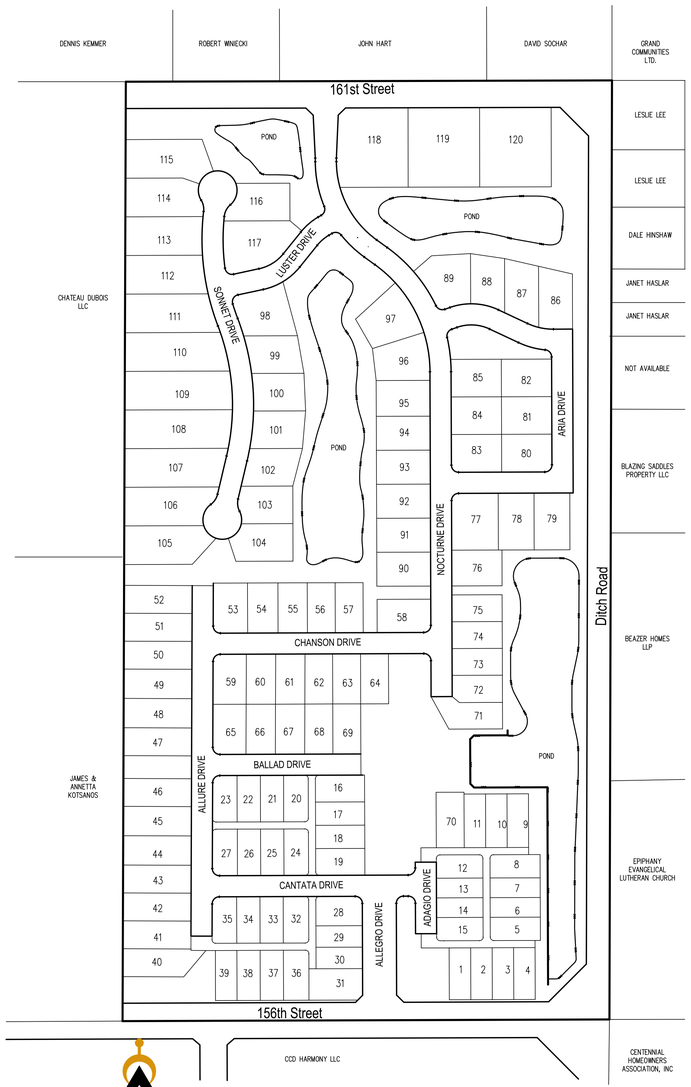
COMMUNICATION
tw Telecom
4625 W. 86th St., Suite 500
Indianapolis, Indiana 46268
317-713-8947
(Tanny Triplitt)

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)

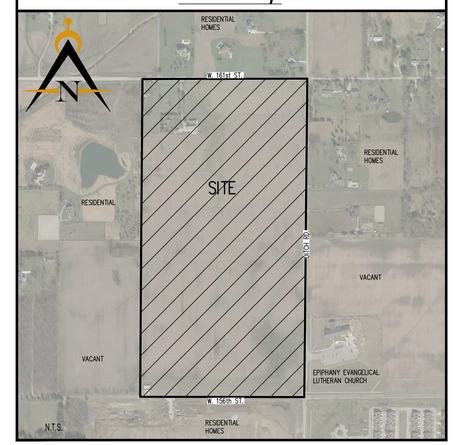
UTILITY HOTLINE: 1-800-382-5544 within Indiana 1-800-428-5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies 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.



Project Map
SCALE: 1"=200'

Area Map



Developer:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209
Contact: Roger Foster
Email: RogerFoster@estridge.net

Engineer:

Innovative
ENGINEERING & CONSULTING
3961 Perry Boulevard *Whitestown, IN 46075*
Ph. 317-769-2916 *www.innovativeeci.com*
Contact: Jerry Kittle *jkittle@innovativeeci.com*

LANDSCAPE 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.

NOTE:
PRIVATE STREETS: THE AREAS SHOWN AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS PRIVATE DRIVES 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 AND OWNERSHIP OF SUCH PRIVATE STREETS.

Innovative
ENGINEERING & CONSULTING
3961 Perry Boulevard Whitestown, IN 46075
Ph. 317-769-2916 www.innovativeeci.com

REVISIONS:
1. 07/02/2018: Revised per TAC Engl. Comments, dated 07-09 & 10-2018.
2. 07/02/2018: Revised per TAC Engl. Comments, dated 07-26-2018.
3. 08/08/2018: Revised per Client markups, dated 08-07-2018.

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Serenade Primary Plat
Westfield, Indiana
Title Sheet

PRELIMINARY PENDING AGENCY APPROVAL

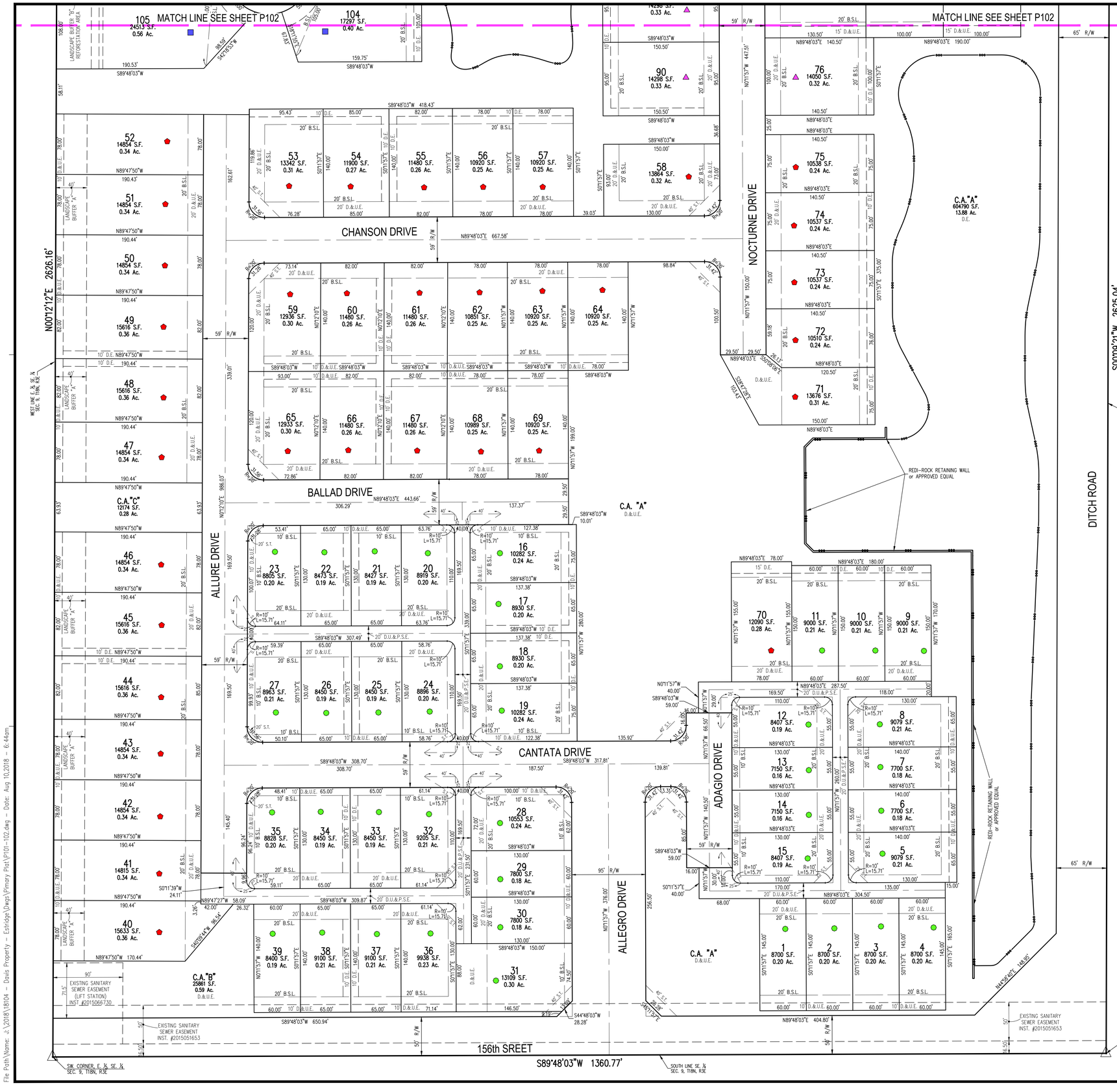
DATE:

DATE: 06/05/2018	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 18104

SHEET # P100

File Path\Name: J:\2018\18104 - Davis Property - Estridge\Dwgs\Primary Plat\P100.dwg - Date: Aug 09,2018 - 9:48am



SERENADE PRIMARY PLAT

PART OF SECTION 9, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 17-52

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

Developer/Owner:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT
D.S.&L.E. –DRAINAGE, SEWER & LANDSCAPE EASEMENT
S.T. –SIGHT TRIANGLE

DEVELOPMENT STANDARDS

STANDARD	AREA A LOTS	AREA B LOTS	AREA C LOTS	AREA D LOTS	AREA E LOTS
	●	⬟	▲	■	●
MINIMUM LOT AREA	7,150 S.F.	10,500 S.F.	13,300 S.F.	14,700 S.F.	43,560 S.F.
REQUIRED AVERAGE LOT AREA	8,100 S.F.	12,400 S.F.	14,000 S.F.	20,000 S.F.	43,560 S.F.
PROVIDED AVERAGE LOT AREA	8,757 S.F.	12,596 S.F.	15,515 S.F.	22,642 S.F.	44,954 S.F.
MINIMUM LOT WIDTH	55'	75'	95'	105'	200'
MINIMUM LOT FRONTAGE	30'	40'	50'	50'	100'
MIN. BUILDING SETBACK LINES					
FRONT YARD	10'	20'	20'	20'	45'
SIDE YARD	5'	5'	5'	5'	20'
REAR YARD	20'	20'	20'	20'	40'
MAX. NUMBER OF DWELLINGS	42	36	23	21	3
NUMBER DWELLINGS PROVIDED	39	36	22	20	3
OPEN SPACE					
REQUIRED:	27.00%				
PROVIDED:	27.65%				

Innovative ENGINEERING & CONSULTING
3961 Perry Boulevard Whitestown, IN 46075
Ph. 317-769-2916 www.innovativewest.com

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2. 07/02/2018. Revised per TAC Engr. Comments, dated 07-26-2018.
3. 08/08/2018. Revised per Client markups, dated 08-07-2018.

PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Serenade Primary Plat
Westfield, Indiana
PRIMARY PLAT

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 06/05/2018	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 18104

SHEET # P101

Indiana811 Know what's below. Call before you dig.

File Path\Name: J:\2018\18104 - Davis Property - Estridge\Dwgs\Primary Plat\P101-102.dwg - Date: Aug 10,2018 - 6:44am

SERENADE PRIMARY PLAT

PART OF SECTION 9, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 17-52

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

Developer/Owner:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT
D.S.&L.E. –DRAINAGE, SEWER & LANDSCAPE EASEMENT
S.T. –SIGHT TRIANGLE

DEVELOPMENT STANDARDS

STANDARD	AREA A LOTS	AREA B LOTS	AREA C LOTS	AREA D LOTS	AREA E LOTS
MINIMUM LOT AREA	7,150 S.F.	10,500 S.F.	13,300 S.F.	14,700 S.F.	43,560 S.F.
REQUIRED AVERAGE LOT AREA	8,100 S.F.	12,400 S.F.	14,000 S.F.	20,000 S.F.	43,560 S.F.
PROVIDED AVERAGE LOT AREA	8,757 S.F.	12,596 S.F.	15,515 S.F.	22,642 S.F.	44,954 S.F.
MINIMUM LOT WIDTH	55'	75'	95'	105'	200'
MINIMUM LOT FRONTAGE	30'	40'	50'	50'	100'
MIN. BUILDING SETBACK LINES					
FRONT YARD	10'	20'	20'	20'	45'
SIDE YARD	5'	5'	5'	5'	20'
REAR YARD	20'	20'	20'	20'	40'
MAX. NUMBER OF DWELLINGS	42	36	23	21	3
NUMBER DWELLINGS PROVIDED	39	36	22	20	3
OPEN SPACE					
REQUIRED:	27.00%				
PROVIDED:	27.49%				

Indiana 811
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3961 Perry Boulevard Whitestown, IN 46075
Ph. 317-769-2916 www.innovativewest.com

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PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Serenade Primary Plat
Westfield, Indiana
PRIMARY PLAT

PRELIMINARY PENDING AGENCY APPROVAL

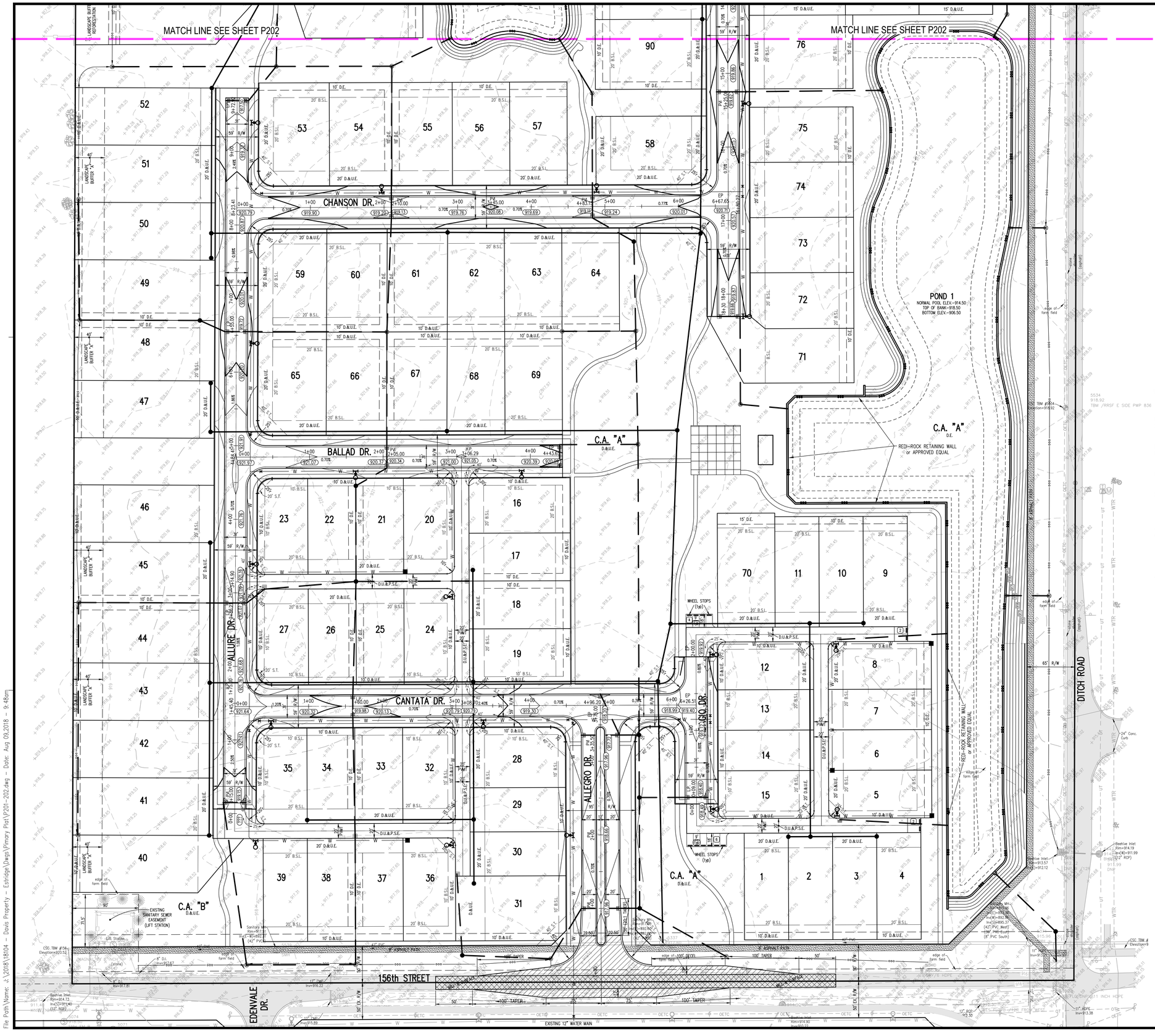
DATE:

DATE: 06/05/2018	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 18104

SHEET # P102

File Path\Name: J:\2018\18104 - Davis Property - Estridge\Dwgs\Primary Plat\P101-102.dwg - Date: Aug 10,2018 - 6:44am



UTILITY STATEMENTS:

POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

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

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Swale (℄)
- Water Main
- Fire Hydrant
- Sight Triangle
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- 9'x18' Parking Spaces

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

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3961 Perry Boulevard
Ph. 317-769-2316
Whitestown, IN 46075
www.innovativeeci.com

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PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-0209

Serenade Primary Plat

Westfield, Indiana

DETAILED DEVELOPMENT PLAN

PRELIMINARY PENDING AGENCY APPROVAL

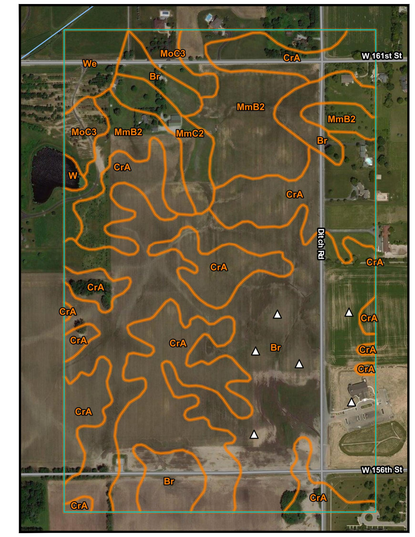
DATE:

DATE: 06/05/2018	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 18104

SHEET # P201

File Path\Name: J:\2018\18104 - Davis Property - Estridge\Dwgs\Primary Plat\P201-202.dwg - Date: Aug 09,2018 - 9:48am



SOILS MAP

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.

GRAPHIC SCALE

60' 0 30' 60'

(IN FEET)
1 inch = 60 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- FM — Existing Force Main
- 000 — Existing Contour
- 000.00 — New Pavement Grade
- 000.00 — All Other Finish Grades
- 000.00 — Match Existing Grades
- 000.00 — Top of Curb
- 000.00 — Gutter
- Flow Arrow
- Swale (E)
- W — Water Main
- Fire Hydrant
- Sight Triangle
- G — Existing Gas Main
- T — Existing Telephone
- W — Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- 0 — 9'x18' Parking Spaces

Indiana 811
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Whitestown, IN 46075
Ph. 317-769-2316
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PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Serenade
Primary Plat
Westfield, Indiana
DETAILED DEVELOPMENT PLAN

PRELIMINARY PENDING AGENCY APPROVAL

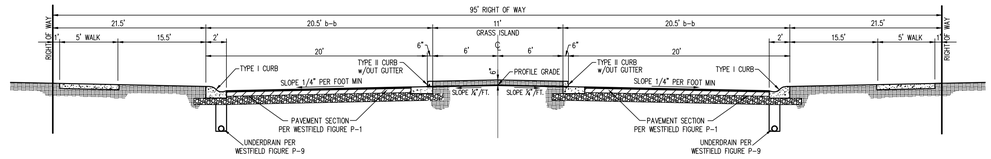
DATE:

DATE: 06/05/2018	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 18104

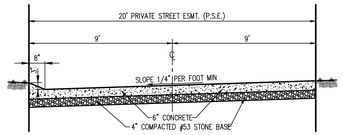
SHEET # P202

File Path\Name: J:\2018\18104 - Davis Property - Estridge\Dwgs\Primary Plat\P201-202.dwg - Date: Aug 09,2018 - 9:48am



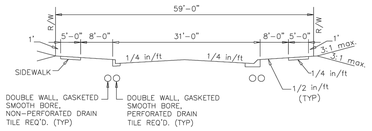
TYPICAL DIVIDED STREET SECTION – LOCAL STREET

NTS



TYPICAL ALLEY SECTION

NTS



TYPICAL SECTION – LOCAL STREET

NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2500-008
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

CITY OF Westfield INDIANA

PHILIP A. SUNDERMAN REGISTERED No. 11300022 STATE OF INDIANA PROFESSIONAL ENGINEER

2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2501-001

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	377.27'	400.00'	54° 02' 26"	N27° 13' 10"W	363.44'	203.99'
C2	349.45'	370.50'	54° 02' 26"	N27° 13' 10"W	336.64'	188.94'
C3	96.11'	429.50'	12° 49' 17"	N6° 36' 36"W	95.91'	48.26'
C4	214.20'	429.50'	28° 34' 27"	N39° 57' 09"W	211.99'	109.38'
C5	283.21'	300.00'	54° 05' 20"	S27° 11' 43"E	272.81'	153.15'
C6	255.36'	270.50'	54° 05' 20"	S27° 11' 43"E	245.98'	138.09'
C7	89.21'	329.50'	15° 30' 47"	S46° 28' 59"E	88.94'	44.88'
C8	128.19'	329.50'	22° 17' 29"	S11° 17' 47"E	127.39'	64.92'
C9	116.26'	150.00'	44° 24' 27"	N87° 08' 21"W	113.37'	61.23'
C10	93.39'	120.50'	44° 24' 27"	N87° 08' 21"W	91.07'	49.18'
C11	139.12'	179.50'	44° 24' 27"	N87° 08' 21"W	135.67'	73.27'
C12	88.19'	200.00'	25° 15' 50"	S77° 34' 02"E	87.47'	44.82'
C13	75.18'	170.50'	25° 15' 50"	S77° 34' 02"E	74.57'	38.21'
C14	77.65'	229.50'	19° 23' 04"	S74° 37' 40"E	77.28'	39.20'
C15	53.63'	150.00'	20° 29' 04"	S49° 10' 24"W	53.34'	27.10'
C16	43.08'	120.50'	20° 29' 04"	S49° 10' 24"W	42.85'	21.77'
C17	64.18'	179.50'	20° 29' 04"	S49° 10' 24"W	63.83'	32.43'
C18	101.81'	150.00'	38° 53' 13"	N58° 22' 28"E	99.86'	52.95'
C19	81.78'	120.50'	38° 53' 13"	N58° 22' 28"E	80.22'	42.54'
C20	121.83'	179.50'	38° 53' 13"	N58° 22' 28"E	119.50'	63.36'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	354.06'	650.00'	31° 12' 34"	S5° 15' 30"E	349.70'	181.54'
C22	144.94'	620.50'	13° 23' 01"	S0° 45' 43"E	144.61'	72.80'
C23	325.56'	679.50'	27° 27' 06"	S7° 08' 14"E	322.46'	165.97'
C24	387.44'	650.00'	34° 09' 08"	N3° 47' 13"W	381.73'	199.67'
C25	369.86'	620.50'	34° 09' 08"	N3° 47' 13"W	364.41'	190.61'
C26	405.03'	679.50'	34° 09' 08"	N3° 47' 13"W	399.06'	208.73'
C27	37.60'	50.00'	43° 05' 27"	S27° 28' 31"W	36.72'	19.74'
C28	32.91'	50.00'	37° 42' 32"	N12° 15' 57"W	32.32'	17.07'
C29	35.03'	50.00'	40° 08' 40"	S6° 46' 59"E	34.32'	18.27'
C30	35.03'	50.00'	40° 08' 40"	N33° 21' 40"E	34.32'	18.27'

UTILITY STATEMENTS:

POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

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

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Innovative ENGINEERING & CONSULTING
3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2316
www.innovativeved.com

REVISIONS:
1. 07/09/2018 Revised per TAC Email Comments dated 07-09 & 10-2018
2. 07/30/2018 Revised per TAC Email Comments dated 07-26-2018
3. 08/08/2018 Revised per Client markups dated 08-07-2018

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-8029

Serenade
Primary Plat
Westfield, Indiana

DETAILED DEVELOPMENT PLAN

PRELIMINARY PENDING AGENCY APPROVAL

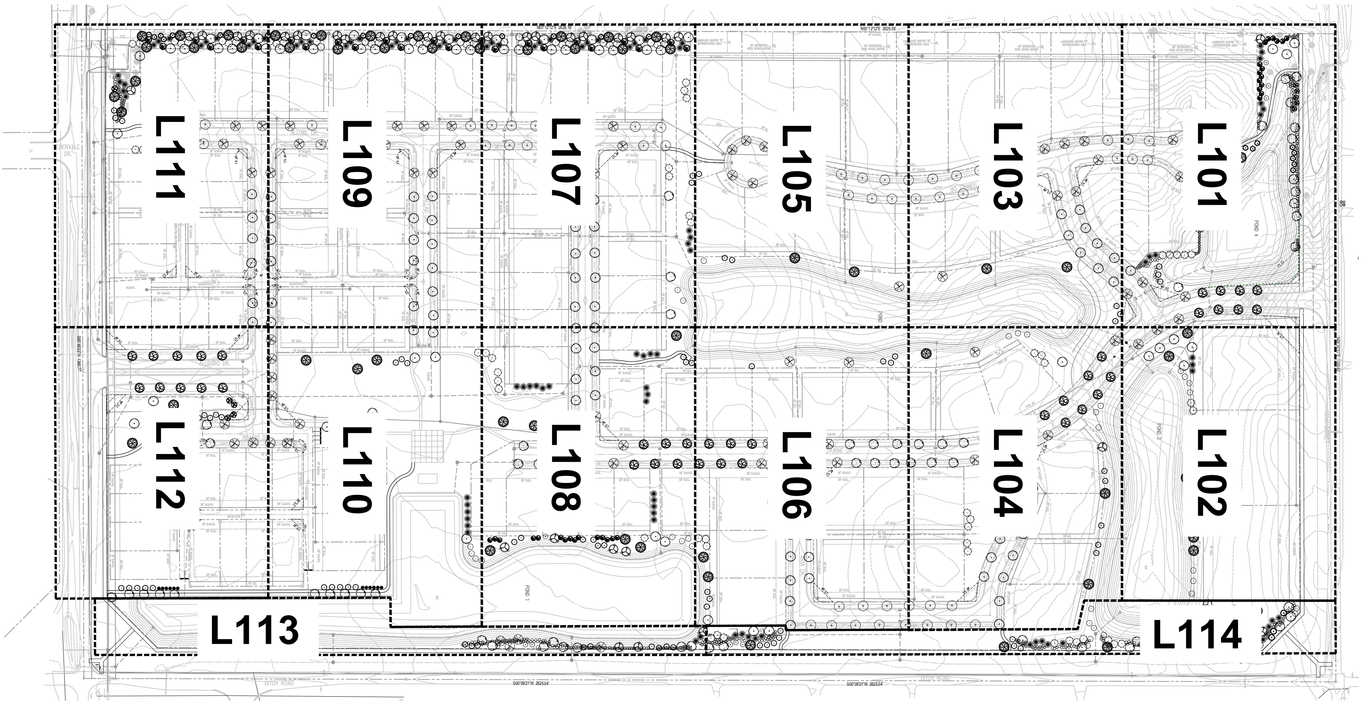
DATE:

DATE: 06/05/2018	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 18104

SHEET # P203

File Path\Name: J:\2018\18104 - Davis Property - Estridge\Dwgs\Primary Plat\P201-202.dwg - Date: Aug 09,2018 - 9:48am



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0 75 150 300

DATE: AUGUST 9, 2018
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN KEY SHEET
SHEET #: L100

DRAWING FILES:

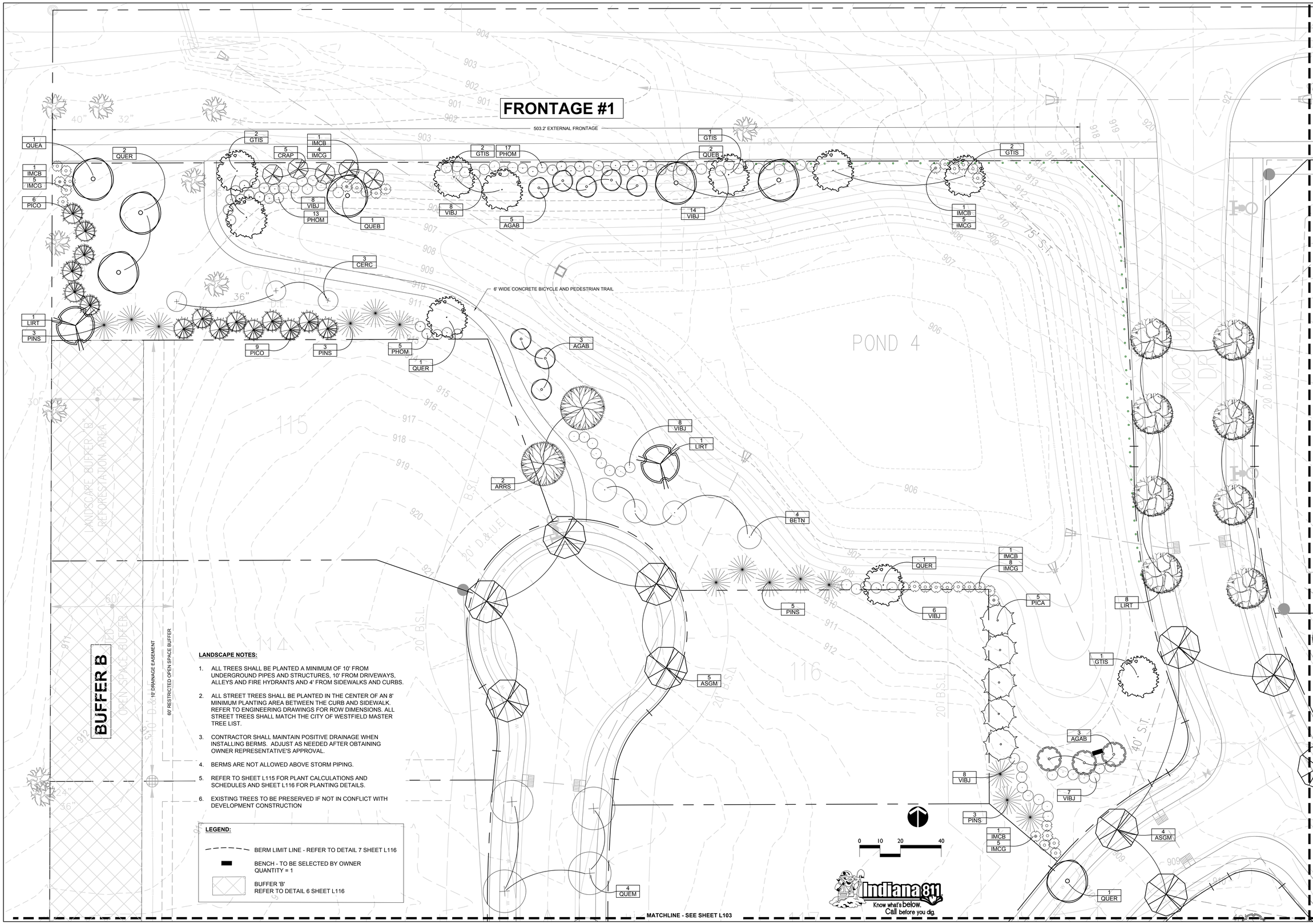
REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

SERENADE
WESTFIELD, INDIANA

ESTRIDGE HOMES

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



LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES AND STRUCTURES, 10' FROM DRIVEWAYS, ALLEYS AND FIRE HYDRANTS AND 4' FROM SIDEWALKS AND CURBS.
2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS. ALL STREET TREES SHALL MATCH THE CITY OF WESTFIELD MASTER TREE LIST.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L115 FOR PLANT CALCULATIONS AND SCHEDULES AND SHEET L116 FOR PLANTING DETAILS.
6. EXISTING TREES TO BE PRESERVED IF NOT IN CONFLICT WITH DEVELOPMENT CONSTRUCTION

LEGEND:

- BERM LIMIT LINE - REFER TO DETAIL 7 SHEET L116
- BENCH - TO BE SELECTED BY OWNER QUANTITY = 1
- BUFFER 'B' REFER TO DETAIL 6 SHEET L116

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SERENADE
WESTFIELD, INDIANA

ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

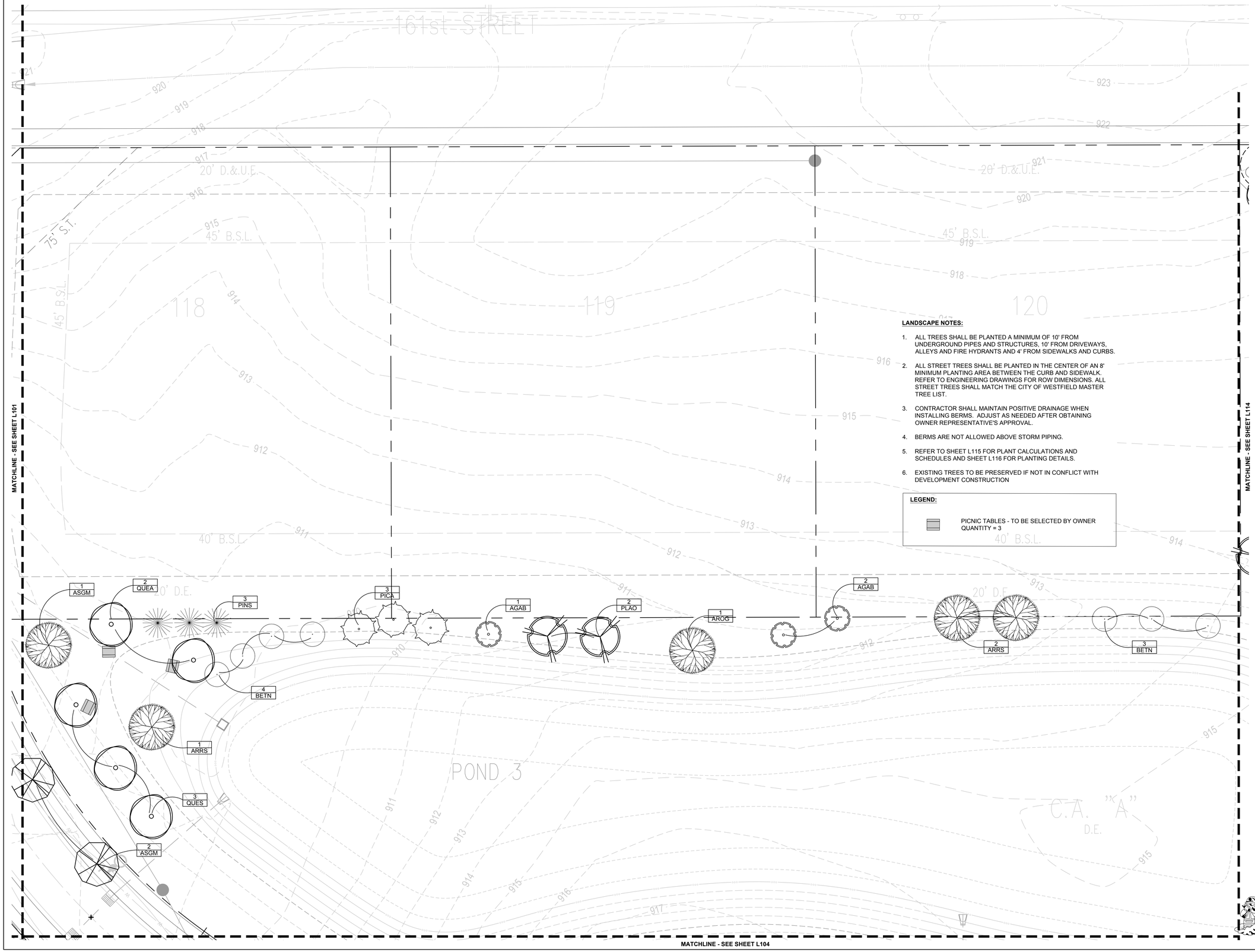
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L101



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6. EXISTING TREES TO BE PRESERVED IF NOT IN CONFLICT WITH DEVELOPMENT CONSTRUCTION

LEGEND:

PICNIC TABLES - TO BE SELECTED BY OWNER
QUANTITY = 3

0 10 20 40

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WESTFIELD, INDIANA
ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 9, 2018
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L102

MATCHLINE - SEE SHEET L101

BUFFER B

LANDSCAPE BUFFER "B"
CORRIDOR AREA

60' RESTRICTED OPEN SPACE BUFFER

10' DRAINAGE EASEMENT

60' RESTRICTED OPEN SPACE BUFFER

2 QUEM

9 QUER

8 ASGM

10 QUEM

3 AGAB

1 AROG

1 AROG

1 LIRT

40' S.T.

20' D.&U.E.

20' B.S.L.

10' D.E.

SOMMET DR.

LANDSCAPE NOTES:

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LEGEND:

TRELLIS WITH SWING - EXACT LOCATION AND DESIGN TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS
QUANTITY = 1

BUFFER 'B'
REFER TO DETAIL 6 SHEET L116

0 10 20 40

MATCHLINE - SEE SHEET L104

MATCHLINE - SEE SHEET L105

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ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

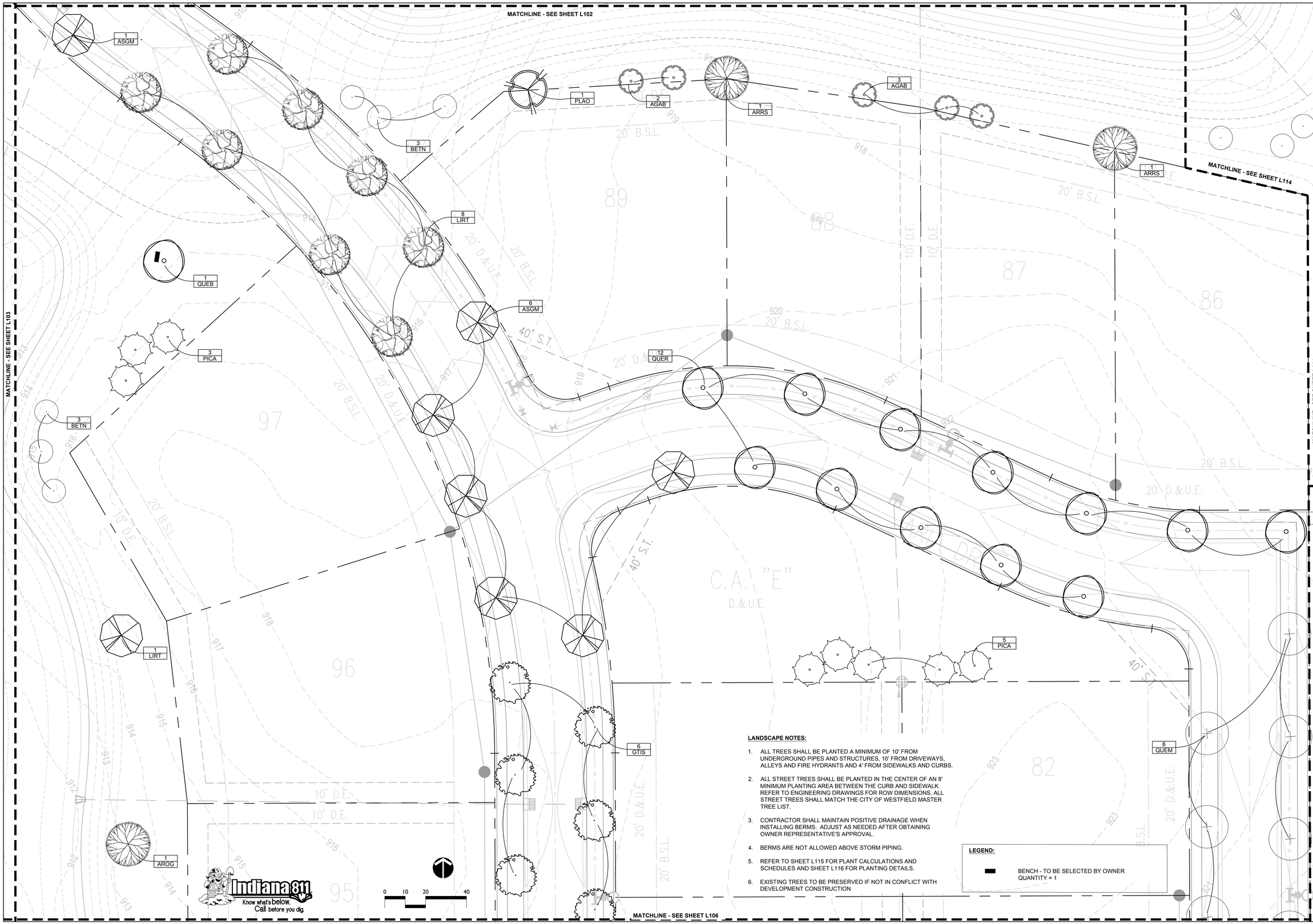
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L103



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6. EXISTING TREES TO BE PRESERVED IF NOT IN CONFLICT WITH DEVELOPMENT CONSTRUCTION

LEGEND:

BENCH - TO BE SELECTED BY OWNER
QUANTITY = 1

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REVISIONS:

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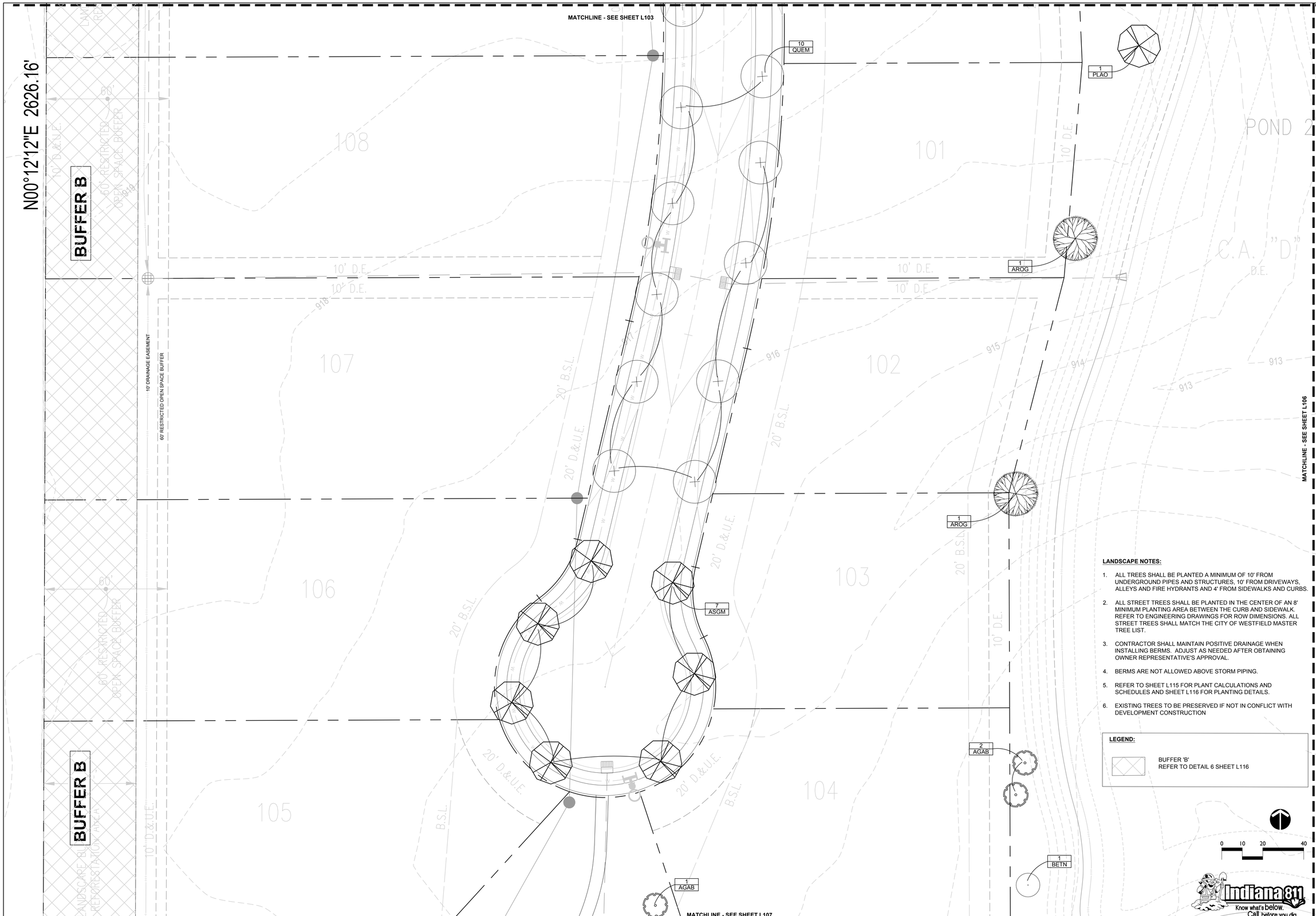
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L104



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6. EXISTING TREES TO BE PRESERVED IF NOT IN CONFLICT WITH DEVELOPMENT CONSTRUCTION

LEGEND:

BUFFER 'B'
REFER TO DETAIL 6 SHEET L116

0 10 20 40

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

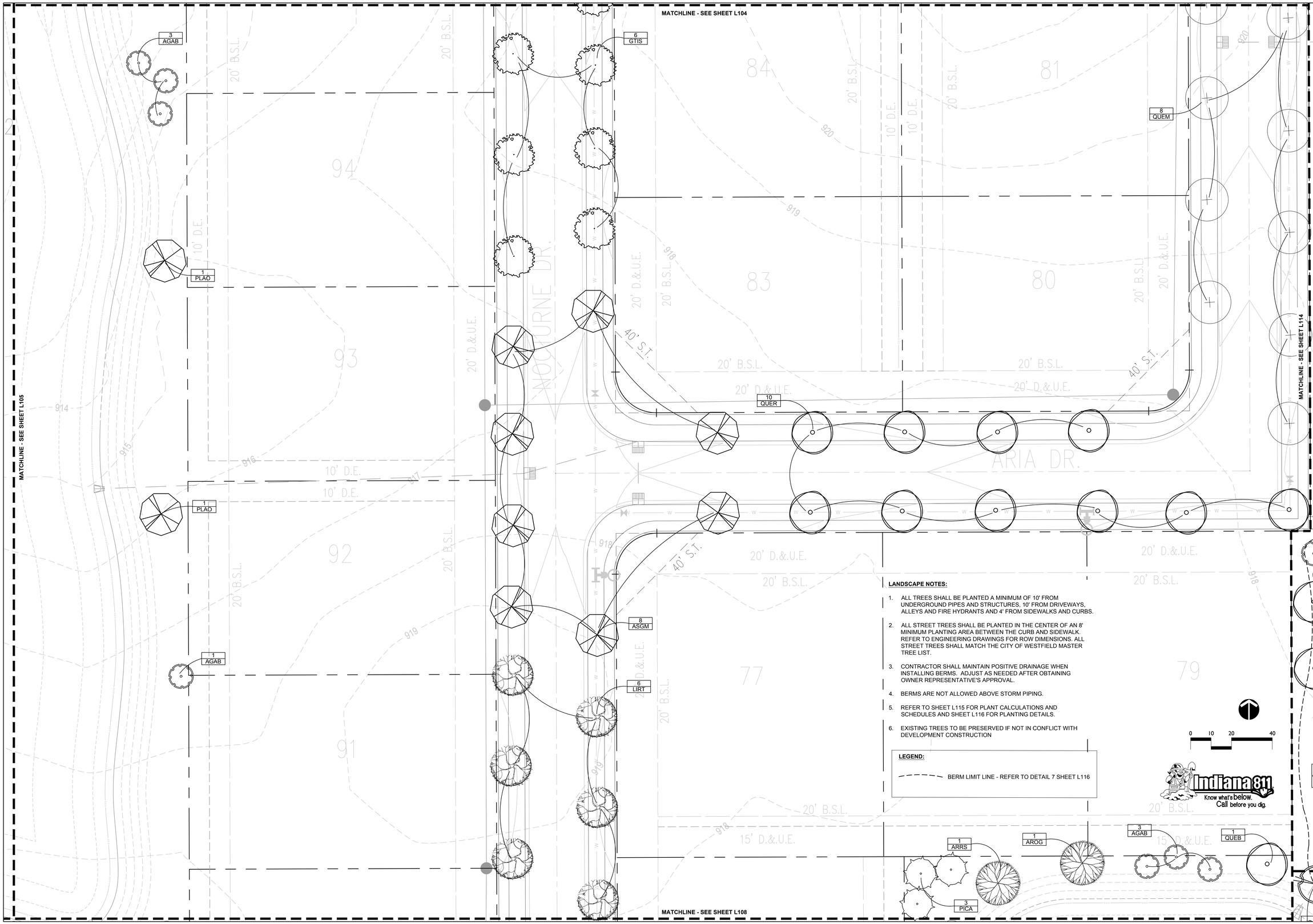
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L105



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LEGEND:

BERM LIMIT LINE - REFER TO DETAIL 7 SHEET L116

0 10 20 40

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

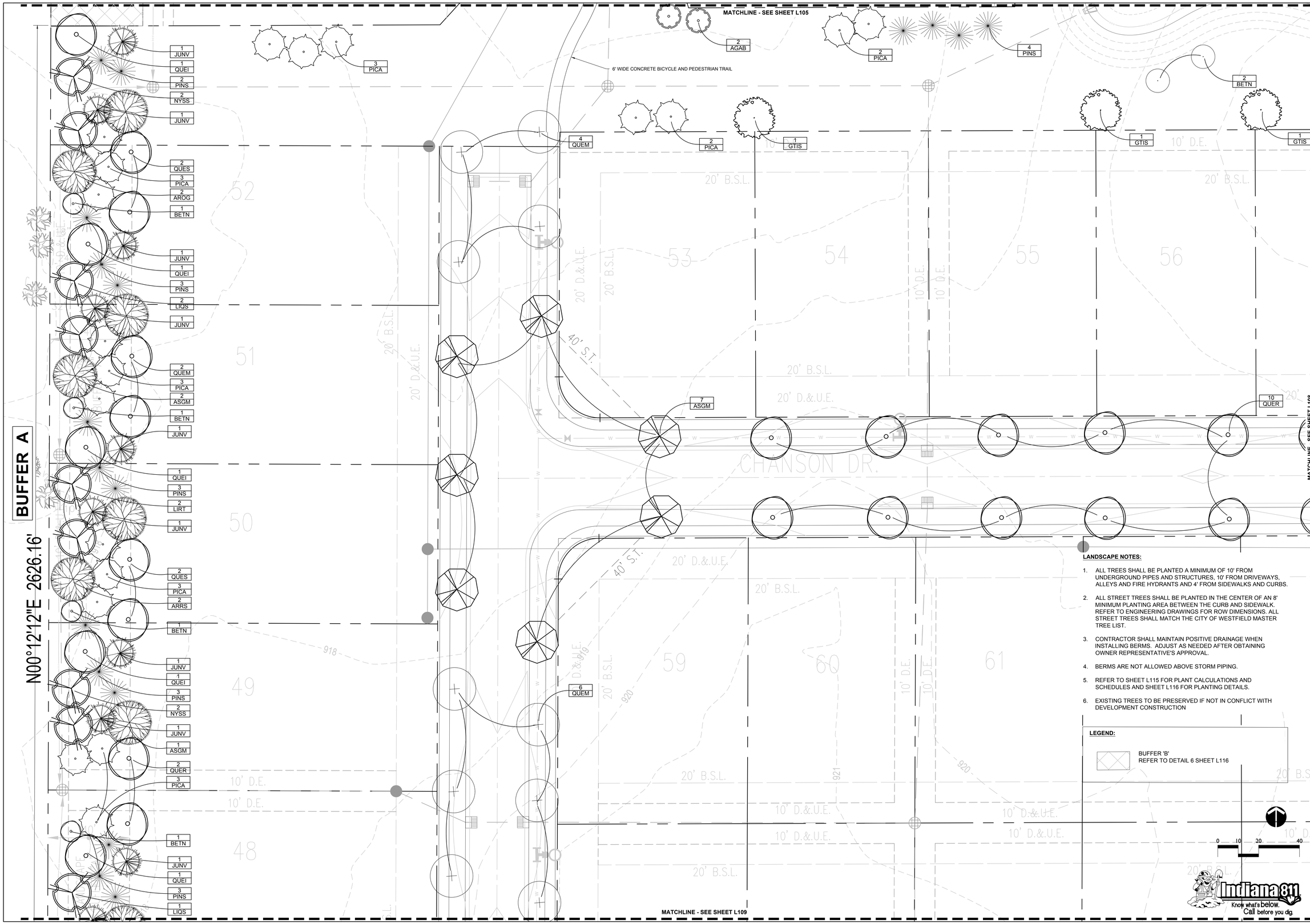
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L106



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LEGEND:

BUFFER 'B'
REFER TO DETAIL 6 SHEET L116

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ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

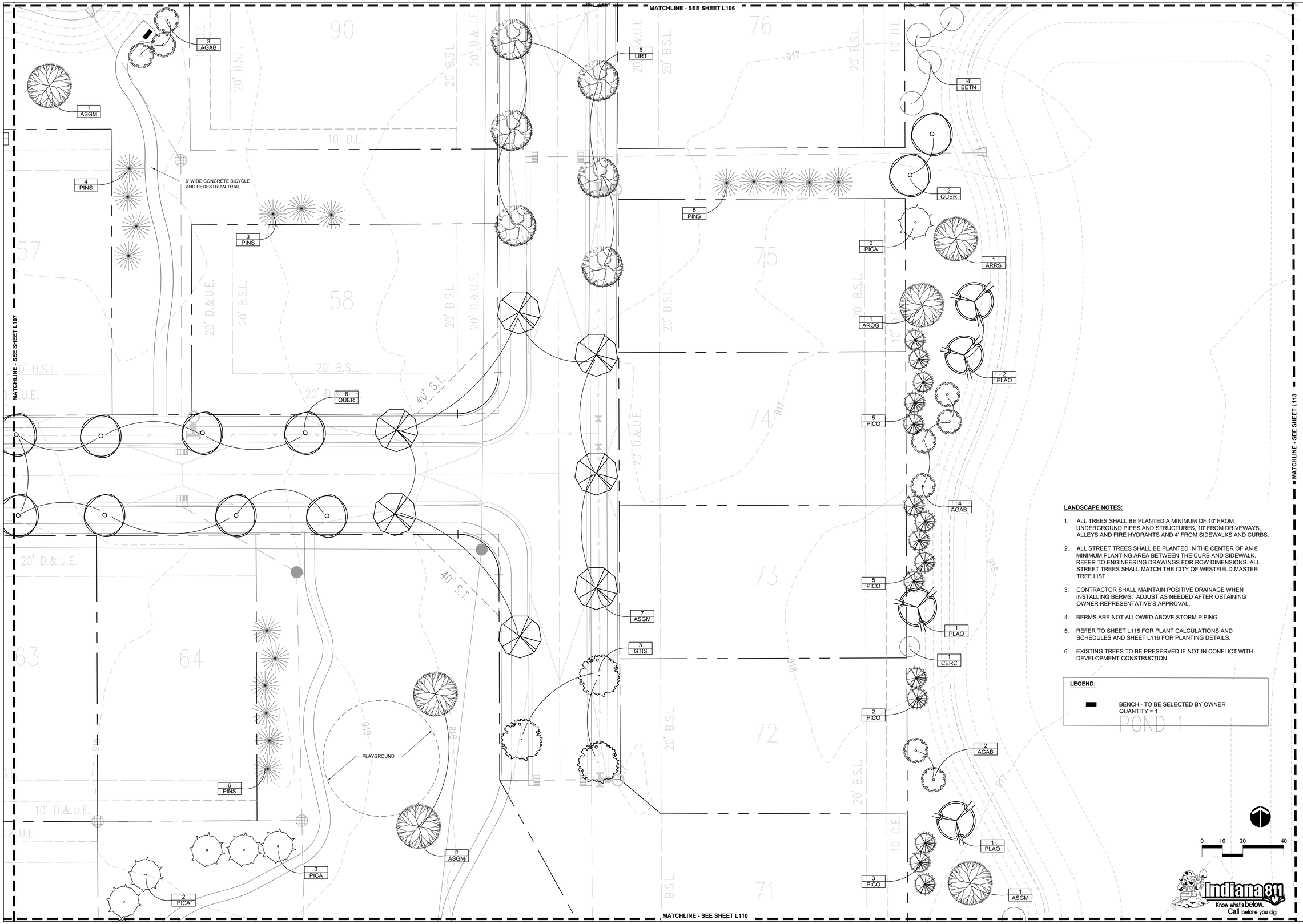
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L107



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LEGEND:

BENCH - TO BE SELECTED BY OWNER
QUANTITY = 1

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SERENADE
WESTFIELD, INDIANA
ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

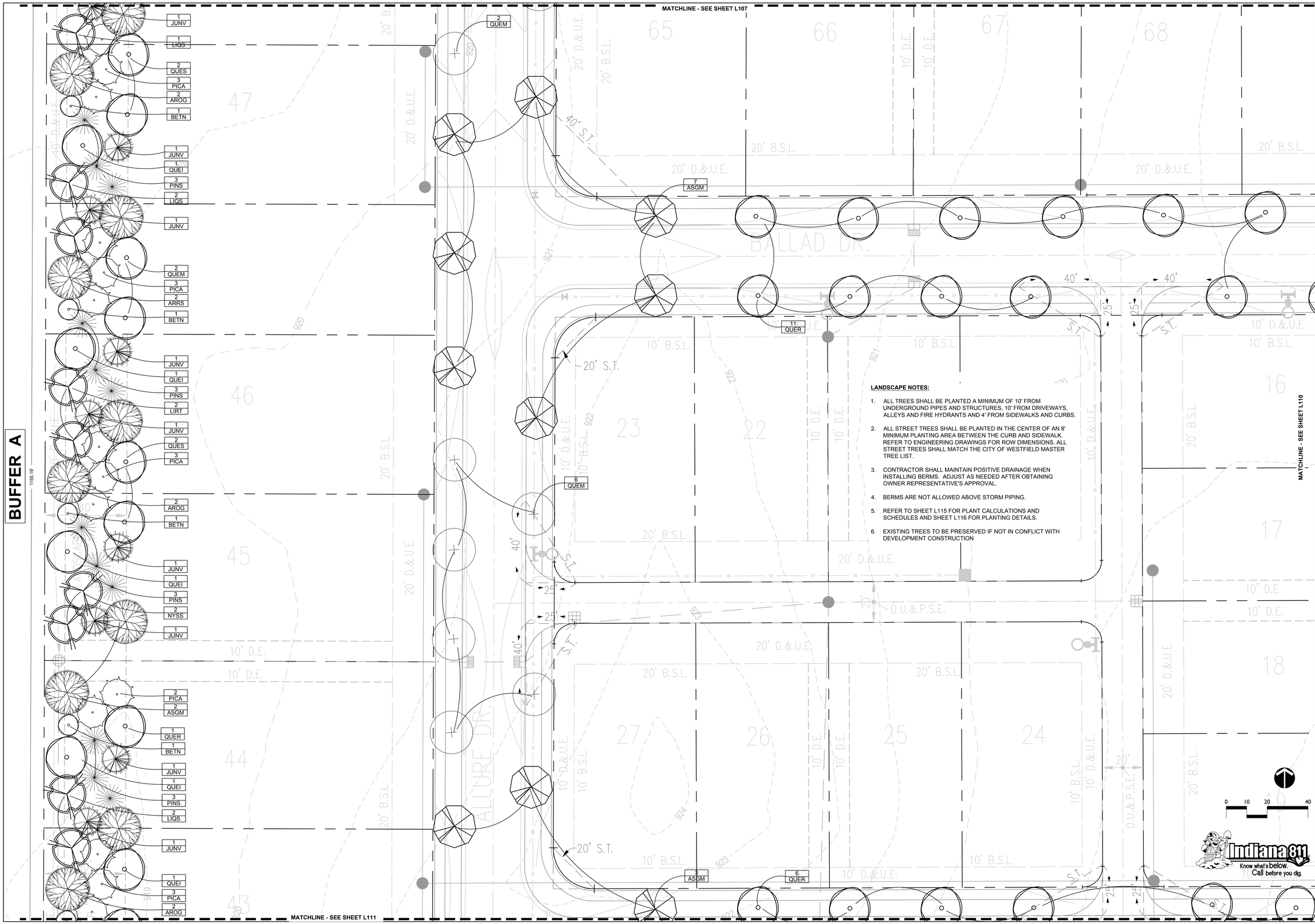
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L108



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SERENADE
WESTFIELD, INDIANA

ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L109

MATCHLINE - SEE SHEET L108

MATCHLINE - SEE SHEET L109

MATCHLINE - SEE SHEET L113

MATCHLINE - SEE SHEET L112

1 PICA

5' WIDE CONCRETE SIDEWALK

4 QUER

C.A. "A"
D.&U.E.

3 AGAB

2 AROG

1 QUEM

20' B.S.L.

10' D.&U.E.

PAVED AREA - FINAL DESIGN TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS

GAZEBO - DESIGN TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS

6 PINS

1 QUER

4 BETN

C.A. "A"
D.E.

6' WIDE BICYCLE AND PEDESTRIAN TRAIL

15' D.E.

10' D.E.

20' B.S.L.

20' D.&U.E.

70

11

10

9

8

6 THOT

5 GLTS

5 AGAB

38 BKGV

6' WIDE BICYCLE AND PEDESTRIAN TRAIL

FRONTAGE #5

150'

1 QUEM

5' WIDE CONCRETE SIDEWALK

1 AROG

FIRE PIT GATHERING AREA - FINAL DESIGN TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS

25'

40' S.T.

7 ASGM

LANDSCAPE NOTES:

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LEGEND:

TRELLIS WITH SWING - EXACT LOCATION AND DESIGN TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS

0 10 20 40

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SERENADE
WESTFIELD, INDIANA

ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 9, 2018

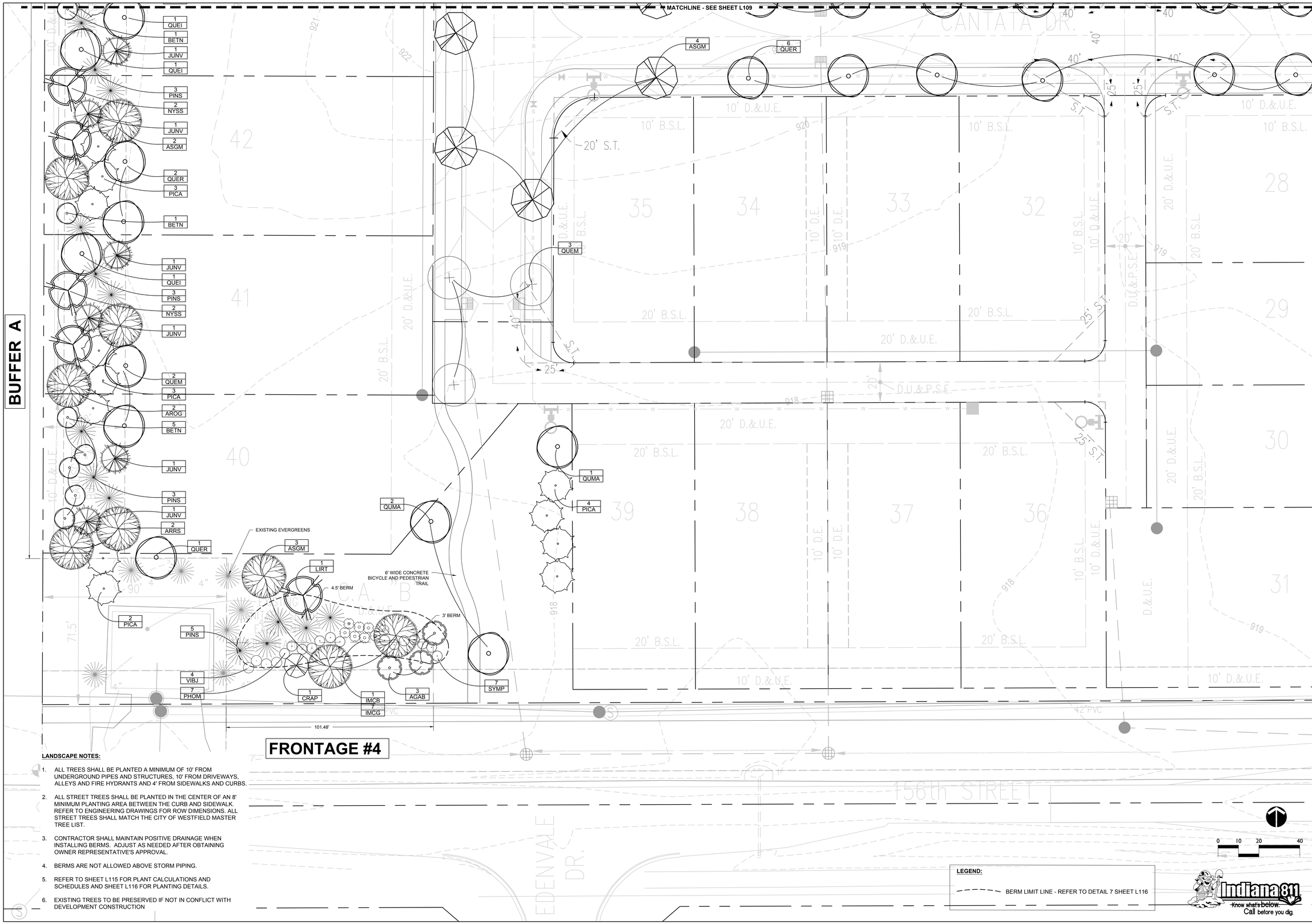
PROJECT NUMBER:

DRAWN BY: RAF

CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L110



LANDSCAPE NOTES:

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3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L115 FOR PLANT CALCULATIONS AND SCHEDULES AND SHEET L116 FOR PLANTING DETAILS.
6. EXISTING TREES TO BE PRESERVED IF NOT IN CONFLICT WITH DEVELOPMENT CONSTRUCTION

LEGEND:

BERM LIMIT LINE - REFER TO DETAIL 7 SHEET L116

0 10 20 40

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

SERENADE
WESTFIELD, INDIANA
ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

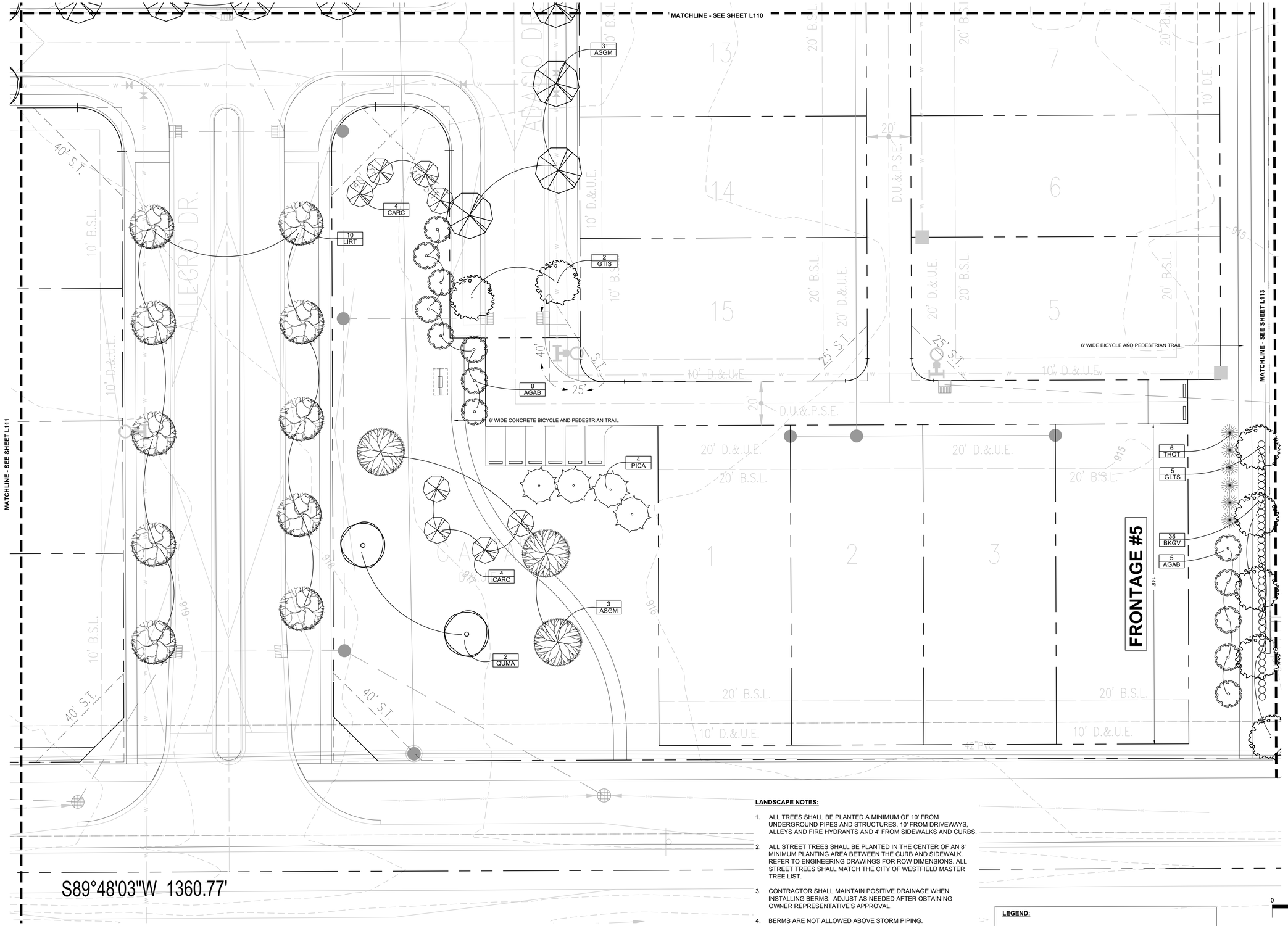
DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L111



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LEGEND:

TRELLIS WITH SWING - EXACT LOCATION AND DESIGN TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS

0 10 20 40

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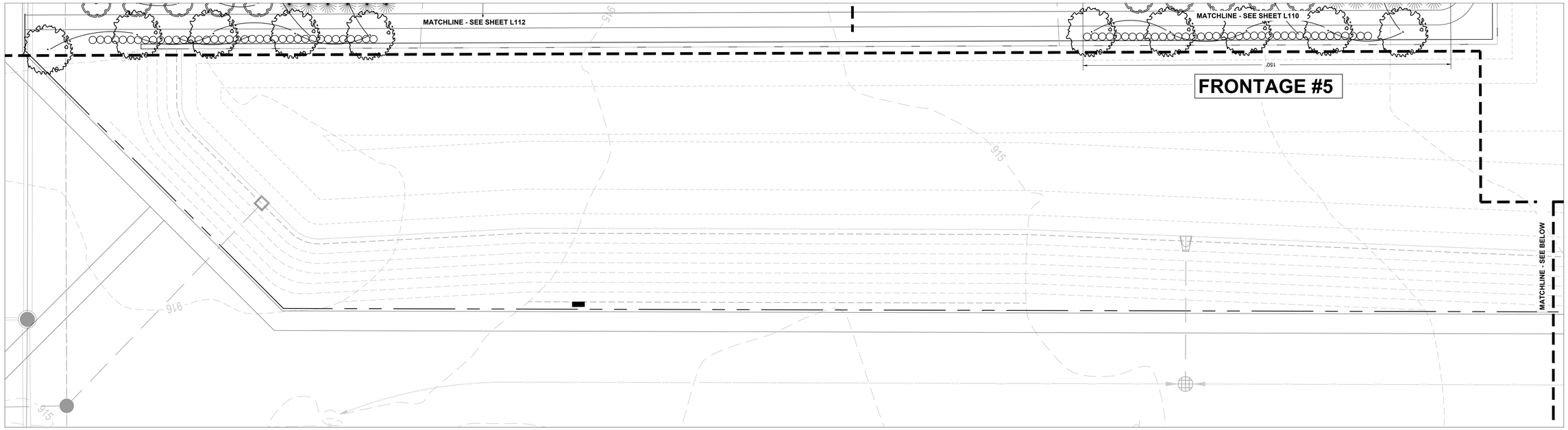

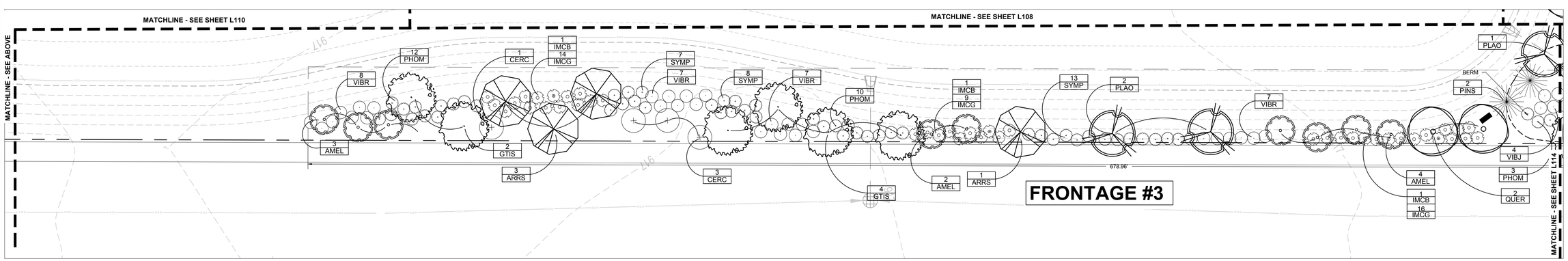

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- - - - - - BERM LIMIT LINE - REFER TO DETAIL 7 SHEET L116

▬ BENCH - TO BE SELECTED BY OWNER QUANTITY = 2

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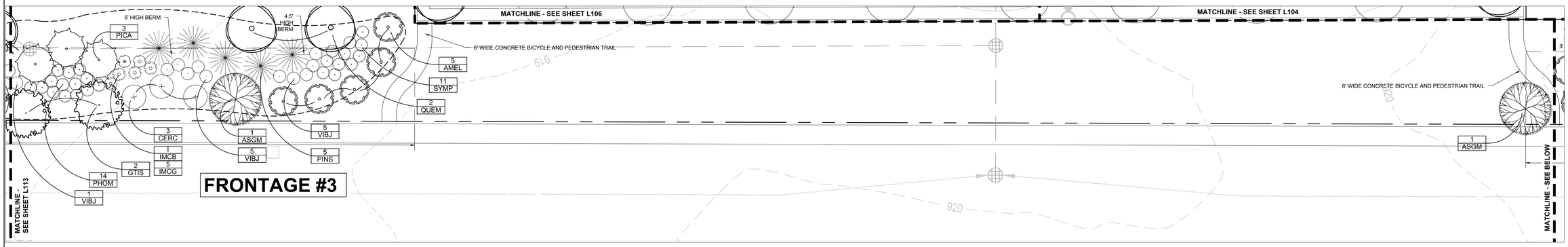

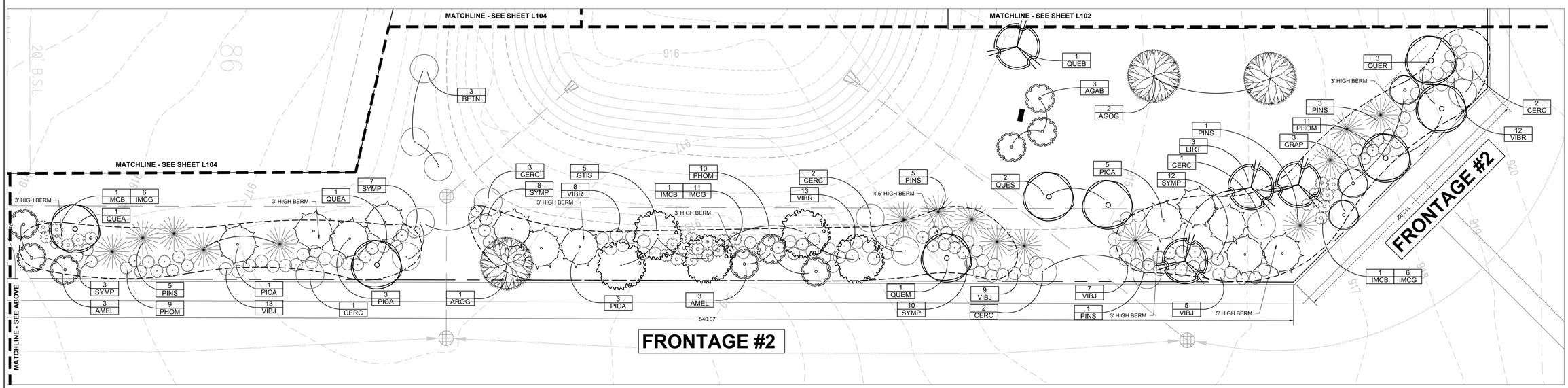

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SHEET #: L114

LOT LANDSCAPING REQUIREMENTS

PER LOT REQUIREMENTS:

LOT SIZE	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
55' LOTS	2	1	10
75' LOTS	4	2	10
95' LOTS	4	2	10
105' LOTS	4	2	10
200' LOTS	4	2	10

* ALL FRONT YARDS SHALL BE SODDED

OPEN SPACE/COMMON AREA MINIMUM LANDSCAPING REQUIREMENTS:
(10 TREES PER ACRE)

COMMON AREA	ACREAGE
A	11.35
B	0.66
C	2.18
D	0.43
E	5.7
F	2.38
TOTAL	**22.70**

227 TREES REQUIRED

BUFFER LANDSCAPE CALCULATIONS:

BUFFER A 40' WIDE 1,155.23' / 100' = 11.55 MULTIPLIER

	SHADE TREES 8/100 LF	EVERGREEN TREES 8/100 LF
REQUIRED	99	99
PROVIDED	99	99

EXTERNAL STREET FRONTAGE LANDSCAPE CALCULATIONS:

FRONTAGE #1 161st STREET = 503.20 lf /100' = 5.03 MULTIPLIER

	SHADE TREES 3/100 LF	EVERGREEN TREES 4/100 LF	ORNAMENTAL TREES 3/100 LF	SHRUBS 25/100 LF
REQUIRED	16	21	16	126
PROVIDED	16	21	16	126

FRONTAGE #2 DITCH ROAD = 652.26 lf /100' = 6.52 MULTIPLIER
(112.19' + 540.07')

	SHADE TREES 3/100 LF	EVERGREEN TREES 4/100 LF	ORNAMENTAL TREES 3/100 LF	SHRUBS 25/100 LF
REQUIRED	20	27	20	163
PROVIDED	20	27	20	163

FRONTAGE #3 DITCH ROAD = 678.96' /100' = 6.8 MULTIPLIER

	SHADE TREES 3/100 LF	EVERGREEN TREES 4/100 LF	ORNAMENTAL TREES 3/100 LF	SHRUBS 25/100 LF
REQUIRED	21	28	21	170
PROVIDED	21	28	21	170

FRONTAGE #4 156 TH STREET 101.48' /100' = 1.01 MULTIPLIER
PROVIDED

	SHADE TREES 3/100 LF	EVERGREEN TREES 4/100 LF	ORNAMENTAL TREES 3/100 LF	SHRUBS 25/100 LF
REQUIRED	4	5	4	26
PROVIDED	4	5	4	26

FRONTAGE #5 DITCH ROAD = 150.00' /100' = 1.5 MULTIPLIER

	SHADE TREES 3/100 LF	EVERGREEN TREES 4/100 LF	ORNAMENTAL TREES 3/100 LF	SHRUBS 25/100 LF
REQUIRED	5	6	5	38
PROVIDED	5	6	5	38

FRONTAGE #6 DITCH ROAD = 145.00' /100' = 1.45 MULTIPLIER

	SHADE TREES 3/100 LF	EVERGREEN TREES 4/100 LF	ORNAMENTAL TREES 3/100 LF	SHRUBS 25/100 LF
REQUIRED	5	6	5	37
PROVIDED	5	6	5	37

	SHADES	EVERGREENS	ORNAMENTALS	SHRUBS	
TOTAL REQUIRED	**71**	**93**	**71**	**560**	**TOTAL PLANTS PROVIDED**
TOTAL PROVIDED	**71**	**93**	**71**	**560**	**795**

STREET TREE PLANT SCHEDULE

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL				
ASGM	9	2	8	7	7	8	7	7	10	7	4	3	79	ACER SACCHARUM' GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	2" CAL./8' MIN. HT.
GTIS	0	0	0	6	0	6	0	3	0	0	0	2	17	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' MIN. HT.
LIRT	8	0	0	8	0	6	0	6	0	0	0	10	38	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' MIN. HT.
QUER	1	0	9	12	0	10	10	8	17	4	6	0	77	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' MIN. HT.
QUEM	4	0	12	6	10	8	10	0	7	0	3	0	60	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B&B	2" CAL./8' MIN. HT.
	22	**2**	**29**	**39**	**17**	**38**	**27**	**24**	**34**	**11**	**13**	**15**	**192**	**TOTAL STREET TREES PROVIDED**			

COMMON AREA PLANT SCHEDULE

SYMBOL	QUANTITY															BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	L113	L114	TOTAL					
TREES																				
AGAB	3	3	3	5	3	7	2	9	0	3	0	8	0	3	**49**	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' CLUMP	CLUMP AUTUMN BRILLIANCE SERVICEBERRY	B&B	6' HT.	DECIDUOUS
AROG	0	1	2	1	2	1	0	1	0	3	0	0	0	0	**11**	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	2	3	0	2	0	1	0	1	0	0	0	0	0	0	**9**	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ASGM	0	1	0	0	0	0	0	4	0	0	0	3	0	0	**8**	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	4	7	0	6	1	0	2	4	0	4	0	0	0	3	**31**	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
CARC	0	0	0	0	0	0	0	0	0	0	0	8	0	0	**8**	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2" CAL./8' HT.	DECIDUOUS
GTIS	2	0	0	0	0	0	3	0	0	0	0	0	0	0	**5**	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' HT.	DECIDUOUS
LIRT	0	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' HT.	DECIDUOUS
PICA	5	3	0	8	0	1	7	5	0	1	4	4	0	0	**38**	PICEA ABIES	NORWAY SPRUCE	B&B	6' HT.	EVERGREEN
PINS	8	3	0	0	0	0	4	18	0	6	0	0	0	0	**39**	PINUS STROBUS	WHITE PINE	B&B	6' HT.	EVERGREEN
PLAO	0	2	0	1	1	2	0	4	0	0	0	0	0	0	**10**	PLATINUS OCCIDENTALIS	AMERICAN SYCAMORE	B&B	2" CAL./8' HT.	DECIDUOUS
QUEA	0	2	0	0	0	0	0	0	0	0	0	0	0	0	**2**	QUERCUS ALBA	WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUEB	0	0	0	1	0	1	0	0	0	0	0	0	0	1	**3**	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUEM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	**2**	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUER	0	0	0	0	0	0	0	1	0	1	0	0	0	0	**2**	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUES	0	3	0	0	0	0	0	0	0	0	0	0	0	0	**3**	QUERCUS SHUMARDII	SHUMARD OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUMA	0	0	0	0	0	0	0	0	0	0	3	2	0	0	**5**	QUERCUS MACROCARPA	BUR OAK	B&B	2" CAL./8' HT.	DECIDUOUS
															227	**TOTAL TREES PROVIDED**				

BUFFER 'A' PLANT SCHEDULE

SYMBOL					BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L107	L109	L111	TOTAL						
SHADE TREES										
AROG	2	6	2	**10**	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	2	2	2	**6**	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
ASGM	3	2	2	**7**	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	4	4	7	**15**	BETULA NIGRA	RIVER BIRCH	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
LIQS	3	5	0	**8**	LIQUIDAMBAR STYRACIFLUA	SWEEETGUM	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
LIRT	2	2	0	**4**	LIRIODENDRON TULIPIFERA	TULIP TREE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
NYSS	4	2	4	**10**	NYSSA SYLVATICA	BLACK GUM	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUEI	5	5	3	**13**	QUERCUS IMBRICARIA	SHINGLE OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUEM	2	2	2	**6**	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUER	2	1	3	**6**	QUERCUS RUBRA	RED OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUES	4	4	0	**8**	QUERCUS SCHUMARDII	SCHUMARD OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
	33	**35**	**25**	**93**	**TOTAL PROVIDED SHADE TREES**					
EVERGREEN TREES										
JUNV	9	9	6	**24**	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	15' O.C.	B&B	6' HT.	EVERGREEN
PICA	12	14	8	**34**	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	6' HT.	EVERGREEN
PINS	14	12	9	**35**	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	6' HT.	EVERGREEN
	35	**35**	**23**	**93**	**TOTAL PROVIDED EVERGREEN TREES**					

EXTERNAL STREET FRONTAGE PLANT SCHEDULE

SYMBOL	QUANTITY								BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L101	L108	L110	L111	L112	L113	L114	TOTAL						
SHADE TREES														
AROG	0	0	0	0	0	0	3	**3**	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	0	0	0	0	0	4	0	**4**	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
ASGM	0	0	0	3	0	0	2	**5**	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	0	0	0	0	0	0	0	**0**	BETULA NIGRA	RIVER BIRCH	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
GLTS	0	0	5	0	5	0	0	**10**	GLEDITSIA TRIACANTHOS 'STREETKEEPER'	STREETKEEPER HONEYLOCUST	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
GTIS	8	0	0	0	0	6	7	**21**	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
LIQS	0	0	0	0	0	0	0	**0**	LIQUIDAMBAR STYRACIFLUA	SWEEETGUM	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
LIRT	2	0	0	1	0	0	3	**6**	LIRIODENDRON TULIPIFERA	TULIP TREE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
NYSS	0	0	0	0	0	0	0	**0**	NYSSA SYLVATICA	BLACK GUM	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
PLAO	0	0	0	0	0	3	0	**3**	PLATANUS OCCIDENTALIS	SYCAMORE	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUEA	1	0	0	0	0	0	2	**3**	QUERCUS ALBA	WHITE OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUEB	3	0	0	0	0	0	0	**3**	QUERCUS BICOLOR	SWAMP WHITE OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUEM	0	0	0	0	0	0	3	**3**	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUER	2	0	0	0	0	3	3	**8**	QUERCUS RUBRA	RED OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
QUES	0	0	0	0	0	0	2	**2**	QUERCUS SCHUMARDII	SCHUMARD OAK	AS SHOWN	B&B	2" CAL./8' HT.	DECIDUOUS
	16	**0**	**5**	**4**	**5**	**16**	**25**	**71**	**TOTAL PROVIDED SHADE TREES**					
EVERGREEN TREES														
PICA	0	1	0	0	0	2	15	**18**	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	6' HT.	EVERGREEN
PICO	15	11	0	0	0	4	0	**30**	PICEA OMORIKA	SERBIAN SPRUCE	10' O.C.	B&B	6' HT.	EVERGREEN
PINS	6	0	0	5	0	2	20	**33**	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	6' HT.	EVERGREEN
THOT	0	0	6	0	6	0	0	**12**	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	8' O.C.	B&B	6' HT.	EVERGREEN
	21	**12**	**6**	**5**	**6**	**8**	**35**	**93**	**TOTAL PROVIDED EVERGREEN TREES**					
ORNAMENTAL TREES														
AGAB	8	0	5	3	5	0	0	**21**	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' CLUMP	CLUMP AUTUMN BRILLIANCE SERVICEBERRY	AS SHOWN	B&B	6' HT.	DECIDUOUS
AMEL	0	0	0	0	0	9	11	**20**	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	AS SHOWN	B&B	2" CAL.	DECIDUOUS
CERC	3	0	0	0	0	4	14	**21**	CERCIS CANADENSIS	EASTERN REDBUD	AS SHOWN	B&B	2" CAL.	DECIDUOUS
CRAP	5	0	0	1	0	0	3	**9**	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	AS SHOWN	B&B	2" CAL.	DECIDUOUS
	16	**0**	**5**	**4**	**5**	**13**	**28**	**71**	**TOTAL PROVIDED ORNAMENTAL TREES**					
SHRUBS														
BKGV	0	0	38	0	37	0	0	**75**	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
IMCB	5	0	0	1	0	3	4	**13**	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
IMCG	27	0	0	7	0	39	28	**101**	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
PHOM	35	0	0	7	0	34	35	**111**	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABLO PURPLE NINEBARK	5' O.C.	CONT.	18" HT.	DECIDUOUS
SYMP	0	0	0	7	0	28	51	**86**	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5' O.C.	CONT.	18" HT.	DECISUOUS
VIBJ	59	0	0	4	0	4	45	**112**	VIBURNUM X JUDDII	JUDDS VIBURNUM	5' O.C.	CONT.	18" HT.	DECIDUOUS
VIBR	0	0	0	0	0	29	33	**62**	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHENY'	ALLEGHENY VIBURNUM	5' O.C.	CONT.	18" HT.	DECIDUOUS
	126	**0**	**38**	**26**	**37**	**137**	**196**	**560**	**TOTAL PROVIDED SHRUBS**					
								795	**TOTAL EXTERNAL STREET FRONTAGE PLANTS PROVIDED**					

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SERENADE
WESTFIELD, INDIANA
ESTRIDGE HOMES

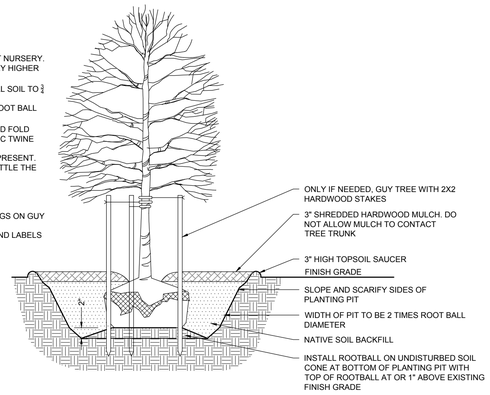
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 9, 2018
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE CALCULATIONS AND SPREADSHEETS
SHEET #: L115

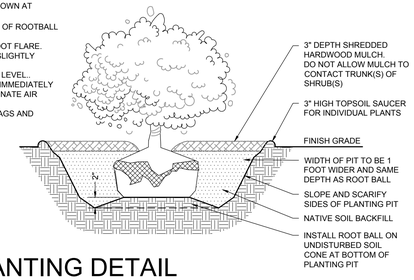
PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO ¾ FULL.
3. CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
4. REMOVE BURLAP FROM TOP ⅓ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
5. CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
6. SOAK PLANT BALL AND PIT THOROUGHLY TO SETTLE THE BACKFILL AND ELIMINATE AIR POCKETS.
7. FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
8. INSTALL STAKING ONLY WHEN NEEDED.
9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



1 SHADE TREE PLANTING DETAIL

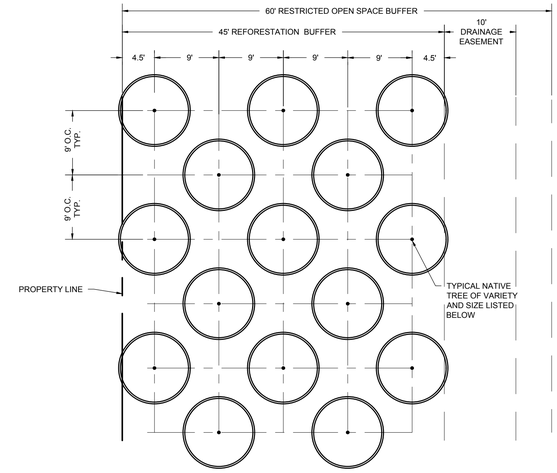
NTS

NOTES:
1. DO NOT PLANT SHRUBS DEEPER THAN GROWN AT NURSERY.
2. REMOVE BURLAP AND TWINE FROM TOP ⅓ 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 TO SETTLE SOIL AND ELIMINATE AIR POCKETS.
7. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



4 SHRUB PLANTING DETAIL

NTS



NOTES:

1. TREES SHALL BE PLANTED AN AVERAGE OF 9' ON CENTER WITH AN AVERAGE OF 9' BETWEEN ROWS WITHIN THE 45' REFORESTATION AREA RUNNING ADJACENT TO THE PROPERTY LINE. TREE LOCATIONS MAY BE ADJUSTED SLIGHTLY TO SOFTEN THE TRIANGULAR SPACED GRID TO CREATE A MORE NATURALISTIC APPEARING TREE SPACING.
2. SIGNS DENOTING 'REFORESTATION EASEMENT' SHALL BE LOCATED APPROXIMATELY EVERY 200 LINEAR FEET ALONG THE DAVIS PROPERTY SIDE OF THE BUFFER.
3. ALL TREES SHALL BE INSTALLED WITH TREE PROTECTORS.
4. BUFFER SHALL BE PLANTED WITH A VARIETY OF INDIANA NATIVE DECIDUOUS TREES OF THE FOLLOWING SPECIES:

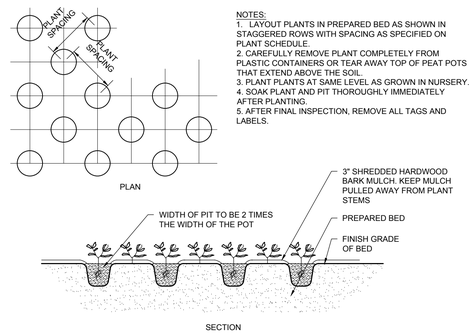
   *SPECIFIC SPECIES LIST TO BE INCLUDED WITH SUBMITTAL OF CONSTRUCTION DOCUMENTS.

5. TREES SHALL BE INSTALLED AT THE FOLLOWING RATES AND SIZES:

   *25% OF ALL TREES SHALL BE A MINIMUM OF 1-1/2" CALIPER
   *50% OF ALL TREES SHALL BE WHIPS A MINIMUM OF 5' TALL
   *25% OF ALL TREES SHALL BE 3 GALLON CONTAINER STOCK

6 BUFFER 'B' DETAIL

1" = 10'



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.

5 PERENNIAL PLANTING DETAIL

NTS

PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO ¾ FULL.
3. CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
4. REMOVE BURLAP FROM TOP ⅓ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
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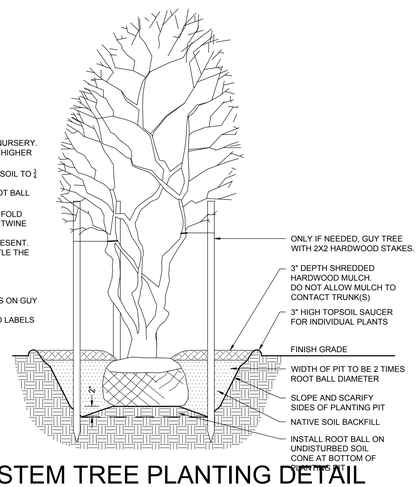
7. FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
8. INSTALL STAKING ONLY WHEN NEEDED.
9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



2 MULTI-STEM TREE PLANTING DETAIL

NTS

PLANTING NOTES:
1. DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
2. AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO ¾ FULL.
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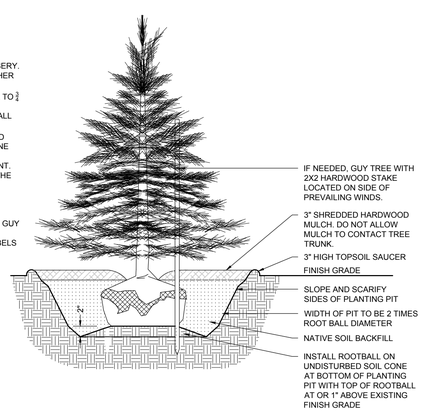
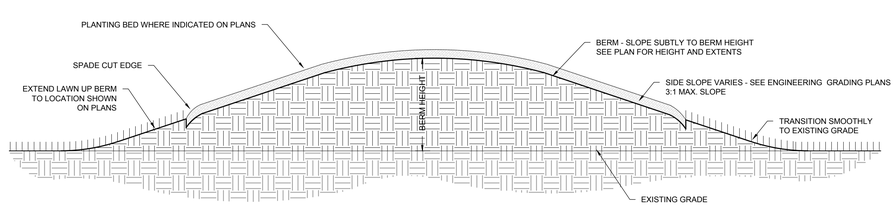
9. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
10. AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



3 EVERGREEN PLANTING DETAIL

NTS



NOTE: REFER TO LANDSCAPE PLANS FOR BERM HEIGHTS AND SHAPES. REFER TO ENGINEERING PLANS FOR GRADE BELOW BERM.

7 BERM DETAIL

½" = 1'-0"

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SERENADE
WESTFIELD, INDIANA
ESTRIDGE HOMES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 9, 2018

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE DETAILS

SHEET #: L116

CITY OF
Westfield
INDIANA

Mayor
Andy Cook

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

Clerk Treasurer
Cindy J. Gossard

August 17, 2018

To: Jerry W. Kittle
Director of Engineering – Innovative Engineering & Consulting, Inc.
3961 Perry Blvd
Whitestown, IN 46075

RE: Serenade (formerly known as Augusta) Variance Requests

The City of Westfield has reviewed the variance requested within the PUD and Primary Plat. Our responses are as follows:

1.) Street stub to the west – Public Works will allow this connection to be made in the future when the property to the west develops.
2.) Maximum cul-de-sac length – Public Works will allow a maximum cul-de-sac length of 700 feet.
3.) Area E lots with one driveway each onto 161st Street – Public Works will allow each lot within Area E to have direct access by driveway to 161st Street.
4.) Front-yard Easement Width – 10' front-yard easement widths are acceptable for alley-load lots if a 20' utility easement width is provided along the alley.
5.) Driveway Separation – 30' minimum separation will be allowed.
6.) Alley/Private Road width – 20' wide concrete alleys with 20' wide private street easement will be allowed.
7.) Site Distance Triangles – 40' for Collectors, Private, or Local Streets and 20' for Lots 23, 27, and 35 will be allowed.

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

Sincerely,

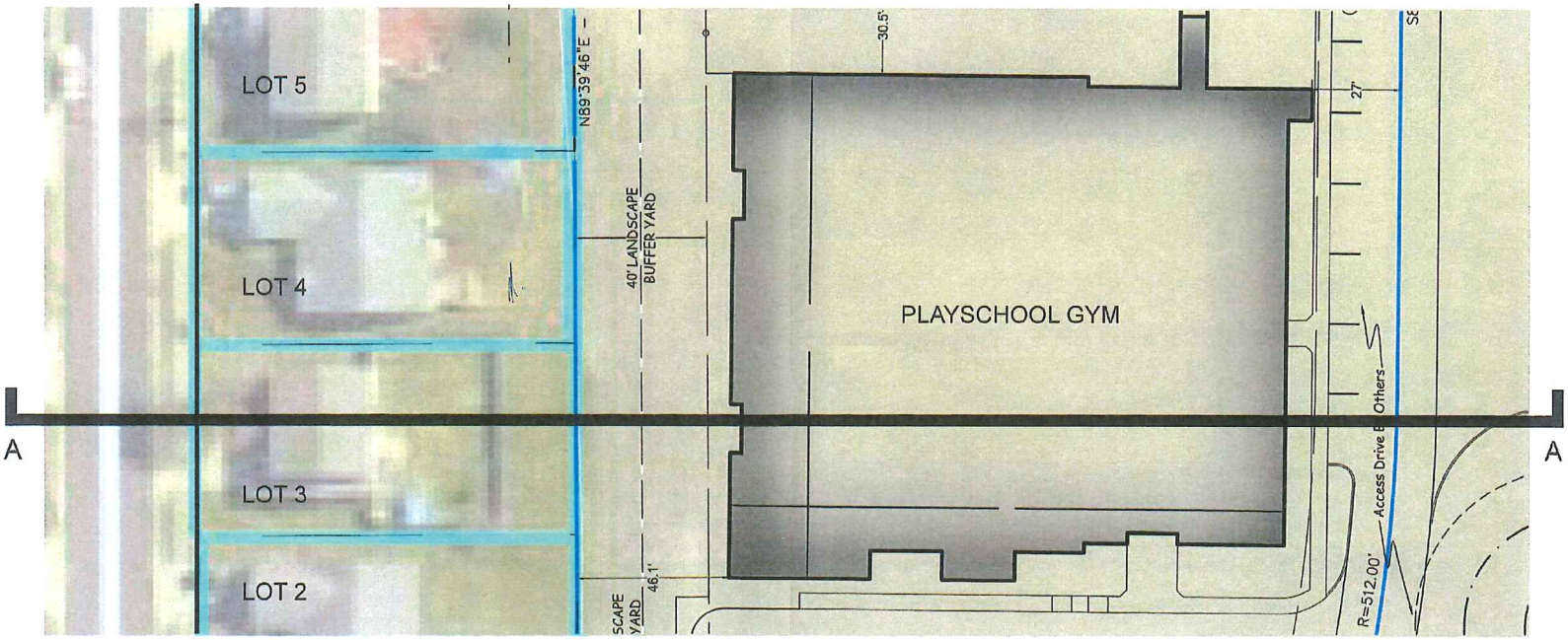
John Nail
City Engineer
City of Westfield Public Works Department
2706 E. 171st Street
Westfield, IN 46074
(317)430-6750
jnail@westfield.in.gov

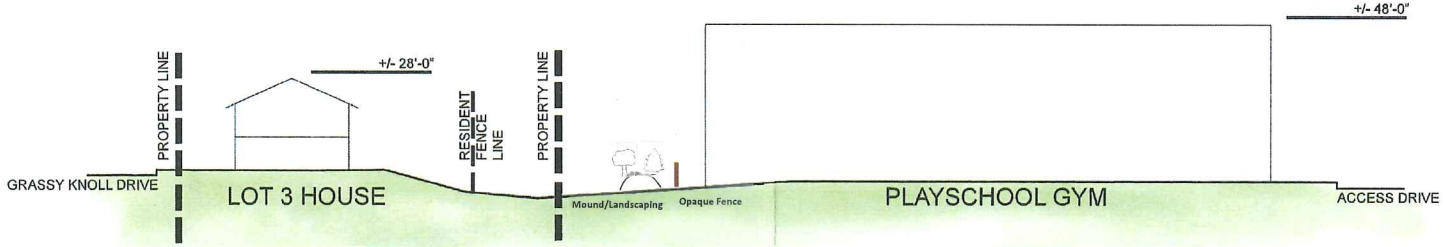
cc: Roger Foster – Estridge Development Management, LLC

Public Works Department

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

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





SECTION A-A

10' 20' 30' 50'

SITE EXHIBIT
08.03.18
NOT TO SCALE
PROJECT # 180132
PLAYSCHOOL - WESTFIELD

CURRAN ARCHITECTURE
317 . 288 . 0681
CURRAN-ARCHITECTURE.COM

Kevin M. Todd, AICP

From: dub164@aol.com
Sent: Monday, August 20, 2018 11:29 AM
To: Kevin M. Todd, AICP; APC; Phil Sundling
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com
Subject: Davis PUD

Kevin and Planning Commission Members,

I will not be available this evening for the Planning Commission meeting but did not want my absence to be interpreted that I was completely delighted with the proposed plat design from the Estridge Group or had any lack of caring for the continued value of my property. I am very appreciative to Phil Sundling for his involvement in relocating the drainage easement and re-establishing the contiguous intent of the reforestation buffer. I appreciate the commitment to a custom component along my property border and a price point of nothing less than $550,000 for each home in the development.

However, the tree sizes being specified for the reforestation buffer are small and insignificant. Larger material will create a more immediate impact and allow the lots to be sold for a greater amount. It is also the right thing to do.

I am also concerned about the lack any tree preservation plan for the large stock along our eastern border. We need to work harder to save the few trees we have in our community. This needs to be a priority for Westfield.

I was hoping there would be a detailed maintenance plan for the reforestation to ensure its successful establishment and continued existence. Without a maintenance plan there will be little chance for success especially with the very small stock being provided.

Once again thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
317-867-3691

Kevin M. Todd, AICP

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, August 20, 2018 10:12 AM
To: APC; Council Members; Andy Cook; Danielle Tolan; Bruce Van Natta; T.M.T., Incorporated; Dave Sochar; Sandra Wilds; Kevin M. Todd, AICP; Phil Sundling; s Gillim
Subject: Serenade Plat Plan

Dear APC Members,

The Serenade Plat Plan appears on your agenda this evening. After reviewing it, there appears to be some areas that still need thoughtful consideration before this is approved.

1. The tree stock in the restricted buffer adjoining the DuBois residence is much smaller than previously discussed. Mr. Estridge said he would do 10 feet whips in this reforestation buffer and now the minimum is 5 feet. Mrs. DuBois also requested 5 gallon trees and 2 1/2" caliper stock. The plan states 3 gallon trees and 1 1/2" caliper.

Mr. Estridge was given major leniency in having this buffer as part of the neighbors' yards so he can receive a higher lot price. The APC and Council have allowed this against almost every precedent of development adjoining a AGSF1 resident in the city. Please have the common courtesy to Mrs. DuBois' property to require larger trees in this reforestation buffer.

Additionally, I'd like to personally thank Phil Sundling for his assistance with the drainage easement and for working with Mrs. DuBois.

2. There are a number of beautiful, large trees on the north west corner of this parcel. These trees need to be preserved. New trees won't look like these for another 40 years. At some point, as a community, tree preservation must become a priority. This is a great place to set a lovely example of how this can be achieved.

3. At some point in this process, an entrance was moved from Ditch that would have connected across to West Rail and is now on 161st Street. This entrance is located on a significant hilly area and appears it will be across from an AGSF1 resident causing headlights and lots of traffic in front of their home. The placement of this entrance is dangerous. Can someone please look into this?

Thank you for your time, attention and consideration of these important facets of this neighborhood.

Thanks,
Kristen Burkman

Advanced Planning Committee Members

Augusta 7/1/18

Today, I write to set into the record my request that our meager property not be needlessly encroached upon by a future roundabout.

Our residence is on the North West corner of 161st & Ditch Road, better known in some circles as the Harvey Place or Harvey Hill. It has staked out this modest hill since 1918. This is across 161st from what will most likely be the worst decision of the year for the City – The Augusta Development.

In recent months, on two occasions, my wife and I and several neighbors met with Mr Estridge at his invitation to discuss the project. He is asking for a rezone to exceed the current zoning of Ag/SF1 and for several creative new characteristics most developers would be told were impossible. Shared buffers and double dipped green/water space are the two most prominent.

During these gracious meetings with Mr Estridge, he listened to requests and entertained us with his feedback and authoritative knowledge. One subject raised was the likelihood of a roundabout at 161st and Ditch Road. He dismissed it as "never going to happen" but agreed to plan for it in this development. Verbally, of course. City officials in attendance can fill in the blanks on other failed promises from those meetings – minimum $750K houses, 3 Ac lots on the North End, and more.

When subsequent Augusta filings were made, the residents from those meetings were shocked to see that he did nothing – repeat – nothing – that he agreed to in the meetings. Verbally, of course.

His plot plan shows nothing for a roundabout. With the other 3 corners occupied, this is the last chance to locate and set aside the land for a roundabout before the City has to go thru more difficult steps to acquire the property. This will be the path of least resistance and best result. I calculate 160' from the center of the intersection to the clipped corner of the furthest North East lot. However, I am unsure what is needed to place the bulk of the roundabout in this corner.

As stated, I wish to go on record making the request. I'd love to have some solid reassurance from the City there will be provisions made for a future roundabout. In writing. I know all about Mr Estridge's promises from over the years.

Sincerely,

David R Sochar

Cynthia R Sochar

16116 Ditch Road

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Sunday, July 1, 2018 10:59 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Davis PUD (Augusta)

It was my understanding that when this development was approved, the intent was that a 45' buffer would be placed between the development and the DuBois residence. Unfortunately, the primary plat & landscaping plan do not show this.

- Buffer Yard B was intended to be 45' wide with trees planted on a 9' by 9' grid. The primary plat shows a drainage easement overlapping 10' of the buffer. Given that trees cannot be planted within this easement, this effectively reduces the buffer by 22% to only 35'. Note that there was no exhibit showing the character of Buffer Yard B included with the material for either the APC or Council vote. All other character exhibits show the buffer yard extending to the DuBois property line. One can only conclude that the PUD zoning ordinance requires at least 5 rows of trees (45' / 9' = 5) spaced 9' apart along the property line shared with the DuBois residence. The primary plat does not allow space for this.

- The landscape plan does not show any of the plantings that are supposed to be included in Buffer Yard B.

- 6.8 (N) (1) of the UDO states that buffer yard "Plantings should physically separate and visually screen different land uses and/or Zoning Districts from one another without precluding connectivity between uses." The layout of the drainage easements prevents the buffer yard from functioning properly. No breaks in the buffer were shown on the concept plan presented to either the APC or the Council. Either the drainage easements should be relocated or they should be modified to allow for the tree plantings to physically separate and screen the development. For example, a drainage easement that ran at an angle less than 45 degrees from the property line would improve the buffer effectiveness.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Pamela Howard

From: Matthew S. Skelton, Esq., AICP
Sent: Sunday, July 1, 2018 7:20 PM
To: Pamela Howard
Subject: Fwd:

FYI.

Matthew S. Skelton, Esq., AICP | Director
Economic and Community Development | 2728 East 171st Street | Westfield, IN 46074
mskelton@westfield.in.gov | 317-508-6288
Need to send me a file over 25MB?

Begin forwarded message:

> **From:** Jim Ake <jake@westfield.in.gov>
> **Date:** July 1, 2018 at 7:06:21 PM EDT
> **To:** "Matthew S. Skelton, Esq., AICP" <mskelton@westfield.in.gov>
> **Subject: Fwd:**
>
> Matt,
>
> Below are comments for APC
>
> Regards,
>
> Jim Ake
> Westfield City Council President
> Ph: 317.730.4959
> Email: jake@westfield.in.gov

Begin forwarded message:

From: Leah Severson <leah.severson@gmail.com>
Date: July 1, 2018 at 2:53:23 PM EDT
To: councilmembers@westfield.in.gov

To whom it may concern,

Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.

Sincerely,
Leah Severson

Pamela Howard

From: Susie Tatum <Susie.Tatum@stjude.org>
Sent: Saturday, June 30, 2018 1:56 PM
To: APC
Subject: Estridge Plat Review & Liberty Duplexes- Public Hearing

Dear APC members,

I am writing out of deep concern regarding the Davis PUD. After recently reviewing the plat plan, it shows at least **60% of the open space is retention ponds**. I'm also confused by the mid area showing 5.7 acres that appears to be partially be part of the homeowners lots.

Mr. Estridge, on the evening of the vote, stated he would have 27% open space on this plan. The PUD also states 27% open space.

The UDO states the following definition for open space:

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial.

There is no verbiage regarding retention ponds and homeowners lots in this statement. The amenities are extremely minimal and low cost for a neighborhood of this size and density. From what I understand, a developer may place some benches around the ponds and we would then interpret this as open space. The developer can simply purchase some park benches at Wal-Mart and that retention pond will qualify as open space amenity.

We continue to sell our community short and reward the developers over and over again. Can someone please raise the bar!!! Developers and the governing bodies are ruining Westfield by overbuilding, overcrowding and plowing over our green spaces. With the population growing in Westfield, open spaces need to increase as well. A retention pond and a buffer zone on private property does not qualify. This is just greed! Please listen to your neighbors.

A tree preservation plan needs to be in place for the large number of large, old trees, in addition to a reforestation plan. Trees are so very important and need to be included in this plan. **Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.**

Liberty Duplexes:

This project is so far off strategy for the city at this point in time. With all the **construction, overcrowding of the schools, public safety shortages, the consideration of duplexes should**

be out of the question. This parcel, when developed, (and now is really not an appropriate time), should be single family homes like Harmony and Liberty Ridge.

Thank you for your time and consideration.

Susie and Randy Tatum

Pamela Howard

From: dub164@aol.com
Sent: Friday, June 29, 2018 4:53 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com
Subject: Fwd: Estridge Plat Review & Liberty Duplexes- Public Hearing

Dear APC,

I am writing once again concerning the Davis PUD. After recently reviewing the plat plan it shows at least 60% of the open space is retention ponds. I'm also confused by the mid area showing 5.7 acres that appears to be partially be part of the homeowners lots.

Mr. Estridge, on the evening of the vote, stated he would have 27% open space on this plan. The PUD also states 27% open space.

Our UDO states the following definition for open space:

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial.

I am struggling to find retention ponds and homeowners lots in this statement. The amenities are extremely minimal and low cost for a neighborhood of this size and density. When I inquired about the ponds qualifying as open space I was sent a document that showed the developer intended to place some benches around the ponds and we would then interpret this as open space. The developer can simply purchase some park benches as Wal-Mart and we will concede that the retention pond is an open space amenity. Are you kidding?! We continue to sell our community short and reward the developers over and and over again.They shouldn't qualify for recreation. Can someone please raise the bar!!!

I do not see any tree preservation plan for the large mature trees along my border. Furthermore, in response to a question I had concerning the reforestation buffer, which is actually residential lots, I was told there will be disruption due to a drainage easement along the western border of the parcel. As a result the reforestation buffer will not run the length of my eastern border as previously committed. What buffer will I get to screen my property and protect my property value?

Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.

Liberty Duplexes:

This project is so far off strategy for the city at this point in time. With all the construction, overcrowding of the schools, public safety shortages, the consideration of duplexes should be out of the question. This parcel, when developed, and now is really not an appropriate time, should be single family homes like Harmony and Liberty Ridge.

Thank you for your time and consideration.

Suzy DuBois

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Saturday, June 23, 2018 5:03 PM
To: APC; Council Members; Andy Cook; Pamela Howard; Danielle Tolan; Bruce Van Natta; T.M.T., Incorporated; Dave Sochar; Sandra Wilds
Subject: Estridge Plat Review & Liberty Duplexes- Public Hearing

Dear APC,

Upon review of the recently submitted plat plan by Estridge, it appears that at least 60% of the open space is retention ponds. I'm also confused by the mid area showing 5.7 acres that appears to be partially be part of the homeowners lots.

Mr. Estridge, on the evening of the vote, stated he would have 27% open space on this plan. The PUD also states 27% open space.

Our UDO states the following definition for open space:

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial.

I am struggling to find retention ponds and homeowners lots in this statement. The amenities are already extremely sub-par for this neighborhood. The neighbors continued to highlight this throughout the zoning process to no avail. It ended up being an undefined playground, undefined surface for trails, a few picnic tables and fire pits. Now, the open space is retention ponds. Unless these are being used as swimming pools, they shouldn't qualify for recreation.

Additionally, I'd like to highlight this parcel has many beautiful mature trees that need to be preserved. Any effort to address this is greatly appreciated.

Please hold Mr. Estridge to his PUD requirement of 27% open space or deny this plat approval. Usable open space is desperately needed in this development to stay in context with AGSF1 neighbors and to respect the Comprehensive Plan.

Liberty Duplexes:

This project is so far off strategy for the city at this point in time. With all the construction, overcrowding of the schools, public safety shortages, the consideration of duplexes should be out of the question. This parcel, when developed, and now is really not an appropriate time, should be single family homes like Harmony and Liberty Ridge.

Thank you for your time and consideration.

Kristen Burkman