



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_06_2016

Monday, June 06, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 06, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - May 2, 2016

Documents: [May 2, 2016, Minutes](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1605-DDP-16

IU Health at Spring Mill Station

380 South Junction Crossing

Cooperstown Partners, LLC requests approval of a Detailed Development Plan for a 9,800 sq. ft. +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Elevations](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: SMSTG Letter of Support](#)

1506-ODP-16 & 1506-SPP-15

Bent Creek

Northwest Corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscaping Plan](#) | [Exhibit 6: Common Area 13 Commitment](#) | [Exhibit 7: Neighbor Meeting Summary \(February 4, 2016\)](#) |

[Exhibit 8: Site Plan Comparison \(May 2015 vs. February 2016 versions\)](#) | [Public Comment](#)

1604-DDP-11

Westfield Business Centre

17001 Oak Ridge Road

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

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

1604-DDP-12

Circle K

1821 East 151st Street

MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#) | [Exhibit 7: Site Rendering Comparison](#) | [Exhibit 8: Rear Elevation Comparison](#)

1605-SPP-06 & 1605-ODP-06

Harmony, Mixed-Use District

Northwest Corner of 146th Street and Ditch Road

Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

1605-SPP-07, 1605-ODP-08 & 1605-DDP-17

Retreat on the Monon

South Side of 161st Street and Monon Trail

Pulte Homes of Indiana, LLC by Weihe Engineers, Inc. requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for eighty-six (86) townhouse dwellings on 13.52 acres +/- in the Viking Meadows Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Development Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Landscape Plan](#) | [Exhibit 7: Written Public Comment](#)

PUBLIC HEARINGS

1606-PUD-06 [PUBLIC HEARING]

Open Doors PUD District

19400 Tomlinson Road (Monon Trail Elementary School Campus)

Open Doors of Washington Township, Inc. by Nelson & Frankenberger requests a change in zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Open Doors Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Open Doors PUD Ordinance \(Ord. 16-14\)](#)

1606-DDP-21 [PUBLIC HEARING]

Urban Vines

303 East 161st Street

Noah Herron of Urban Vines, LLC requests approval of a Detailed Development Plan for a vineyard and winery on 5 acres +/- in the AG-SF1: Agriculture/Single Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Acknowledgement of Variance](#)

1606-PUD-07 [PUBLIC HEARING]

Harmony PUD District Amendment (Mixed-Use District)

Northwest Corner of 146th Street and Ditch Road Street

TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District of the Harmony Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan & Illustrative Exhibits](#) | [Exhibit 4: Harmony PUD Ord. 12-14](#) | [Exhibit 5: Proposed Amendment Ord. 16-12](#) | [Exhibit 6: Petitioner's Neighbor Meeting Summary](#) | [Exhibit 7: Public Comment](#)

1606-DDP-20 [PUBLIC HEARING]

CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft.+/- building on 1.96 acres+/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#)

CONTINUED ITEMS

1602-CPA-01 [CONTINUED]

The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

1601-ODP-01 & 1601-SPP-01 [CONTINUED]

The Trails

East of Oak Ridge Road, South of SR32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.

1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment (Bridgewater Marketplace)

Northwest Corner of 146th Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 2, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randall Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: April 18, 2016, Meeting Minutes

Motion: Approve the April 18, 2016, minutes.

Motion: T. Smith; Second: Hoover; Vote: Approved 6-0.

Todd reviewed the meeting rules and procedures.

Chris Woodard joined the meeting at 7:03 p.m.

ITEMS OF BUSINESS

Case No. 1604-PUD-04

Description: Indianapolis Hebrew Congregation
Northwest Corner of US 31 and 161st Street
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

Howard presented an overview of the amendment, as outlined in the Department report.

Hoover inquired about the right-of-way dedication and trail status along 161st Street.

Jon Dobosiewicz, on behalf of the petitioner, responded that a forty-foot half right-of-way and eight-foot wide asphalt path will be dedicated at the time the additional real estate is developed. The petitioner believes the ground will develop sooner rather than later and better coincides with other improvements that will need to occur, and the installation of the trail now would not be connected to any existing trails.

Hoover expressed that the trail should be installed now.

Melody Jones, City of Westfield, Director Parks and Recreation, stated she agrees.

Hoover would like more information before this item appears at Council.

Dave Schmitz joined the meeting at 7:12 p.m.

Motion: Forward petition 1604-PUD-04 to the City Council with a favorable recommendation with a note regarding trail construction to be further considered by the City Council.

Motion: R. Smith; Second; Horkay; Vote: 8-0.

PUBLIC HEARINGS

Case No. 1605-DDP-16 [PUBLIC HEARING]

Description: IU Health at Spring Mill Station
380 South Junction Crossing
Cooperstown Partners, LLC requests approval of a Detailed Development Plan for a 9,800 sq. ft. +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

Howard presented an overview of the detailed development plan, as outlined in the Department report.

Don Dunbar, Cooperstown Partners, gave a brief presentation reviewing changes made to elevations.

Hoover asked for confirmation that the three dormers are part of the plan moving forward.

Public Hearing opened at 7:25 p.m.

No public comments.

Public Hearing closed at 7:26 p.m.

No action required at this time.

Woodard recused himself.

Case No. 1605-SPP-06 & 1605-ODP-06 [PUBLIC HEARING]

Description: Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road
Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

Todd presented an overview of the primary plat and overall development plan, as outlined in the

Department report.

Bryan Stumpf, Estridge, gave a brief presentation.

Hoover asked if the necessary approvals have been attained by the County.

Stumpf indicated the approval was currently in the process.

Public Hearing opened at 7:30 p.m.

No public comments.

Public Hearing closed at 7:31 p.m.

No action required at this time.

Woodard returned to the meeting.

Case No. 1605-SPP-07, 1605-ODP-08 & 1605-DDP-17 [PUBLIC HEARING]

Description: Retreat on the Monon
South Side of 161st Street and Moon Trail
Pulte Homes of Indiana, LLC by Weihe Engineers, Inc. requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for eighty-six (86) townhouse dwellings on 13.52 acres +/- in the Viking Meadows Planned Unit Development (PUD) District.

Todd presented an overview of the primary plat, overall detailed development plan and detailed development plan, as outlined in the Department report.

Ashley Bedell, Pulte Homes of Indiana, gave a brief presentation.

T. Smith asked for clarification on building orientations relative to the Monon Trail and 161st Street, and if balconies or decks would face the Monon Trail.

Bedell provided an explanation referencing the development plan.

Woodard asked if the plain elevations would face the Monon Trail.

Bedell confirmed.

Schmitz asked about traffic flow since the parcel west of the Monon Trail is proposed to be developed first and because there is no left turn option onto 161st Street.

Bedell provided an explanation referencing the development plan.

Woodard requested that the side elevations facing 161st Street be enhanced.

Bedell noted that extensive landscaping is proposed along 161st Street that would soften those sides.

Hoover noted he would like to see the three buildings along 161st Street with full brick.

Woodard suggested that should also be applied along the Monon Trail.

Bedell noted they plan to preserve many of the existing trees to buffer adjacent properties.

Public Hearing opened at 7:57 p.m.

Jeremy Schwarz, 972 Silverheels Drive; Expressed a desire to see more masonry and less fiber cement siding. Concerned with proposed building heights and safety with increased traffic and traffic on the Monon Trail.

Jerry Spillane, 1020 Lair Court; Concerned with safety and no ability to re-route traffic without significant cost and interruption for Monon Trail crossing and with the temporary flow of traffic until phase two is built. Further commented there is already flooding in Farr Hills which is a drainage concern and prefers to see pond built on the east side for the west side drainage.

Jeremy Mann, 15838 Shining Spring Drive; Concerned with two vehicular crossings over the Monon Trail crossing in close proximity and the access onto 161st Street as a right-in/right-out only. Noted the preliminary drainage plan uses average calculations instead of actual for drainage. Masonry should be extended to wrap buildings. Pedestrian traffic should stay on south side and not be forced to north side of 161st Street.

Shane Haney, 16019 Viking Lair Road.; Concerned with two vehicular crossings over the Monon Trail crossing in close proximity. Further commented concerns regarding building height and architecture for impact on abutting properties.

LeAnne Zentz, 958 Bright Beam Court; Concerned regarding the crossing of the Monon Trail and that she was understood the tunnel crossing would be part of the street crossing based on previous news releases. Suggested construction should be timed to coincide with tunnel crossing because an at-grade crossing will cause her to go south on the Monon Trail for entertainment and dining options.

Karen Bohn, 12745 Stanwich Place; Concerned about the safety of Monon Trail users in the area with two streets in such close proximity and the character of the Monon Trail when the tree canopy over the trail is removed.

Alan Naas, 1122 East 161st Street, on behalf of 161st Street Neighbors; Does not believe that this is the best use of the property, that the design should have access from within Viking Meadows and should be single family in its development not multiple-family. Also concerned about the flow of traffic doubling on 161st with the right in/right out. Concerned with the lack of drainage provided for parcel on the West side and the possibility of water backing up on the properties to the North. Also concerned about the amenities within the drainage easement. Development lacks parking

outside of what is provided for the units. Concerned that the crossing within the development would be for emergency vehicles only.

Rachel Schwarz, 972 Silverheels Drive; Concerned with safety of the Monon Trail crossing at grade and noted she will be going south in their use of the Monon Trail unless something is done.

William Feest, 964 Commander Court; Concerned with safety of the Monon Trail crossing.

Ann Reisinger, 1334 Rolling Court East; Noted her property abuts the proposed development and that the drainage from the road project is causing erosion on her property, so she is concerned that the additional development will create a bigger problem. Concerned about the proposed building heights when she already lives down slope from the existing grade. Commented that traffic backs up considerably in the morning through the existing roundabout and is concerned about the additional traffic trying to get out of the existing entrance combined with her neighborhood.

Sharon Carlstedt, 1338 Rolling Court; Noted her property backs up to the proposed development and that she is already dealing with a lot of flooding and drainage issues on her property because Cool Creek floods on a regular basis. Concerned with widening 161st Street and the ability to do so after these structures are built, and that pedestrian safety within the development and kids going to the bus stop is also a concern.

Gary Mineart, 1012 Sunshine Court; Concerned about the traffic flow with just the first phase built and routing traffic to Oak Ridge Road, given the current back-ups. Noted the investment of a tunnel under 161st Street and asked why it isn't factored into the construction of the proposed development potentially resulting in remonstrance from the future adjacent owners of the townhomes.

Melody Jones, City of Westfield, Director Parks and Recreation; Presented that nothing the petitioner is proposing or designed will preclude the potential construction of a tunnel in the future. She explained the cost to construct the tunnel and that funding was not currently available but that the petitioner has worked collaboratively with all City Departments to make the crossing as safe as possible.

Mic Mead, 15466 Oak Rd.; Project doesn't fit the surrounding neighborhood. Lack of 360-degree architecture. Project should wait until infrastructure is in place for the Monon and 161st Street.

Susan Finkbiner, 15810 Shining Spring Dr.; Concerned about at-grade crossing and regulating the traffic within the development to stop at the Monon. Suggested limiting the crossing to only emergency traffic safety.

Bedell noted the approved uses in the PUD, first hearing of not having enough right of way for 161st. Will contact Phil Sundling and the County Surveyor to address drainage. Will consider the architecture and landscaping concerns and will work to ensure a safe Monon crossing.

No action is required at this time.

CONTINUED ITEMS

Case No. 1604-DDP-11 [CONTINUED]

Description: Westfield Business Centre
17001 Oak Ridge Road
Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

Case No. 1604-DDP-12 [CONTINUED]

Description: Circle K
1821 East 151st Street
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest Corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

REPORTS/COMMENTS

Plan Commission Members

No report.

City Council Liaison

No report.

Board of Zoning Appeals Liaison

No report.

Economic and Community Development Department

No report.

ADJOURNMENT (8:45 pm)

Motion: Hoover; Second: Horkay; Vote: 8-0

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2016
1605-SPP-06 and 1605-ODP-06

Petition Number: 1605-SPP-06 and 1605-ODP-06

Subject Property: Northwest Corner of 146th Street and Ditch Road

Petitioner: Estridge Development Management, LLC
(Innovative Engineering & Consulting, Inc.)

Request: Petitioner requests **Primary Plat** and **Overall Development Plan** approval for the Mixed Use District of Harmony, consisting of 33 acres+/-

Current Zoning: Harmony PUD District Ordinance No. 12-14

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 33 acres+/-

Zoning History: 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)

Exhibits:

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

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Primary Plat and Overall 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 Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 33-acre+/- site is located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibit 3**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the "PUD Ordinance"). The subject property encompasses "Areas" A, B, and C of the PUD District, which collectively represent the "Mixed Use District". The PUD Ordinance establishes the MF2: Multi-Family Medium Density District as the underlying zoning district for Area A, and the LB: Local and Neighborhood Business District as the underlying zoning district for Areas B and C.



The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition was noticed and received a public hearing at the Plan Commission's May 2, 2016, meeting.

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

Plans comply with the below.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.

- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

Comment: Please see District Standards comments herein.

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

Comment: Property is located within The Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.

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

DISTRICT STANDARDS

Plans comply with Article 4.14 (LB District), Article 4.11 (MF2 District) and the Harmony PUD Ordinance.

22) **Harmony PUD District Standards**: The underlying zoning districts are the LB District (Article 4.14) and MF2 District (Article 4.11).

Comment: Plan complies.

- a) **Illustrated Site Development Plan**: (Section 1.4 of the PUD Ordinance):
 - i) The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 – Illustrated Site Development Plan.
- b) **Mixed Use District General Requirements**: (Section 2.1 of the PUD Ordinance): **Only the standards applicable to the Primary Plat or Overall Development plan are noted below. Other standards will be further reviewed for compliance at the time of the Detailed Development Plan and/or Secondary Plat.**
 - i) **Maximum Acreage Standard** (Section 2.1(F)): The Mixed Use District as depicted on Exhibit B (Zoning District Map) contains 40.933 acres comprising of 28.396 acres of commercial uses and 12.537 acres of multi-family uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multi-family area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.

Comment: Development Plan complies. Block C and D comprise of 11.38 acres +/- for the multi-family uses; remaining blocks for commercial uses comprise of 13.87 acres +/-; 4.11 acres +/- for common area (ponds); and then the remaining acreage is being dedicated for right-of-way.
- c) **Development Standards for Commercial Uses within the Mixed Use District** (Section 2.3 of PUD Ordinance)":
 - i) Special Requirements: Section 2.3(A) of the PUD Ordinance*
 - ii) Minimum Lot Area: None
 - iii) Minimum Lot Frontage on Road: None. Access required.
 - iv) Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet

- (3) Rear Yard: 20 feet
- v) Maximum Building Height: 45 feet*
- *These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
- d) Development Standards for Multifamily Uses within the Mixed Use District (Section 2.4 of PUD Ordinance)”:
 - i) Minimum Lot Area: None
 - ii) Minimum Lot Frontage on Road: None. Access required.
 - iii) Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 20 feet
 - iv) Minimum Setback from Internal Driveways/Parking Areas: 10 feet*
 - v) Maximum Density: None
 - vi) Maximum Number of Attached Dwelling Units per Structure: 30 units*
 - vii) Maximum Number of Attached Dwelling Units: 270 units*
 - viii) Minimum Square Footage per Attached Dwelling Unit: *
 - (1) One-bedroom: 650 sq. ft.
 - (2) Two-bedroom: 850 sq. ft.
 - (3) Three-bedroom: 1,000 sq. ft.
 - ix) Maximum Building Height: 40 feet*
 - x) Minimum Building Separation: 20 feet*
 - xi) Parking Lot Screening: Parking lots and spaces within twenty feet of a Public Way or adjacent to single or multi-family development shall be screened by either a three-foot tall wall or fence or by a solid hedge row (with a mature height of three feet, planted forty-eight inches on center and a minimum eighteen inches in height)*
 - xii) Development Amenities within Area A of the Mixed Use District*
 - xiii) Architectural Standards and Building Materials for all Principal Buildings*
 - xiv) Development Plans (building layout)*

***These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual Lot improvements) and/or Secondary Plat.**

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

Plans comply, as applicable to a Primary Plat and Overall Development Plan.

23) Landscaping Standards (Article 6.8):

Comment: The landscape plan preliminary shows the areas noted below. The preliminary landscaping for those areas noted below, as well as the other applicable landscaping requirements, will be further reviewed at the time of each individual Lot's Detailed Development Plan.

a) General Landscape Design Standards:

- (1) **Standard:** 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. Article 6.8(K) requires 10 shade trees per acre for common area/open space.

b) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of the Lot's Detailed Development Plan, except as noted herein regarding the common areas.

c) External Street Frontage Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan, except as otherwise noted below regarding buffer yard requirements.

d) Buffer Yard Requirements

- (1) **Internal Buffer Yards:** No buffer yards are required internal to the Harmony PUD District real estate (Section 5.2(A) of the PUD Ordinance).
- (2) **Landscape Buffer A in the Mixed Use District:** (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 20 feet wide and planted with a minimum of 1.5 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.
- (3) **Landscape Buffer B in the Mixed Use District:** (Section 5.3(A)): In the areas noted Landscape Buffer B on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 10 feet wide and planted with a minimum of 1 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.

- (4) West Boundary: (Article 6.8(N)): Multi-family District abutting AF-SF1 property requires "Buffer B" of a 40-foot width with a 4 foot tall undulating mound and 4 shade trees, 4 evergreen trees, and 10 shrubs per 100 lineal feet.
- (5) Block E: North property line requires Landscape Buffer B in the Mixed-Use District, and south property line requires Landscape Buffer A in the Mixed-Use District (per Figure #1 from the PUD Ordinance as summarized above).

e) Parking Area Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

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

DESIGN STANDARDS (Chapter 8 of UDO)

Plans comply.

- 28) Block Standards (Article 8.1)
- 29) Easement Standards (Article 8.3)
- 30) Monument and Marker Standards (Article 8.5)
- 31) Pedestrian Network Standards (Article 8.7)
- 32) Storm Water Standards (Article 8.8)
- 33) Street and Right-of-Way Standards (Article 8.9)
- 34) Street Light Standards (Article 8.10)
- 35) Street Sign Standards (Article 8.11)
- 36) Surety Standards (Article 8.12)
- 37) Utility Standards (Article 8.13)

PRIMARY PLAT REVIEW COMMENTS

Plans comply.

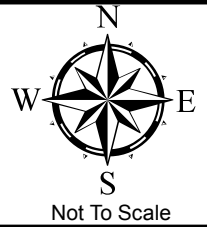
- 38) Proposed name of subdivision.
- 39) Names and addresses of the owner, owners, land surveyor or land planner.
- 40) Title, scale, north arrow and date.
- 41) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the 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.
- 42) Easements (locations, widths and purposes). (Article 8.3)
- 43) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 44) Layout of Lots (showing dimensions, numbers and square footage).
- 45) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 46) 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%).
- 47) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 48) Building setback lines.
- 49) Legend and notes.
- 50) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 51) Other features or conditions which would affect the subdivision favorable or adversely.
- 52) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 53) 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.
- 54) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

- 55) 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.
- 56) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

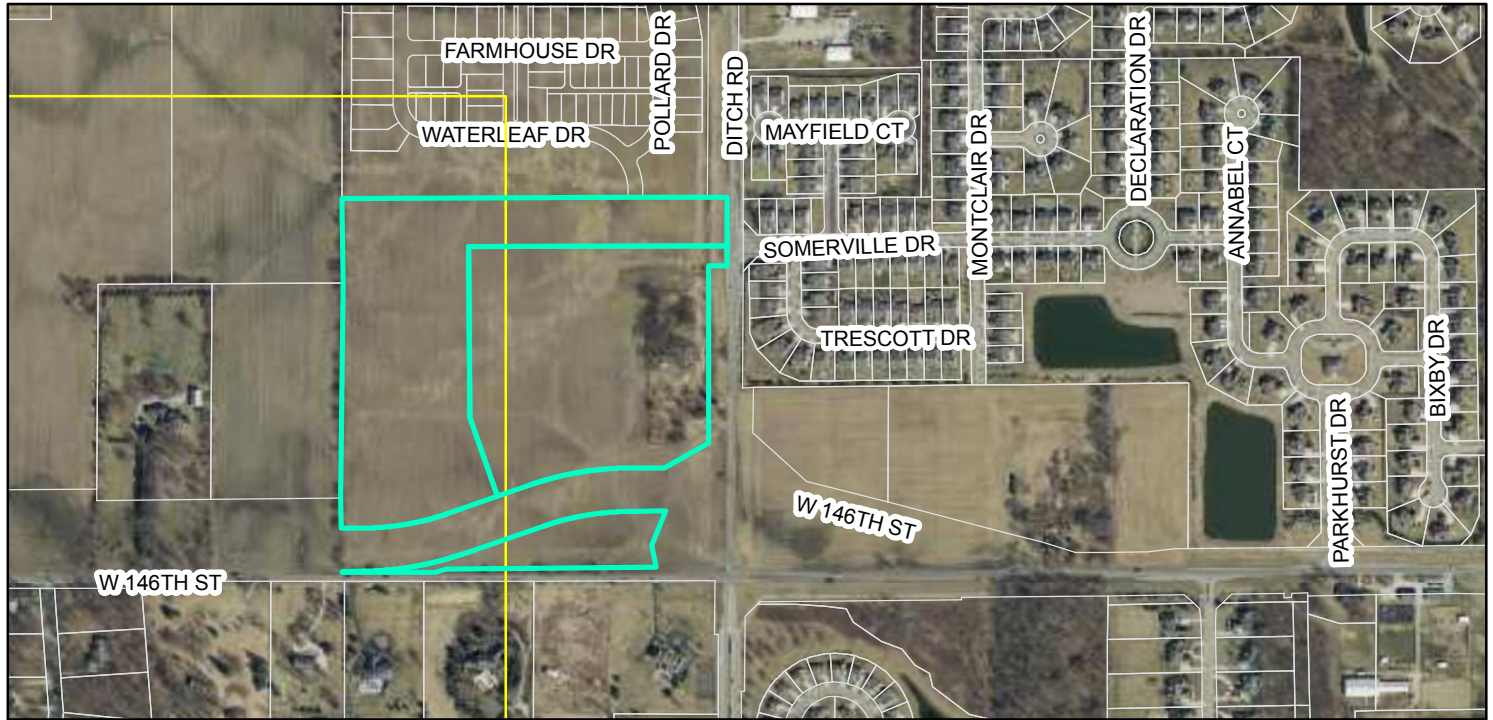
DEPARTMENT COMMENTS

- 1) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, subject to the recommended conditions.
- 2) **Action:** Staff recommends approving the petition with the following conditions:
 - *All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Offices prior to the approval of a Secondary Plat.*
 - *The final location and design of the 146th Street access from Block B be approved by the Hamilton County Highway Department prior to the approval of a Secondary Plat.*
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Location Map Harmony Mixed-Use District



Aerial Location Map



Zoning Map



- | | | | |
|--------|--|--------------------------------|--------------------------|
| Parcel | Zoning | PUD (Planned Unit Development) | SF-2 (Single Family - 2) |
| | AG-SF1 (Agriculture - Single Family - 1) | | |

[illegible]

Legal Description

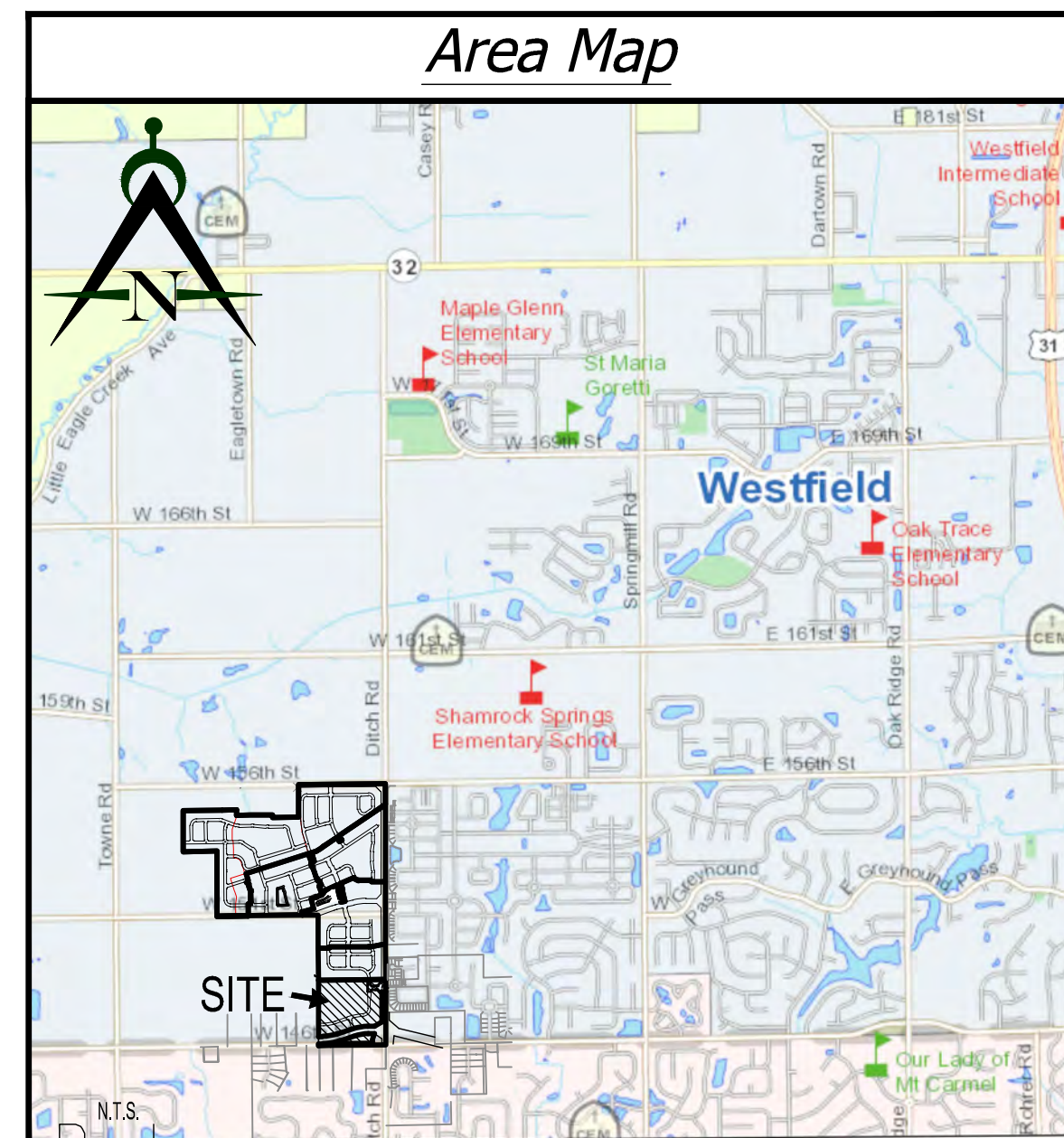
Harmony Mixed Use District

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT:
Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934-001, dated March 10, 2004) for a distance of 13.361 feet to the point of BEGINNING; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 203366414 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the tangent course to the left) having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve on an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point which bears North 00 degrees 34 minutes 24 seconds West from said radius point; (4) easterly along said curve on an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet to a point which bears North 00 degrees 34 minutes 24 seconds West from said radius point; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.00 feet to the northeast corner of said Quarter Quarter Section, thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

TRACT 2

Commencing at the southeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by the Schneider Corporation, Job No. 4934-001, dated March 10, 2004) along the South line of said Southwest Quarter a distance of 1,039.75 feet to the POINT OF BEGINNING, said point also being the southeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 04 seconds West along the line of said Southwest Quarter a distance of 1,039.75 feet to the POINT OF BEGINNING, said point also being the southeast corner of said Southwest Quarter; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Section a distance of 236.7 feet to the southwest corner of Parcel 1 as described in the Instrument No. 20130366, the following five (5) courses, being along the southerly lines of said Parcel 1: (1) North 89 degrees 25 minutes 36 seconds East 73.15 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears North 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 293.12 feet to a point on a tangent curve to the right having a radius of 1,929.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West from said radius point; (4) North 89 degrees 25 minutes 36 seconds East 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, the following four (4) courses being along the westerly and northerly lines of said Parcel 1A: (1) South 21 degrees 30 minutes 23 seconds West 126.81 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 126.81 feet; (4) North 89 degrees 25 minutes 04 seconds West 23 minutes 28 seconds East 126.77 feet to the Point of Beginning, containing 2.65 acres of land, more or less.



Developer:

Estridge Development Management, LLC

12965 Old Meridian Street
Carmel, IN 46032
317-669-6209
Contact: Bryan Stumpf
Email: BryanStumpf@estrIDGE.net

Engineer:

Innovative
Engineering & Consulting, Inc.

3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3890
Contact: Jerry Kittle
Email: 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.

1. 04/22/16 kwk Revise per TAC & WPWD comments from TAC mtg. held on 4-19-16

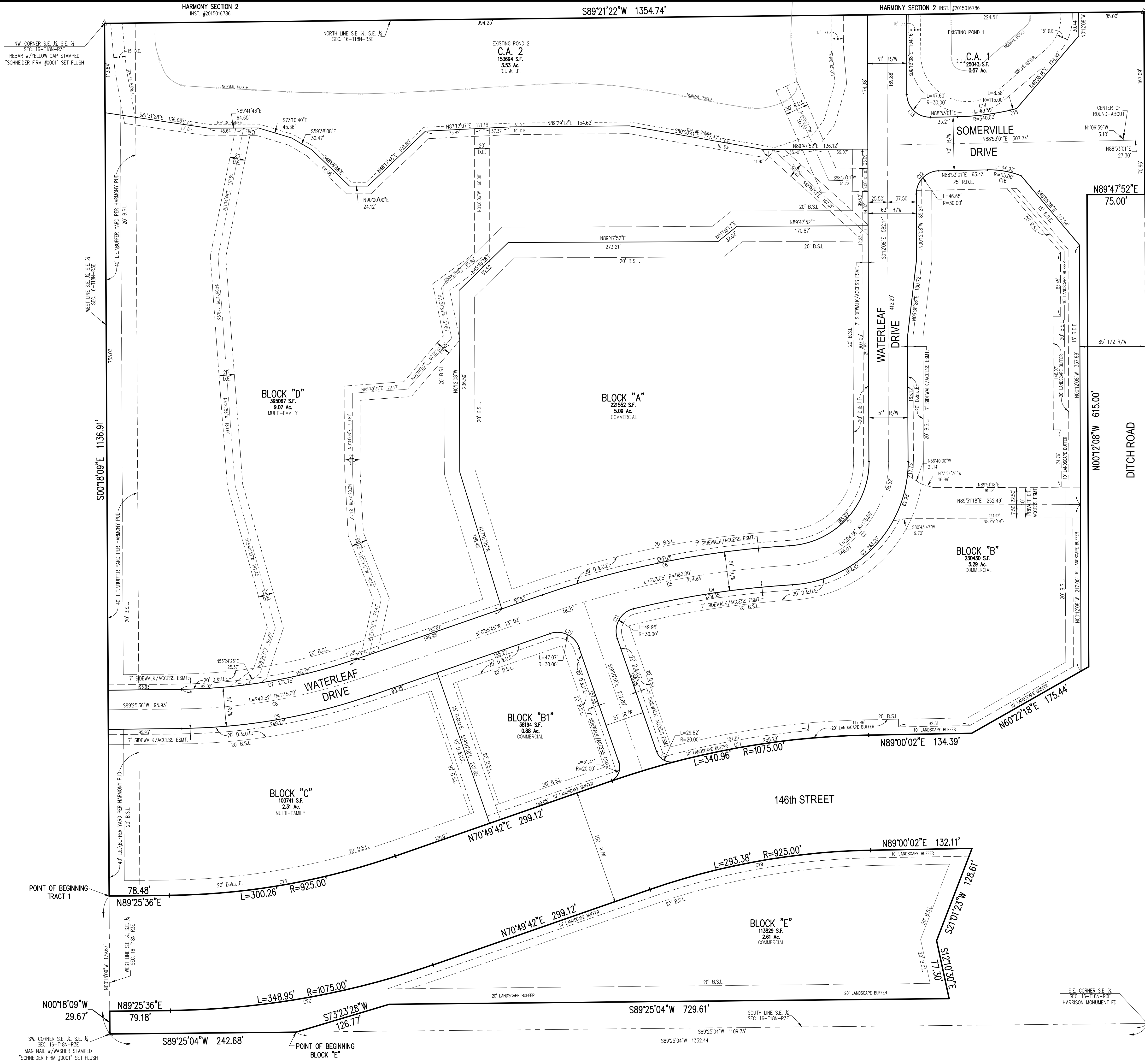


Estridge Development Management, LLC
 12965 Old Meridian Street
 Carmel, IN 46032
 317-669-6209

Harmony
Mixed Use District
Westfield, Indiana
Title Sheet

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	
DATE: 03/25/16	DRAWN BY: kwk
ISSUED:	CHECKED BY:
JOB NUMBER: 15120	
SHEET # P100	



HARMONY MIXED USE DISTRICT PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

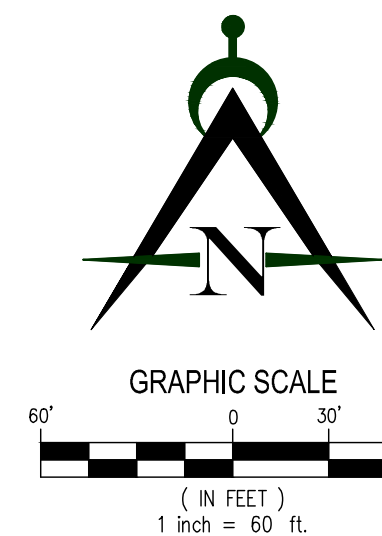
ZONED: PUD - ORDINANCE 12-14

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

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



REVISIONS:
1. 04/22/16, kkw, Breda per: IAC & WFO comments from IAC mtg. held on 4-19-16
2. 05/12/16, kkw, Breda per: WFO plan, midlays received 5-5-16
3. 05/23/16, kkw, Breda per: APC & WFO comments

PREPARED FOR:


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

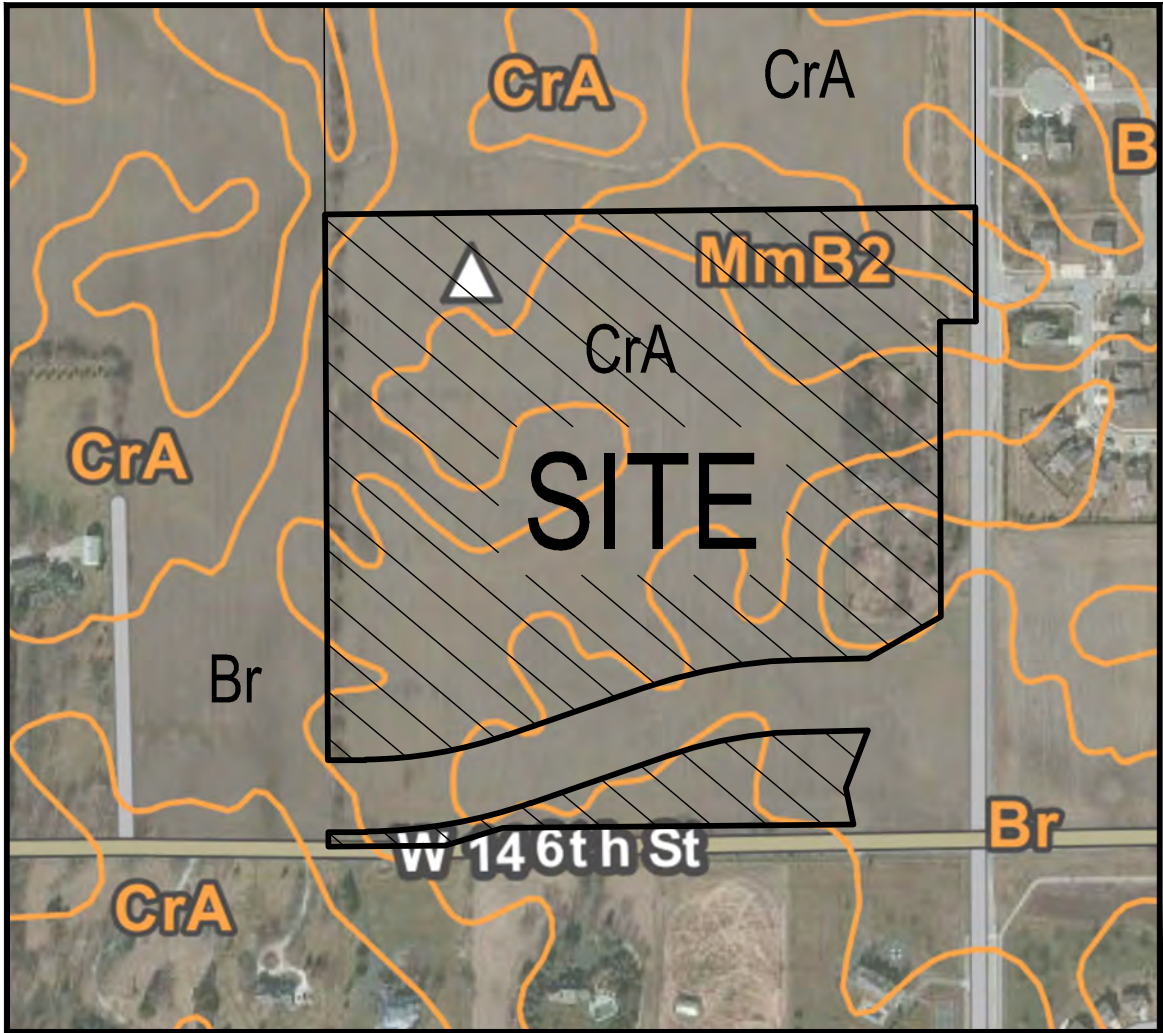
Harmony
Mixed Use District

Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: 03/25/16
ISSUED: 03/25/16
JOB NUMBER: 15120
SHEET # P101

DRAWN BY: kkw
CHECKED BY:



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. WEETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

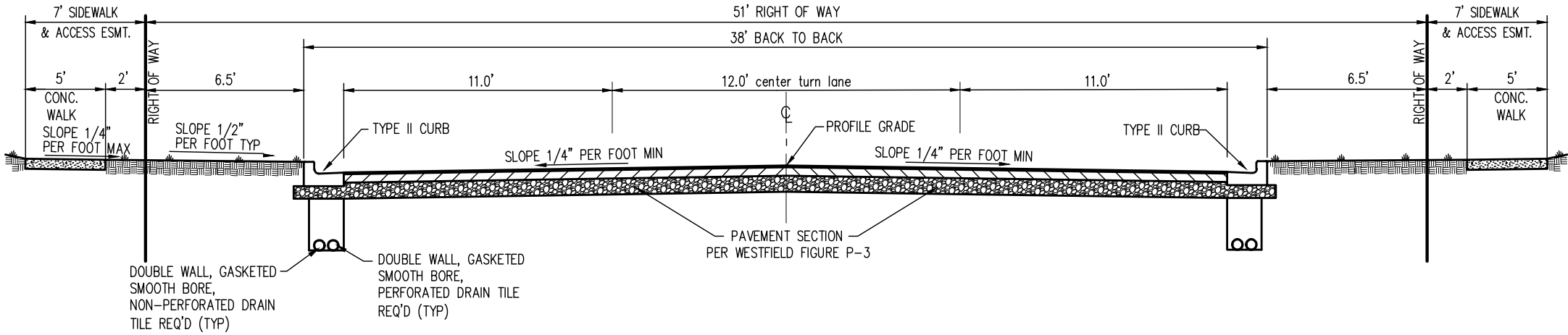
CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOUS 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. WEETNESS 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.

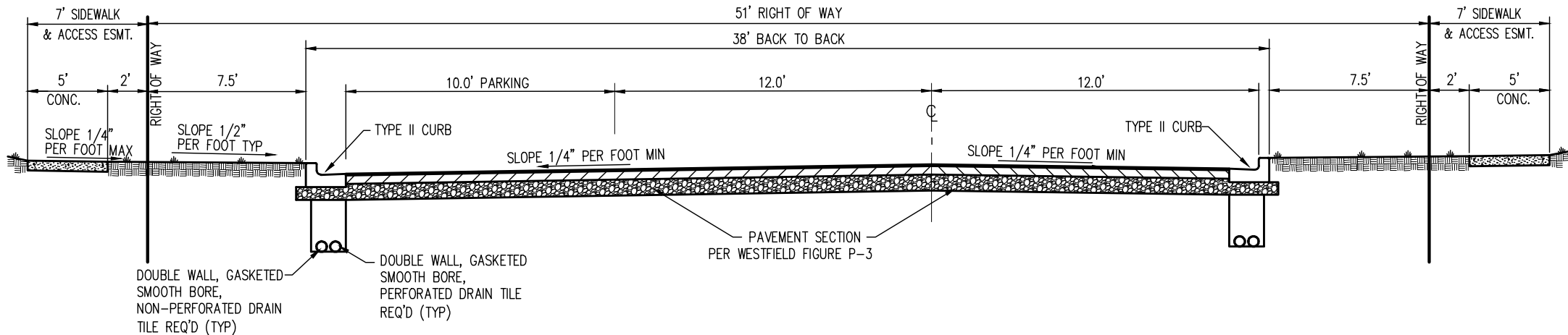
SOILS MAP



- NOTES:
1. The curb and 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 P-8.
 3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.

TYPICAL STREET SECTION w/CENTER TURN LANE

NTS



- NOTES:
1. The curb and 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 P-8.
 3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.

TYPICAL STREET SECTION w/PARKING ONE SIDE

NTS

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	165.92'	109.50'	86° 49' 03"	N43° 12' 23"E	150.50'	103.58'
C2	204.56'	135.00'	86° 49' 03"	N43° 12' 23"E	185.54'	127.70'
C3	243.20'	160.50'	86° 49' 03"	N43° 12' 23"E	220.59'	151.82'
C4	209.35'	1154.50'	10° 23' 23"	S81° 25' 13"W	209.06'	104.96'
C5	323.05'	1180.00'	15° 41' 10"	S78° 46' 20"W	322.05'	162.54'
C6	330.03'	1205.50'	15° 41' 10"	S78° 46' 20"W	329.00'	166.06'
C7	232.75'	719.50'	18° 32' 04"	N80° 09' 34"E	231.74'	117.40'
C8	240.52'	745.00'	18° 29' 52"	N80° 10' 40"E	239.48'	121.32'
C9	249.23'	770.50'	18° 31' 59"	N80° 09' 36"E	248.14'	125.71'
C10	47.07'	30.00'	89° 53' 57"	N64° 07' 17"W	42.39'	29.95'
C11	49.95'	30.00'	95° 23' 50"	S28° 31' 37"W	44.38'	32.97'
C12	46.65'	30.00'	89° 05' 09"	S44° 20' 26"W	42.09'	29.53'
C13	47.60'	30.00'	90° 54' 50"	S45° 39' 34"E	42.76'	30.48'
C14	69.59'	340.00'	11° 43' 38"	N83° 01' 12"E	69.47'	34.92'
C15	8.58'	115.00'	4° 16' 24"	N75° 01' 11"E	8.57'	4.29'
C16	44.92'	115.00'	22° 22' 47"	N79° 55' 35"W	44.63'	22.75'
C17	340.96'	1075.00'	18° 10' 21"	S79° 54' 52"W	339.53'	171.92'
C18	300.26'	925.00'	18° 35' 55"	N80° 07' 39"E	298.94'	151.46'
C19	293.38'	925.00'	18° 10' 21"	S79° 54' 52"W	292.15'	147.93'
C20	348.95'	1075.00'	18° 35' 55"	N80° 07' 39"E	347.42'	176.02'

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.

- REVISIONS:
1. 03/22/16, kwk, Revises per: IAC & MWFO comments from IAC mtg. held on 4-10-16
 2. 03/23/16, kwk, Revises per: MWFO plan modifications received 3-24-16
 3. 03/23/16, kwk, Revises per: APC & MWFO comments

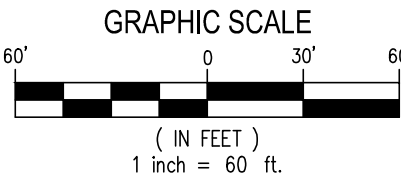
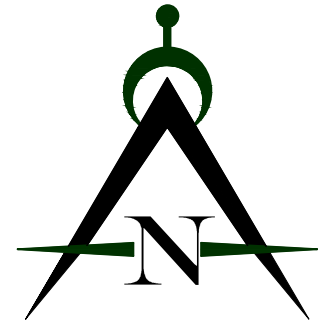
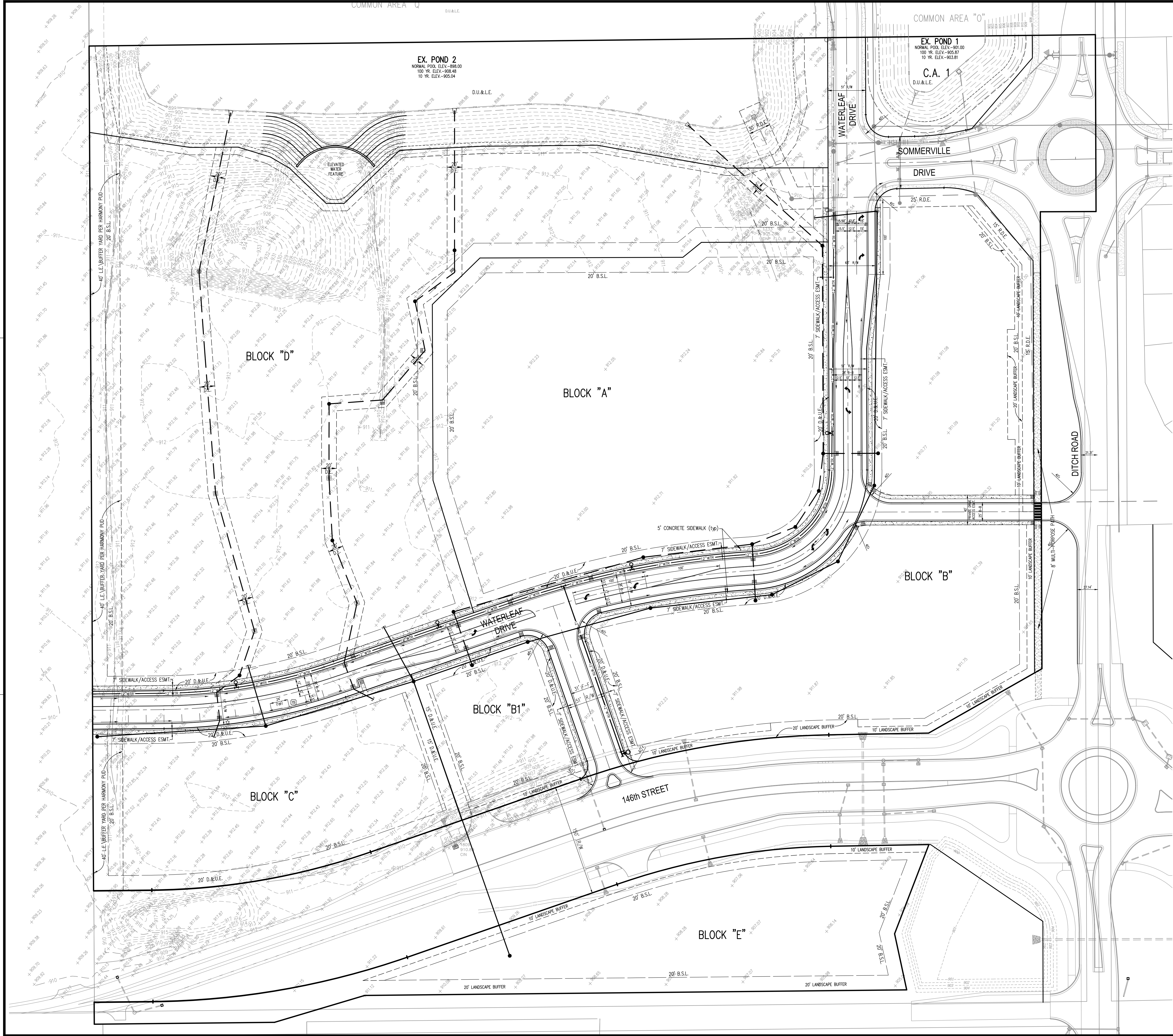
PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: _____

DATE: 03/25/16
ISSUED: _____
JOB NUMBER: 15120
DRAWN BY: kwk
CHECKED BY: _____
SHEET # P102



File Path Name: J:\2015\15120-Harmony Hart Apartments\Drawings\Primary Plat\P201.dwg - Date: May 27, 2016 - 8:21am



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Direction Arrow
- New Water Main w/Size (Public)
- New Fire Hydrant (Public)
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Existing Water Main
- Existing Fire Hydrant
- Existing Water Valve

Innovative
Engineering & Consulting, Inc.

3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-759-2016
Fax: 317-759-3880

REVISIONS:

1.	04/22/16	KWK	Revised per TAC & WMO comments from TAC mtg. held on 4-10-16
2.	05/17/16	KWK	Revised per WMO plan markings received 5-16
3.	05/23/16	KWK	Revised per WPC & WMO comments

PREPARED FOR:

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

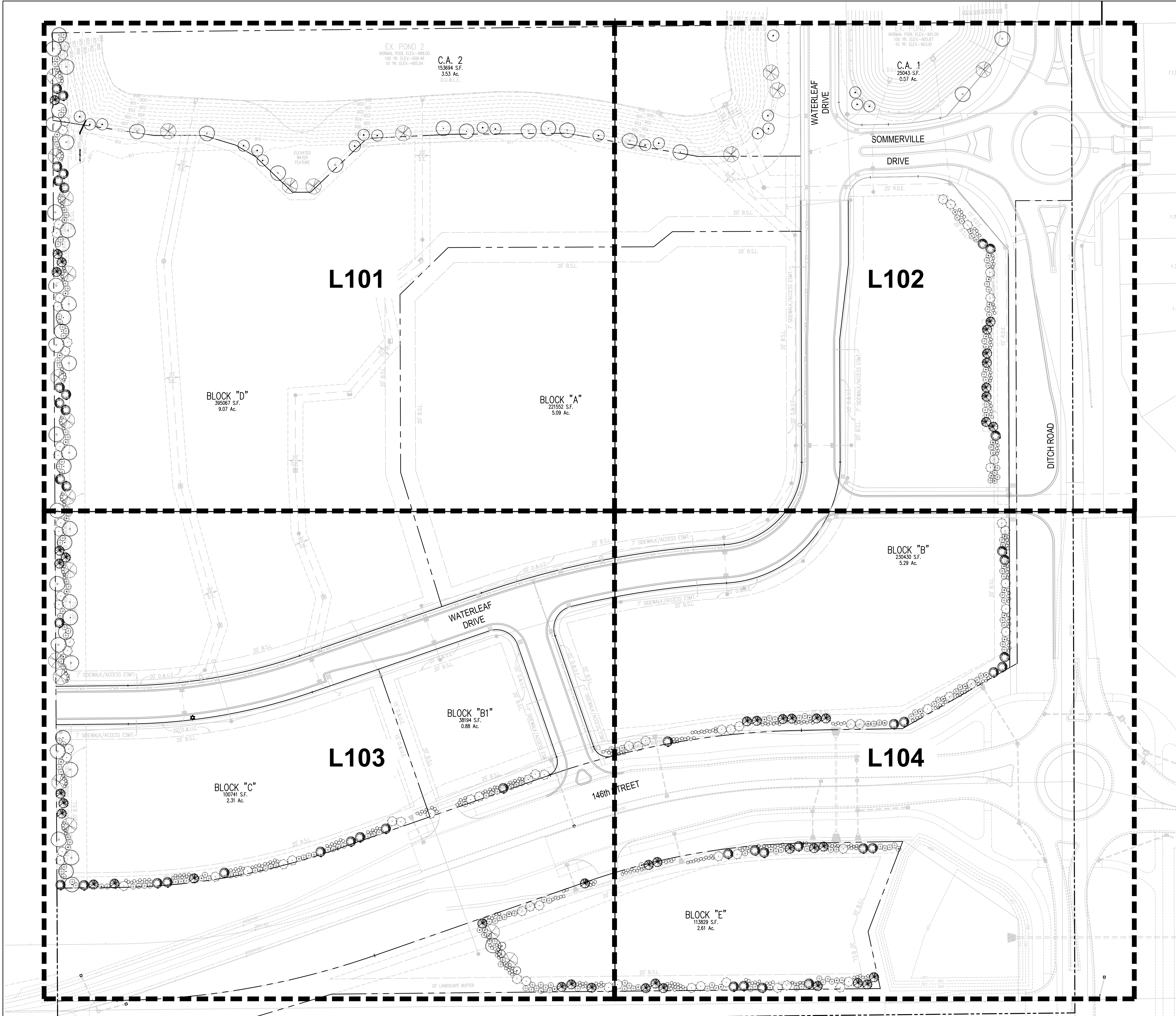
Harmony
Mixed Use District
Westfield, Indiana
Overall Development Plan

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: _____

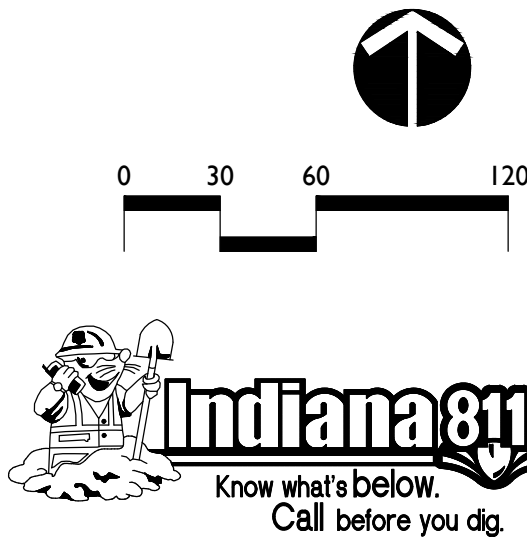
DATE: 03/25/16
ISSUED: _____
JOB NUMBER: 15120
SHEET # P201

DRAWN BY: kwk
CHECKED BY: _____



GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND SHEET L106 FOR PLANTING DETAILS.



REVISIONS:

DRAWING FILES:

DATE:
MAY 27, 2016
PROJECT NUMBER:

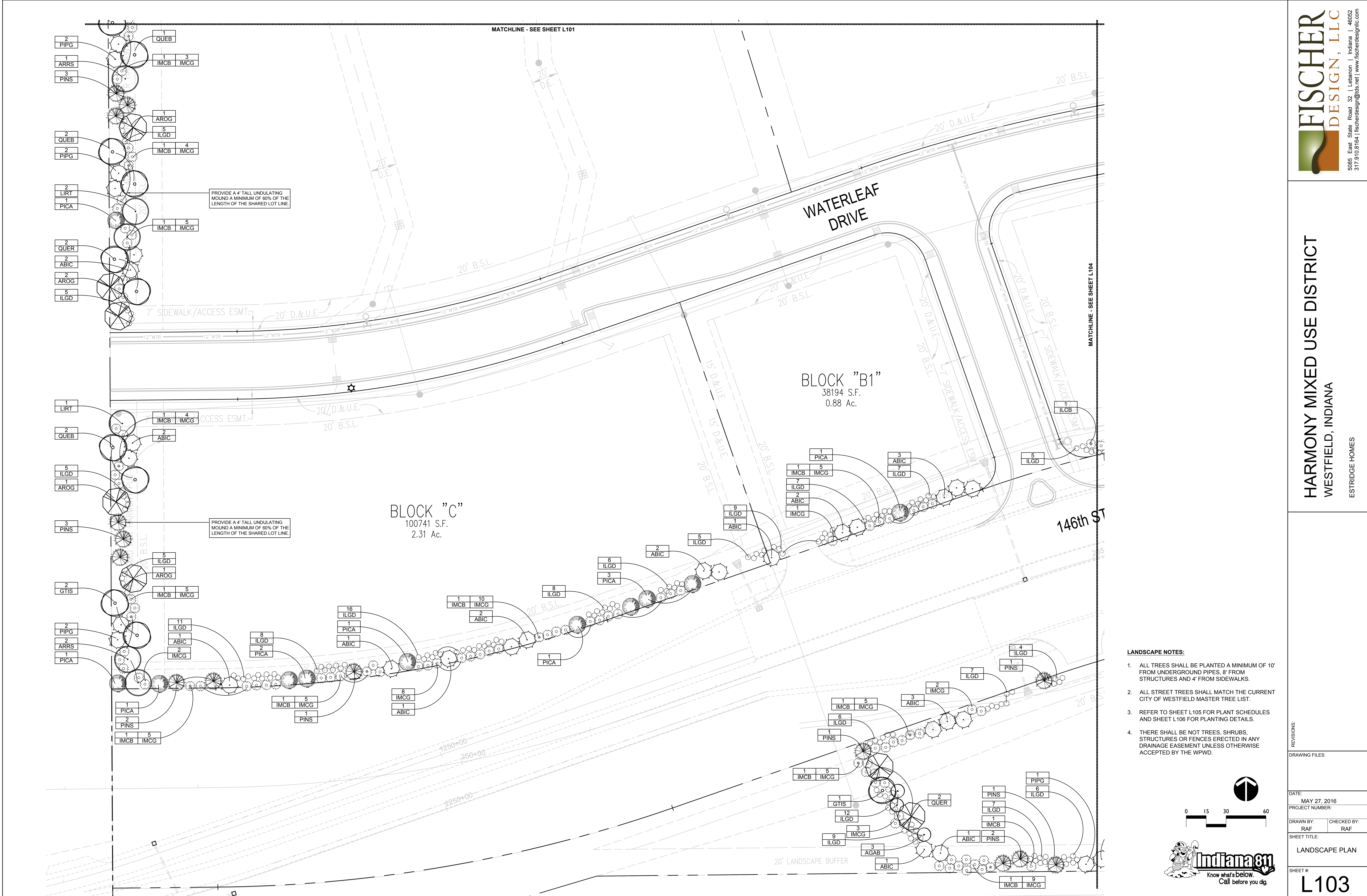
DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:

LANDSCAPE PLAN
KEY SHEET

SHEET #:

L100



WEST BUFFER PLANT SCHEDULE:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L101	L103	TOTAL						
SHADE TREES									
AROG	7	5	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		B&B	3"-3-1/2" CAL.	DECIDUOUS
ARRS	4	3	7	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		B&B	3"-3-1/2" CAL.	DECIDUOUS
GTIS	4	2	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	3"-3-1/2" CAL.	DECIDUOUS
LIRT	2	3	5	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	3"-3-1/2" CAL.	DECIDUOUS
QUEB	6	5	11	QUERCUS BICOLOR	SWAMP WHITE OAK		B&B	3"-3-1/2" CAL.	DECIDUOUS
QUER	3	2	5	QUERCUS RUBRA	RED OAK		B&B	3"-3-1/2" CAL.	DECIDUOUS
			46	TOTAL PROVIDED					
EVERGREEN TREES									
ABIC	2	4	6	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN
PICA	12	2	14	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PINS	4	6	10	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PIPG	10	6	16	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN
			46	TOTAL PROVIDED					
SHRUBS									
ILGD	35	20	55	ILEX GLABRA 'DENSA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	5	5	10	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	28	21	49	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			114	TOTAL PROVIDED					

DITCH ROAD PLANT SCHEDULE:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L102	L104	TOTAL						
DITCH ROAD TYPE A BUFFER (148 LF.)									
EVERGREEN TREES									
PINS	8	0	8	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
			8	TOTAL PROVIDED					
SHRUBS									
ILGD	16	0	16	ILEX GLABRA 'DENSEA'	DENSEA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	1	0	1	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	8	0	8	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			25	TOTAL PROVIDED					
DITCH ROAD TYPE B BUFFER (656 LF.)									
EVERGREEN TREES									
ABIC	2	0	2	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN
PICA	3	3	6	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PIPG	5	5	10	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN
			18	TOTAL PROVIDED					
SHRUBS									
ILGD	22	25	47	ILEX GLABRA 'DENSEA'	DENSEA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	3	3	6	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	21	12	33	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			86	TOTAL PROVIDED					

146TH STREET PLANT SCHEDULE ALONG BLOCKS B, B1 & C:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L103	L104	TOTAL						
146TH STREET TYPE A BUFFER ALONG BLOCKS B, B1 & C (117 LF.)									
EVERGREEN TREES									
PINS	0	6	6	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
			6	TOTAL PROVIDED					
SHRUBS									
ILGD	0	14	14	ILEX GLABRA 'DENSIA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	0	1	1	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	0	5	5	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			20	TOTAL PROVIDED					
146TH STREET TYPE B BUFFER ALONG BLOCKS B, B1 & C (1,140 LF.)									
EVERGREEN TREES									
ABIC	13	3	16	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN
PICA	9	5	14	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PINS	3	0	3	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PIPG	0	8	8	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN
			41	TOTAL PROVIDED					
SHRUBS									
ILGD	82	50	132	ILEX GLABRA 'DENSIA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	5	1	6	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	36	17	53	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			191	TOTAL PROVIDED					

EXTERNAL STREET FRONTAGE ALONG WEST SIDE OF BLOCK E:

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L103						
SHADE TREES							
GTIS	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	3"-3-1/2" CAL.	DECIDUOUS
QUER	2	QUERCUS RUBRA	RED OAK		B&B	3"-3-1/2" CAL.	DECIDUOUS
EVERGREEN TREES							
ABIC	1	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN
	4	TOTAL TREES PROVIDED					
ORNAMENTAL TREES							
AGAB	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2" CAL.	DECIDUOUS	DECIDUOUS
	3	TOTAL PROVIDED					
SHRUBS							
ILGD	21	ILEX GLABRA 'DENSA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	1	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	8	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
	30	TOTAL PROVIDED					

146TH STREET PLANT SCHEDULE ALONG BLOCK E:

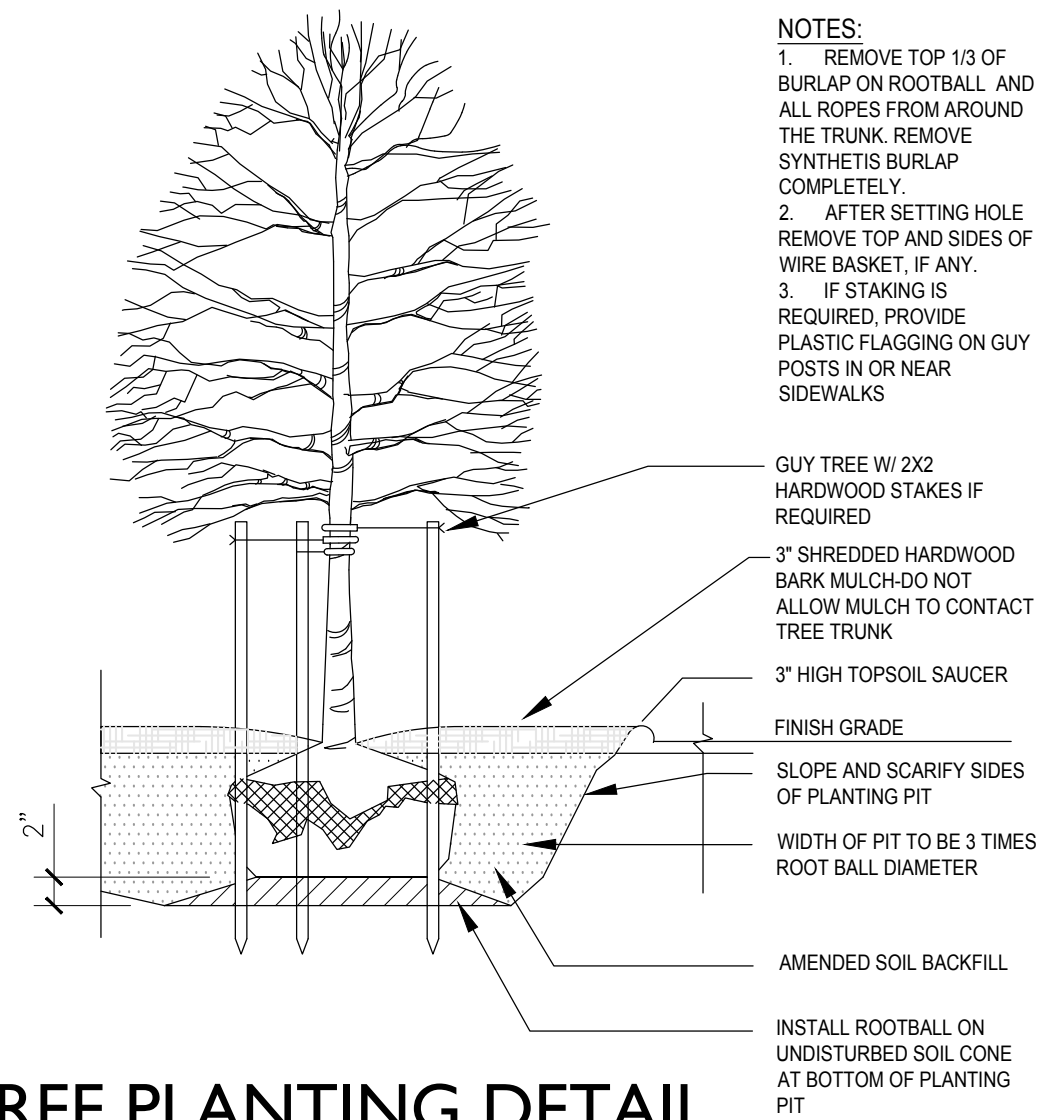
SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L103	L104	TOTAL						
OLD 146TH STREET TYPE A BUFFER ALONG BLOCK E (470 LF.)									
EVERGREEN TREES									
ABIC	1	2	3	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN
PICA	0	4	4	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PINS	3	7	10	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PIPG	1	6	7	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN
			24	TOTAL PROVIDED					
SHRUBS									
ILGD	13	35	48	ILEX GLABRA 'DENS'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	2	2	4	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	9	18	27	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			79	TOTAL PROVIDED					
146TH STREET TYPE B BUFFER ALONG BLOCK E (570 LF.)									
EVERGREEN TREES									
ABIC	3	1	4	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN
PICA	0	6	6	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PINS	2	5	7	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN
PIPG	0	2	2	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN
			19	TOTAL PROVIDED					
SHRUBS									
ILGD	17	57	74	ILEX GLABRA 'DENS'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	1	3	4	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	7	10	17	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
			95	TOTAL PROVIDED					

COMMON AREA PLANT SCHEDULE:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES
	L101	L102	TOTAL					
TREES - COMMON AREA 1 (0.58 AC)								
AROG	0	1	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	0	0	0	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	0	3	3	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
QUEB	0	2	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
			6	TOTAL TREES PROVIDED				
TREES - COMMON AREA 2 (3.54 AC)								
AROG	4	3	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	3	1	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	12	6	18	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
QUEB	6	1	7	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
			36	TOTAL TREES PROVIDED				

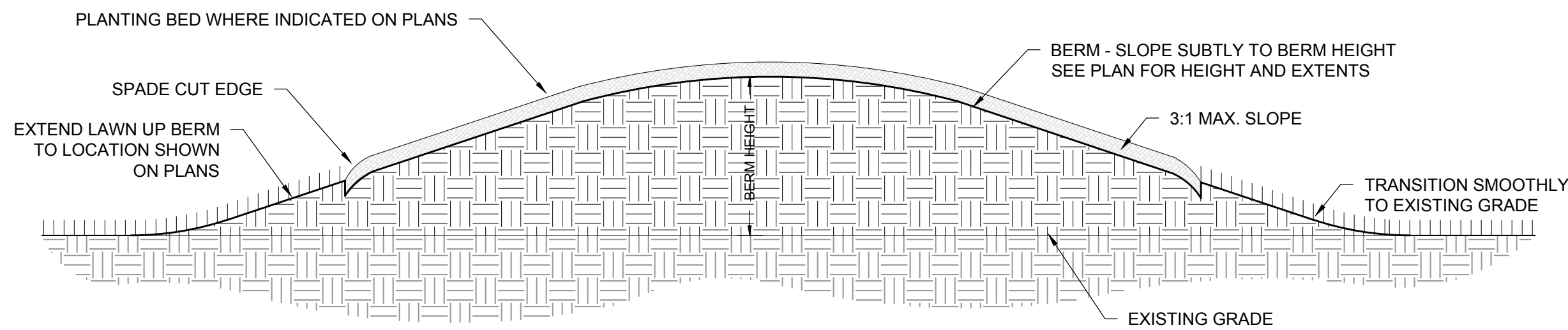
CALCULATIONS:

Location	Planting Type	Area/Length	Units	Plant Type	Planting Rate	Planting Rate Unit	Required Planting
COMMON AREA PLANTING							
Pond 1	Common Area	0.58 acres	trees		10	per acre	6
Pond 2	Common Area	3.54 acres	trees		10	per acre	36
BUFFER PLANTING ON THE NORTH SIDE OF 146TH STREET (moving west to east)							
146th St. Block C	Type B	514 LF	evergreen trees	1	per 30 LF		18
		514 LF	evergreen shrub	5	per 30 LF		86
146th St. Block B1	Type B	186 LF	evergreen trees	1	per 30 LF		7
		186 LF	evergreen shrub	5	per 30 LF		31
146th St. Block B	Type B	195 LF	evergreen trees	1	per 30 LF		7
		195 LF	evergreen shrub	5	per 30 LF		33
146th St. Block B	Type A	117 LF	evergreen trees	1.5	per 30 LF		6
		117 LF	evergreen shrub	5	per 30 LF		20
146th St. Block B	Type B	245 LF	evergreen trees	1	per 30 LF		9
		245 LF	evergreen shrub	5	per 30 LF		41
Total 146th St. Buffer Planting			evergreen trees				47
			evergreen shrub				211
Total 146th St. Buffer Lengths	Type A	117 LF	evergreen trees	1.5	per 30 LF		6
			evergreen shrub	5	per 30 LF		20
	Type B	1,140 LF	evergreen trees	1	per 30 LF		41
			evergreen shrub	5	per 30 LF		191
BUFFER PLANTING ON DITCH ROAD (moving south to north)							
Ditch Road Block B	Type B	314 LF	evergreen trees	1	per 30 LF		11
		314 LF	evergreen shrub	5	per 30 LF		53
Ditch Road Block B	Type A	148 LF	evergreen trees	1.5	per 30 LF		8
		148 LF	evergreen shrub	5	per 30 LF		25
Ditch Road Block B	Type B	194 LF	evergreen trees	1	per 30 LF		7
		194 LF	evergreen shrub	5	per 30 LF		33
Total Ditch Road Buffer Planting			evergreen trees				26
			evergreen shrub				111
Total Ditch Road Buffer Lengths	Type A	148 LF	evergreen trees	1.5	per 30 LF		8
			evergreen shrub	5	per 30 LF		25
	Type B	656 LF	evergreen trees	1	per 30 LF		18
			evergreen shrub	5	per 30 LF		86
BUFFER PLANTING ON THE SOUTH SIDE OF 146TH STREET (North side of Block E)							
146th St. Block C	Type B	570 LF	evergreen trees	1	per 30 LF		19
		570 LF	evergreen shrub	5	per 30 LF		95
BUFFER PLANTING ON THE NORTH SIDE OF OLD 146TH STREET (South side of Block E)							
146th St. Block C	Type A	470 LF	evergreen trees	1.5	per 30 LF		24
		470 LF	evergreen shrub	5	per 30 LF		79
BUFFER PLANTING ON WESTERN PROPERTY LINE							
		1,137 LF	shade trees	4	per 100 LF		46
		1,137 LF	evergreen trees	4	per 100 LF		46
		1,137 LF	shrubs	10	per 100 LF		114
EXTERNAL STREET FRONTAGE (West side of Block E)							
		118 LF	trees	3	per 100 LF		4
		118 LF	ornamental trees	2	per 100 LF		3
		118 LF	shrubs	25	per 100 LF		30



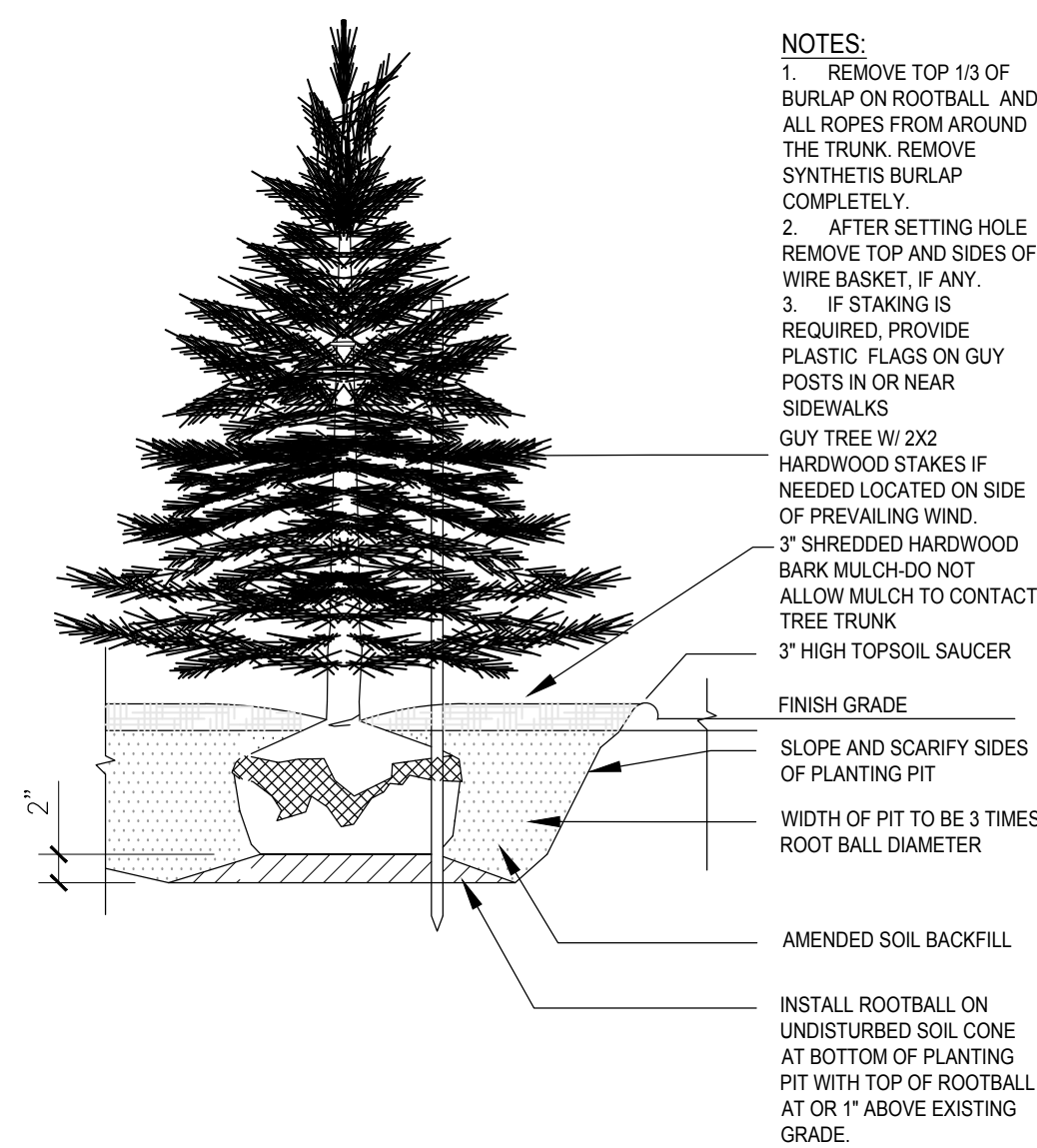
1 SHADE TREE PLANTING DETAIL
L106 SECTION

NTS



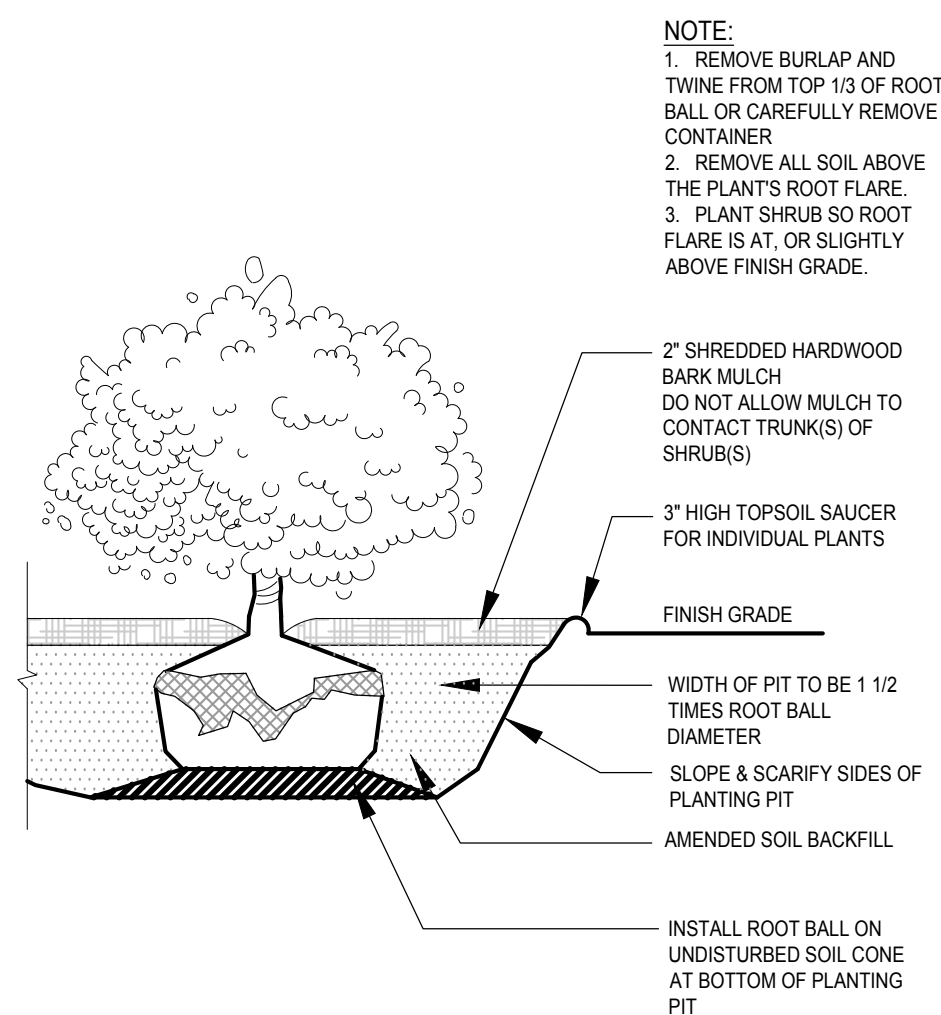
4 LANDSCAPE BERM DETAIL
L106 SECTION

1/2" = 1'-0"



2 EVERGREEN TREE PLANTING DETAIL
L106 SECTION

NTS



3 SHRUB PLANTING DETAIL
L106 SECTION

NTS



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2016
1606-DDP-20

Petition Number: 1606-DDP-20

Subject Site Address: Lot 1, Harmony Mixed Use District Subdivision

Petitioner: TMC Developers, LLC by Nelson & Frankenberger

Request: Detailed Development Plan approval for a 12,900 square foot+/- pharmacy building on 1.96 acres+/- in the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District Ord. 12-14

Current Land Use: Vacant

Approximate Acreage: 1.96 acres+/-

Property History: 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)
1605-SPP-06 Primary Plat (pending)
1605-ODP-06 Overall Development Plan (pending)
1606-SFP-16 Secondary Plat (pending)
1606-PUD-07 Mixed Use District Amendment (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its May 24, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's June 6, 2016, meeting.

PROJECT OVERVIEW

Location: The 1.96-acre+/- site is Lot 1 of the pending Harmony Mixed Use District Subdivision, located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 12,900 square foot single-story pharmacy (drug store) building.

Applicable Zoning: The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the “PUD Ordinance” or “Ord. 12-14”). The subject property is within “Area B” of the “Mixed Use District” of the PUD Ordinance. The applicable underlying zoning district is the LB: Local and Neighborhood Business District.

Pending PUD Amendment: The comments herein note the pending PUD Ordinance amendment (1606-PUD-07) that has been filed and is currently also scheduled for a public hearing at the June 6, 2016, Plan Commission meeting. The comments note whether the proposed development plan complies with the currently applicable standards, as well notes the proposed amendments.

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

The Development Plan complies except for those items identified as outstanding below:

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

Comment: Please relabel shared access easement on west lot line as an ingress/egress easement or shared drive easement, not as a private street easement.

- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.



- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Please coordinate with the Public Works Department and utility providers.

- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

Comment: Please see District Standards comments herein.

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

Comment: Property is located within the Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.

Property is not subject to the State Highway 32 Overlay District; however, the architectural standards of the overlay district are applicable pursuant to the Harmony PUD Ordinance. Please see architectural comments herein.

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Please coordinate with the Public Works Department.

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

Comment: Please coordinate with the Public Works Department and utility providers.

DISTRICT STANDARDS

The plans comply with Article 4.14 (LB District) and the Harmony PUD Ordinance, as amended, unless otherwise noted below.

- 22) Concept Plan (Section 1.4 of Ord. 12-14): The Real Estate shall be developed in a manner substantially similar to the layout shown in Exhibit C-1 Illustrated Site Development Plan.

- 23) Permitted Land Uses (Section 2.2 of Ord. 12-14): Underlying Zoning District.



Comment: The proposed use is a Medium Intensity Retail¹ use and is permitted.

¹ Chapter 12 of the UDO defines "Retail, Medium Intensity" as "Retail, Medium Intensity: Retail businesses that have a moderate impact on neighboring properties, traffic generation, and public safety. Example businesses include, but are not limited to: antique shop, apparel shop, art and craft supplies, auto part sales, auto rental, bicycle shop, book store (large), boutique, building finishes store (small), building supply or hardware store (small), china and glassware shops, coin shop, computer sales, convenience store (large), craft gallery (large), department store (small), discount store (small), **drug store (large)**, fabric shop and upholsters, furniture store (small), furrier shop, gift shop (large),

24) Special Requirements (Section 2.3(A) of Ord. 12-14):

- a) Buildings within Area B and Area C of the Mixed Use District shall comply with the Architectural Design Requirements of the State Highway 32 Overlay District (the “SR32 Overlay”)(see also Article 7 of Ord. 12-14).

Comment: The pending PUD Ordinance amendment (1606-PUD-07) proposes the following standard to replace and supersede the otherwise applicable architectural standards:

A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.

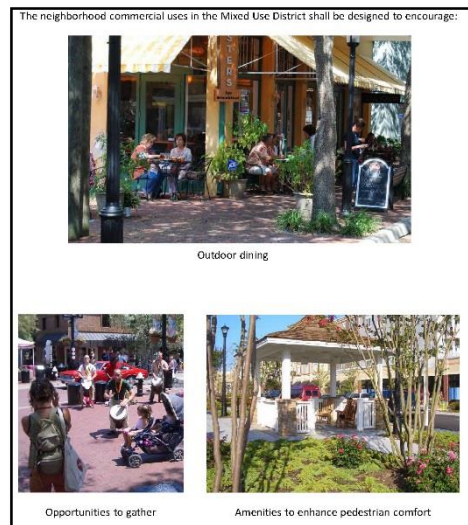
As proposed, the plans comply with the proposed amendment. Please see comments herein regarding the SR32 Overlay District Architectural Design Requirements.

- b) The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
- c) The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type: (i) Grocery, 70,000 sq. ft.; (ii) Inline retail, 30,000 sq. ft.; (iii) Office, 40,000 sq. ft.; (iv) All uses on Outlots, 50,000 sq. ft.; and (v) Other permitted uses, 30,000 sq. ft.

Comment: This is the first proposed commercial building within the Mixed-Use District and is a proposed Outlot building at 12, 900 square feet.

- d) Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.

Comment: Exhibit C-2 includes the following design elements: (i) outdoor dining; (ii) opportunities to gather; and (iii) amenities to enhance pedestrian comfort. The petitioner has



golf/tennis pro shop, grocery/supermarket (small), hobby shops, home electronics/appliance store (small), locksmith shop, liquor sales, luggage store, music/media shop, musical instruments store, office supplies (small), pawn shop, printing and photocopying (small jobs), shoe sales and repair, sporting goods (small), tobacco shop, toy store (small), variety store (small). Generally, a business under twelve thousand (12,000) square feet qualifies as small for purposes of this definition.



proposed a park bench along the lot's Ditch Road frontage as an amenity to enhance pedestrian comfort.

25) Development Standards (Section 2.3(B) of Ord. 12-14):

The Development Plan complies unless otherwise noted below.

- a) Minimum Lot Area: None
- b) Minimum Lot Frontage on Road: 50 feet; direct access to Public Way or indirect access to a Private Street is required
- c) Minimum Building Setback Lines:

Comment: The pending PUD Ordinance amendment (1606-PUD-07) modifies the below standards to provide: (i) a minimum Front Yard setback of twenty (20) feet from the internal street; (ii) a minimum Front Yard setback of ten (10) feet along the private street parallel to the Lot's north lot line; and (iii) a minimum Side Yard and Rear Yard setback of zero (0) feet internal to the Mixed Use District.

- i) Front Yard: 60 feet; 20 feet from 146th Street and Ditch Road

Comment: Please adjust the setback line along the north private street to be measured from edge of the proposed private street easement line. The lot's west property line is a side yard, so rather than the labeled front yard building setback line, the setback may be labeled at the side yard setback distance.

- ii) Side Yard: 15 feet; 60 feet adjacent to Residential District;
15 feet to perimeter of Mixed Use District
- iii) Rear Yard: 20 feet; 60 feet adjacent to Residential District
- d) Maximum Building Height: 45 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Development Plan complies, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

26) Accessory Use and Building Standards (Article 6.1)

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

Comment: A portion of the trash enclosure is located within the 146th Street Established Front Yard, please shift the enclosure(s) north accordingly. Please provide enclosure architectural plans for review and confirmation of compliance. Please note requirement requiring separate pedestrian access opening, which do not appear to be incorporated into the design per the site plan:



Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

27) Architectural Standards (Article 6.3(F))

Comment: Not applicable and superseded by the terms of the State Highway 32 Overlay District, as made applicable by Ord. 12-14, as amended, as otherwise noted herein.

28) Building Standards (Article 6.4)

29) Fence Standards (Article 6.5)

30) Height Standards (Article 6.6)

31) Landscaping Standards (Article 6.8, as modified by Article 5 of Ord. 12-14):

Comment:

Please show and label vision clearance triangles on the landscape plan.

Please revise planting schedule to differentiate between shade and ornamental trees, and please add a "total" row for quantity of each planting type.

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

Comment: Please confirm equipment is roof mounted.

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

Comment: Development Plan complies:

	Required	Provided	Revision
Shade Trees	10 per acre 20 total	28	Complies
Ornamental or Evergreen Trees	10 per acre 20 total	27	Complies
Shrubs	25 per acre 49 total	304	Complies

c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

Comment: Development Plan complies except as noted below.

	Façade Length (approximate)	Shrubs / Trees Required	Provided (revision)
West Façade	95 feet	1 per 12 feet (8 total required)	9 provided (complies)
South Façade	120 feet	1 per 12 feet (10 total required)	10 provided (complies)
East Façade	100 feet	1 per 12 feet (8 total required)	10 provided (complies)
North Façade	140 feet	1 per 12 feet (12 total required)	9 provided (-3 shrubs)

d) External Street Frontage Landscaping.

Comment: Section 5.3 of Ord. 12-14 establishes “Buffer Yard Requirements” along the property’s 146th Street and Ditch Road frontages; however, the pending PUD Ordinance amendment (1606-PUD-07) proposes to default to the UDO’s External Street Frontage Landscaping Requirements. Both sets of standards are reviewed below.

Please add detail of redi-rock retaining wall at southeast corner to the landscape plan.

- i) Buffer yards shall not be required internal to the Real Estate.
- ii) In the areas noted Landscape Buffer A on the following illustration, Figure #1, a landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Comment: Landscape Buffer A does not apply to this property.

- iii) In the areas noted Landscape Buffer B on the following illustration, Figure #1, a landscape buffer a minimum of 10 feet wide and planted with a minimum of one (1) evergreen tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Comment: Landscape Buffer B currently applies to the property’s 146th Street and Ditch Road frontages and complies.

	Evergreen Trees		Evergreen Shrub	
	Required	Provided (revision)	Required	Provided (revision)
146 th Street (299' +/-)	1 / 30' 10 required	12 (complies)	5 / 30' 50 required	74 (complies)
Ditch Road (217' +/-)	1 / 30' 7 required	7 (complies)	5 / 30' 35 required	75 (complies)

Comment: If the pending PUD Ordinance amendment (1606-PUD-07) were approved, then the UDO's External Street Frontage Landscaping Requirements would apply to the property's 146th Street and Ditch Road frontages as follows:

	Shade or Evergreen Trees		Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)
146 th Street (299' +/-)	3 / 100' 9 required	12 (complies)	2 / 100' 6 required	6 (complies)	25 / 100' 75 required	74 (-1 shrub)
Ditch Road (217' +/-)	3 / 100' 7 required	7 (complies)	2 / 100' 4 required	7 (complies)	25 / 100' 54 required	75 (complies)

e) Buffer Yard Requirements

Comment: Not applicable to this property, except as noted above for External Street Frontage Landscaping.

f) Interior Parking Area Islands:

Comment: Development Plan complies unless otherwise noted below.

- i) Minimum Area Required: A minimum of ten percent (10%) landscape area of Parking Areas shall be set aside for Parking Area islands based upon 68 parking spaces.
- ii) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iv) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Comment: Please incorporate four (4) shrubs in southwest corner island.

g) Perimeter Parking Area Landscaping:

- i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

- ii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include: (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner. (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner. (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

	Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)
East Perimeter (190 feet +/-)	1 / 30' 6 required	13 (complies)	1 / 3' 63 required	85 (complies)
Southeast Perimeter (50 feet +/-)	1 / 30' 2 required	2 (complies)	1 / 3' 17 required	46 (complies)
South Perimeter (210 feet +/-)	1 / 30' 7 required	17 (complies)	1 / 3' 70 required	70 (complies)
Northwest Perimeter (80 feet +/-)	1 / 30' 3 required	0 (-3 trees)	1 / 3' 27 required	0 (-27 shrubs)
North Perimeter (210 feet +/-)	1 / 30' 7 required	8 (complies)	1 / 3' 70 required	10 (-60 shrubs)

*Credits overlapping External Street Frontage Landscaping Requirements and Perimeter Parking Area Landscaping where appropriate.

- iii) Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

32) Lighting Standards (Article 6.9)

Comment: Development Plan complies unless otherwise noted below.

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

Comment: Please clearly label and include light pole detail. Sheet 4 of light fixture details suggests pole height of 40 feet.

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

Comment: Please darken and label lot lines on photometric plan. Will further review to confirm compliance.



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

Comment: Please add note stating this requirement on the Lighting Plan.

33) Lot Standards (Article 6.10)

34) Outside Storage and Display (Article 6.12)

35) Outdoor Café and Eating Areas (Article 6.13)

36) Parking and Loading Standards (Article 6.14 and Article 4 of Ord. 12-14)

- a) Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- b) Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements: (i) General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area. (ii) Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.

Comment: Development Plan complies. 63 parking spaces (12,900 sq. ft. @ 300 SF GLA) are required, and 68 parking spaces are proposed.

- c) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided within Area B of the Mixed Use District. In addition, a bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

Comment: Development Plan complies. A three (3) bicycle rack is proposed at southwest corner of building.

- d) Stacking Requirements for Drive-Through Facilities: See Article 6.4(E).

Comment: Please delineate stacking spaces on site plan. Please note a minimum of three (3) stacking spaces per service window is required.

37) Setback Standards (Article 6.16)

Comment: Please note other comments herein regarding labeling of setback lines.

38) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time. Please provide and label a sign easement for the Nonresidential Center Sign.

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

Section 2.3(A)(1) and Article 7 of Ord. 12-14 provides that the Architectural Design Requirements of the State Highway 32 Overlay District shall apply. The pending PUD Ordinance amendment (1606-PUD-07) proposes the following standard to replace and supersede the otherwise applicable architectural standards:

A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.

As proposed, the plans comply with the proposed amendment; however, the below comments are in review of the standards currently applicable until the proposed amendment is approved by the Council.

The plans comply with Article 5.3(K) (SR32 Overlay District), except for those items identified as outstanding below:

41) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

42) Building Elevations:

- a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- b) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

Comment: The south, west and north elevations exceed ninety (90) feet in length; however, no façade offset is provided. Please revise accordingly.

- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

43) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

Comment: The site plan denotes a door on site plan on the west elevation; however, the elevations do not depict a door. The elevations depict two doors on the west end of the south elevation; however, the site plan only depicts one door. Please revise site plan and/or elevations accordingly.

- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

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

Comment: The north elevation includes downspouts exterior to the façade and are colored to match or complement the abutting building materials.

45) Flat Roofs:

- a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

Comment: Additional consideration is warranted to further enhance the treatment of the cornice to qualify as articulated, three-dimensional, as depicted by the referenced figure.

FIGURE 5.3(9): ARTICULATED CORNICE



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

- c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

- i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.

Comment: The proposed building does not propose a change in roofline. As a result, (ii) below applies.

- ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION.

FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION

The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.



Comment: Building does not comply with the minimum vertical change of four (4) feet (exception north elevation, which complies) and the south and west elevations exceed the permitted roof line length without modulation.

Roofline	Total Length +/-	Roof Height Difference +/-	Maximum Length of Roofline without Modulation +/-
East Elevation	80 feet	Minimum: 24'-10" Maximum: 26'-10" (2' difference)	60 feet (complies)
South Elevation	124 feet	Minimum: 23'-6" Maximum: 26'-10" (3'-4" difference)	65 feet (exceeds by 5 feet)
West Elevation	94 feet	Minimum: 24'-10" Maximum: 26'-10" (2' difference)	76 feet (exceeds by 16 feet)
North Elevation	134 feet	Minimum: 22'-10" Maximum: 26'-10" (4' difference; complies)	53 feet (complies)

- d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

46) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.

47) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

FIGURE 5.3(15): WINDOW ACCENTS



Comment: Window treatment does not appear to be proposed (with exception of canopy for select windows if qualified). Please identify and label accordingly. Please revise if appropriate to comply with the above.



- 48) Awnings: (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS. (ii) Awnings shall be made of a non-reflective material. (iii) All awnings shall be kept in good repair. (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.
- 49) Drive-thru windows and lanes shall not be permitted in between the 146th Street or Ditch Road right-of-way line and the Building Facade nearest to said right-of-way line.
- 50) Building Materials:
- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
 - c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
Comment: Please identify percentage of each building material per façade. Will be further reviewed for compliance.
 - d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
Comment: Please identify percentage of each building material per facade. Will be further reviewed for compliance.
 - e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from 146th Street or Ditch Road.
- 51) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

DESIGN STANDARDS (Chapter 8 of UDO)

The Development Plan complies except for those items identified as outstanding below, that need addressed prior to approval:

52) Easement Standards (Article 8.3)

Comment: Please coordinate with the Public Works Department and utility providers. Please note comment herein regarding sign and access easements.

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

Comment: Please add a delineated crossing from sidewalk abutting the street along the north lot line to the sidewalk along the north building façade.

b) Perimeter / External Pedestrian Network Standards:

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

55) Surety Standards (Article 8.12)

56) Utility Standards (Article 8.13)

Comment: Please coordinate with utility providers.

DEPARTMENT COMMENTS

- 1) **Action:** Hold a public hearing at the June 6, 2016, Plan Commission meeting.
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

CRITERIA CHECKLIST

PROJECT DATA

PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED

LAND INFORMATION

LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAINAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

ZONING INFORMATION

EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

OPERATIONS INFORMATION

DRIVE THRU ALLOWED	PERMITTED
24 - HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED

SIGNAGE LOCATION & REQUIREMENTS: COORDINATED WITH SIGN VENDOR

LANDSCAPE INFORMATION

EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD PUD PROVIDED: (530' LF) 18 EVERGREEN TREES INTERIOR REQ'D = 10 SHADE, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (0.60± ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

ACCESS INFORMATION

CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
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DECELERATION LANES	ACCEL. TAPERS AND DECEL. TAPERS ARE ANTICIPATED AT BOTH RIGHT IN / RIGHT OUT ENTRANCES.
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LINES OF SITE

MAJOR ROAD JURISDICTION: DITCH ROAD

MINOR ROAD JURISDICTION: 146TH STREET

STORM AND UTILITY INFORMATION

STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

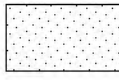
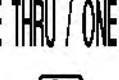
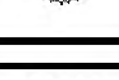
SITE DATA

SITE AREA	1.92 ACRES ± (83,598 S.F.)
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	12,900 S.F.
BUILDING DENSITY	12,900 S.F. (BLDG)
	83,598 S.F. (LOT)
	= 15%
MAXIMUM BUILDING DENSITY	N/A

SITE QUANTITIES

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	+1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND CUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1,153 S.Y. ±

PROPOSED SITE LEGEND

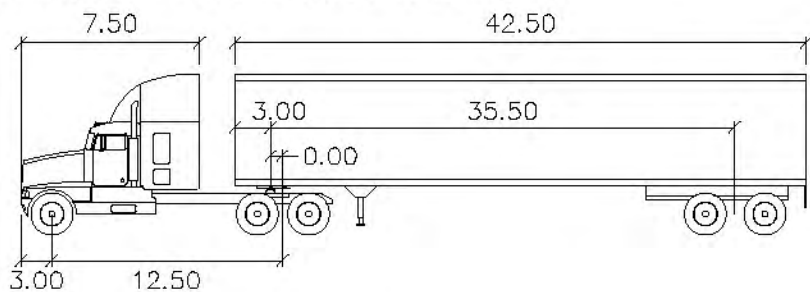
	DIRECTIONAL ARROWS, PAINTED WHITE		HEAVY DUTY ASPHALT PAVEMENT
	WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE		RIGHT-OF-WAY ASPHALT PAVEMENT
	ADA ACCESSIBLE PARKING SPACE		CONCRETE PAVEMENT / SIDEWALK
	CONCRETE TRANSFORMER PAD		ORNAMENTAL TREE
	ORNAMENTAL TREE		SHADE TREE
	EVERGREEN TREE		

RISK ASSESSMENT:

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.
2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.
3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.
4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.
5. SITE MUST COMPLY WITH HARMONY PUD. BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.
6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.
7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

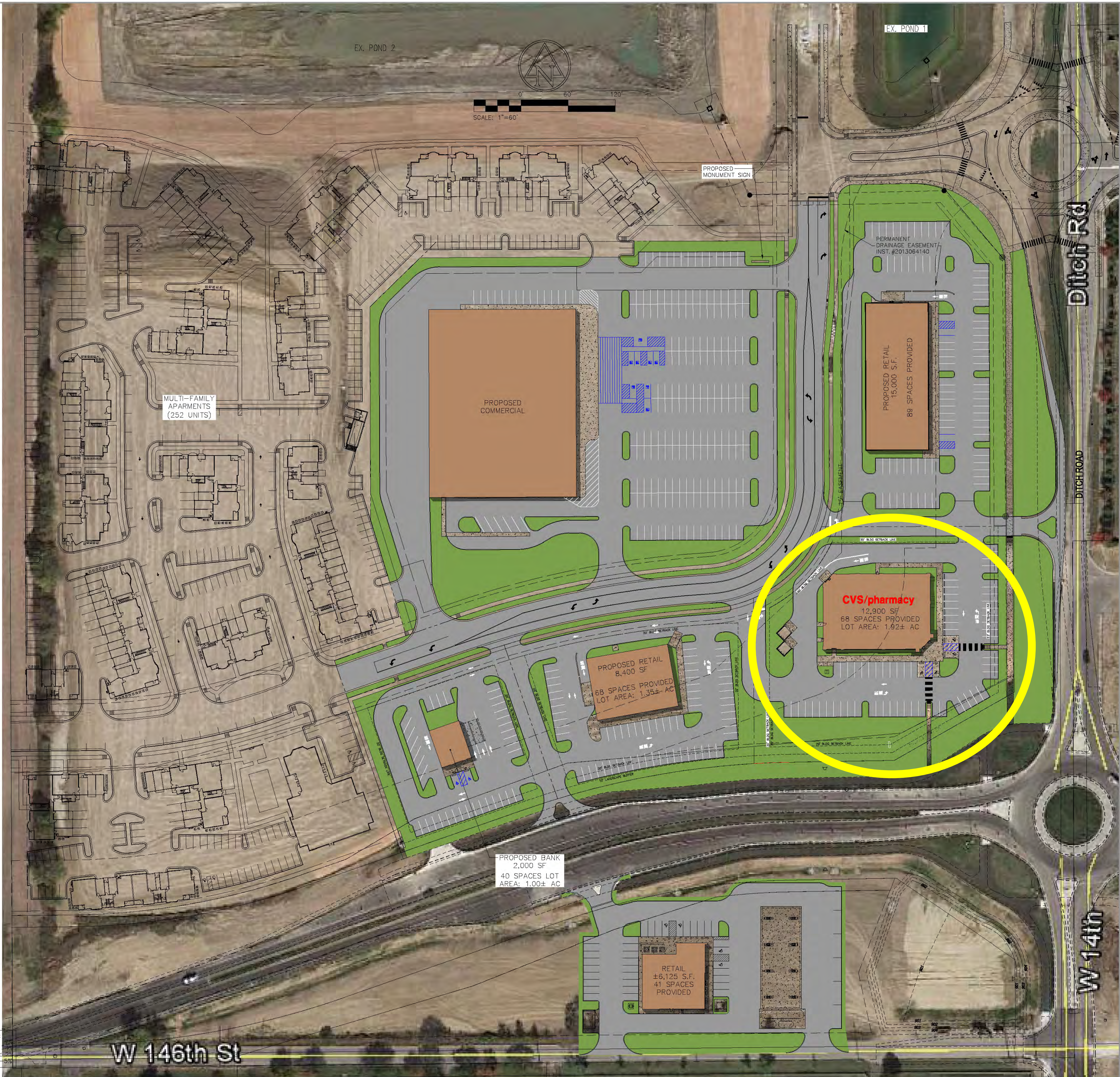
GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.
3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.
4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

ACCEPTABLE GRADES:	
ENTRANCE	
UNLOADING TRUCK	
HANDICAP PATH	
PARKING	1 1/2-5%

**CVS**
pharmacy12,900 TYPE-A-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD

WESTFIELD, INDIANA

PROJECT TYPE:

DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN
STRUCTUREPOINT
INC.7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p.(317) 547-5580 f.(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

REVISIONS:

PLANNING MGR: ART

DRAWING BY: RCB

DATE: 02-25-2016

JOB NUMBER: 2015.00275

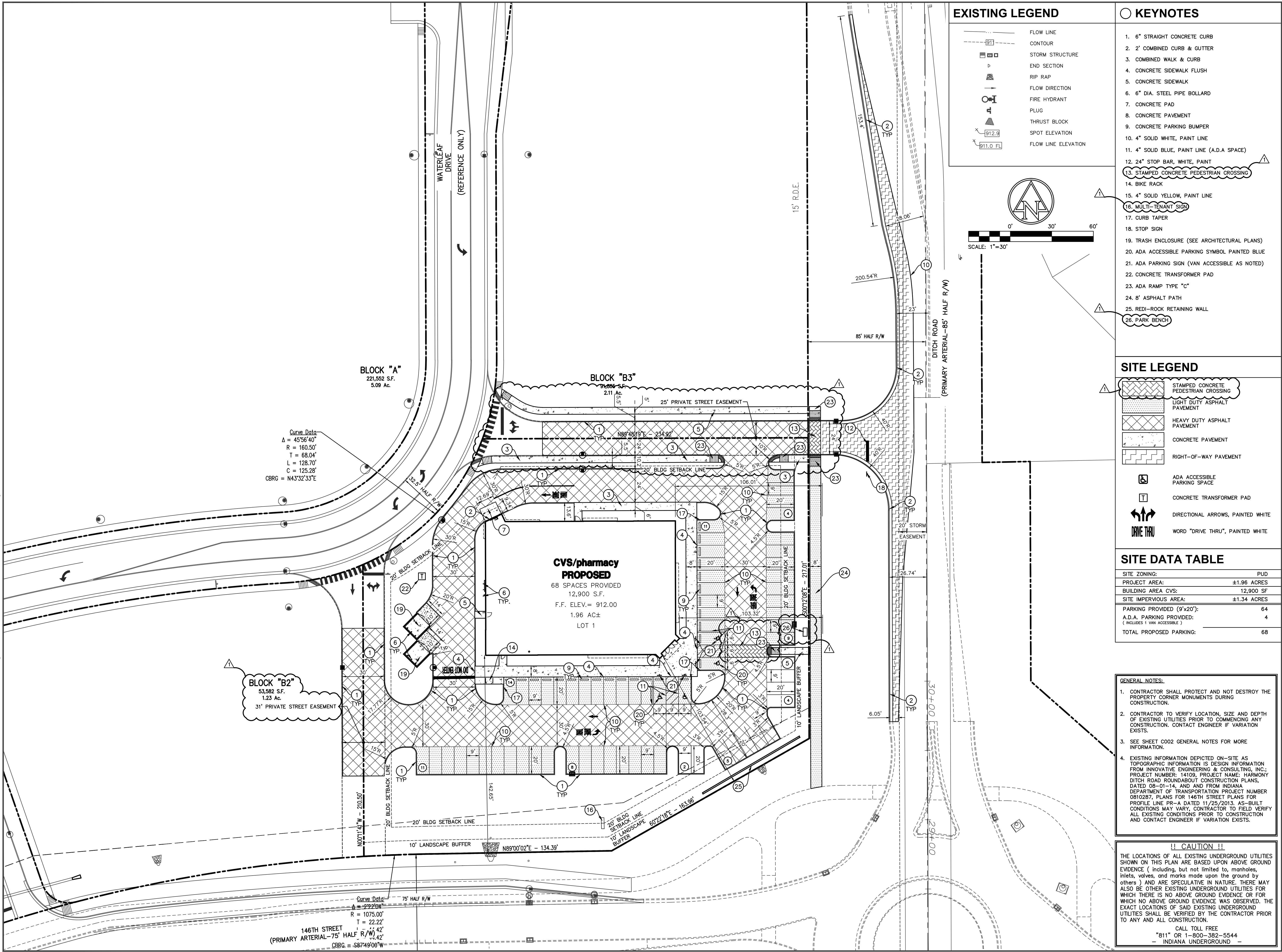
TITLE: SCHEMATIC SITE PLAN

SHEET NUMBER:

SK-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

PLOT DATE: 5/27/2016 2:31 PM
PLOT SCALE: 1"=30'
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EDIT DATE: 5/27/2016
EDITED BY: USONCEGEATH

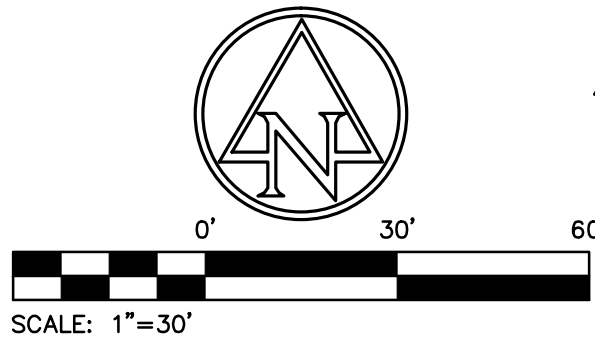


EXISTING LEGEND

- FLOW LINE
- CONTOUR
- STORM STRUCTURE
- END SECTION
- RIP RAP
- FLOW DIRECTION
- FIRE HYDRANT
- PLUG
- THRUST BLOCK
- SPOT ELEVATION
- FLOW LINE ELEVATION

KEYNOTES

- 6" STRAIGHT CONCRETE CURB
- 2' COMBINED CURB & GUTTER
- COMBINED WALK & CURB
- CONCRETE SIDEWALK FLUSH
- CONCRETE SIDEWALK
- 6" DIA. STEEL PIPE BOLLARD
- CONCRETE PAD
- CONCRETE PAVEMENT
- CONCRETE PARKING BUMPER
- 4" SOLID WHITE, PAINT LINE
- 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
- 24" STOP BAR, WHITE, PAINT
- STAMPED CONCRETE PEDESTRIAN CROSSING
- BIKE RACK
- 4" SOLID YELLOW, PAINT LINE
- MULTI-TENANT SIGN
- CURB TAPER
- STOP SIGN
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
- ADA ACCESSIBLE PARKING SYMBOL PAINTED BLUE
- ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- CONCRETE TRANSFORMER PAD
- ADA RAMP TYPE "C"
- 8' ASPHALT PATH
- REDI-ROCK RETAINING WALL
- PARK BENCH



SITE LEGEND

- STAMPED CONCRETE PEDESTRIAN CROSSING
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RIGHT-OF-WAY PAVEMENT
- ADA ACCESSIBLE PARKING SPACE
- CONCRETE TRANSFORMER PAD
- DIRECTIONAL ARROWS, PAINTED WHITE
- WORD "DRIVE THRU", PAINTED WHITE

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	±1.96 ACRES
BUILDING AREA CVS:	12,900 SF
SITE IMPERVIOUS AREA:	±1.34 ACRES
PARKING PROVIDED (9'x20'):	64
A.D.A. PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	4
TOTAL PROPOSED PARKING:	68

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- EXISTING INFORMATION DEPICTED ON-SITE AS TOPOGRAPHIC INFORMATION IS DESIGN INFORMATION FROM INNOVATIVE ENGINEERING & CONSULTING, INC.; PROJECT NUMBER: 14108; PROJECT NAME: HARMONY DITCH ROAD ROUNDABOUT CONSTRUCTION PLANS, DATED 08-01-14, AND FROM INDIANA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 0810287, PLANS FOR 146TH STREET PLANS FOR PROFILE LINE PR-A DATED 11/25/2013. AS-BUILT CONDITIONS MAY VARY. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

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

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

CVS

pharmacy

12,900 TYPE-A-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX
146th STREET AND DITCH ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

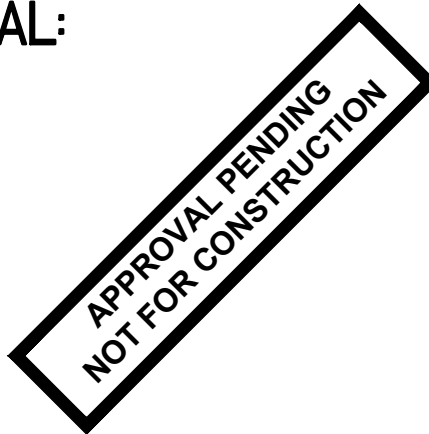
CONSULTANT:



DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

05-27-2016 TAC COMMENTS

PLANNING MGR: ART

DRAWING BY: RCB

DATE: 04-29-2016

JOB NUMBER: 2015.01305

TITLE:

SITE PLAN

SHEET NUMBER:

C200

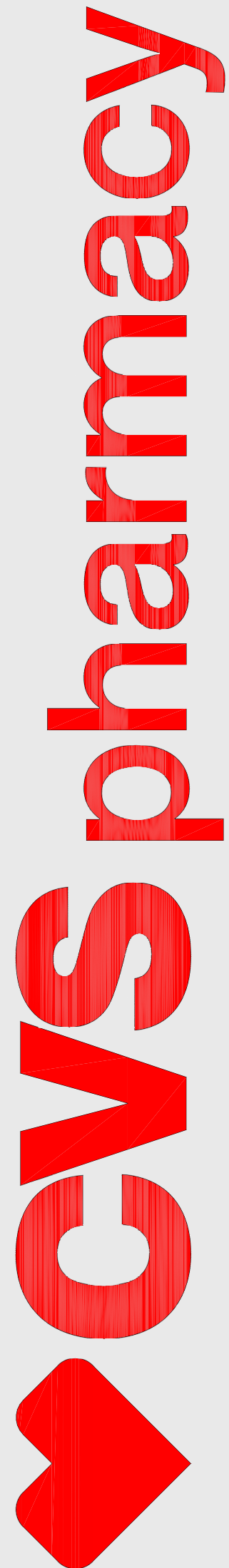
COMMENTS:

NOT RELEASED FOR CONSTRUCTION



FRONT PERSPECTIVE VIEW FROM INTERSECTION 146TH ST. & DITCH RD.

CVS:00000 CS #89946 12900LR 146TH ST. & DITCH RD. WESTFIELD, IN.





EAST ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



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

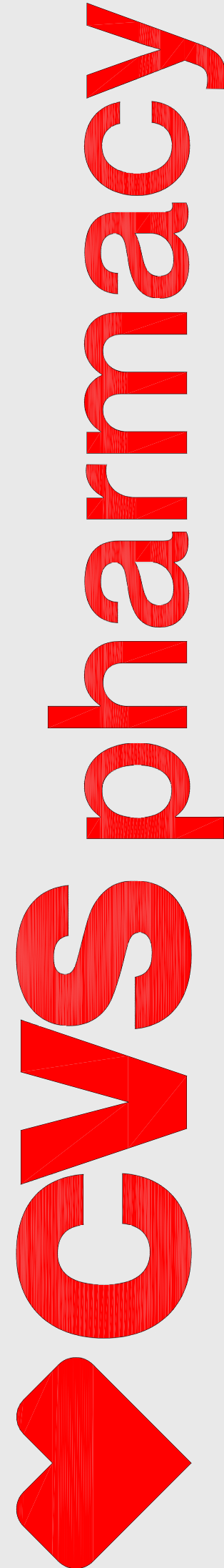


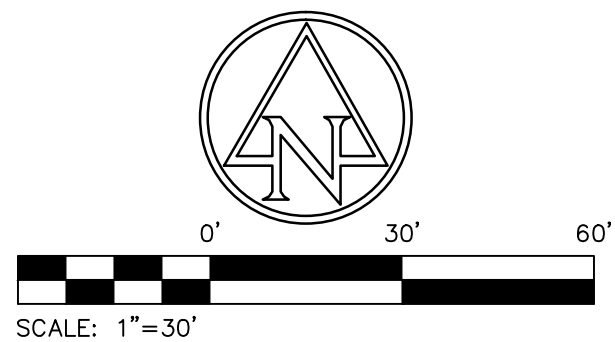
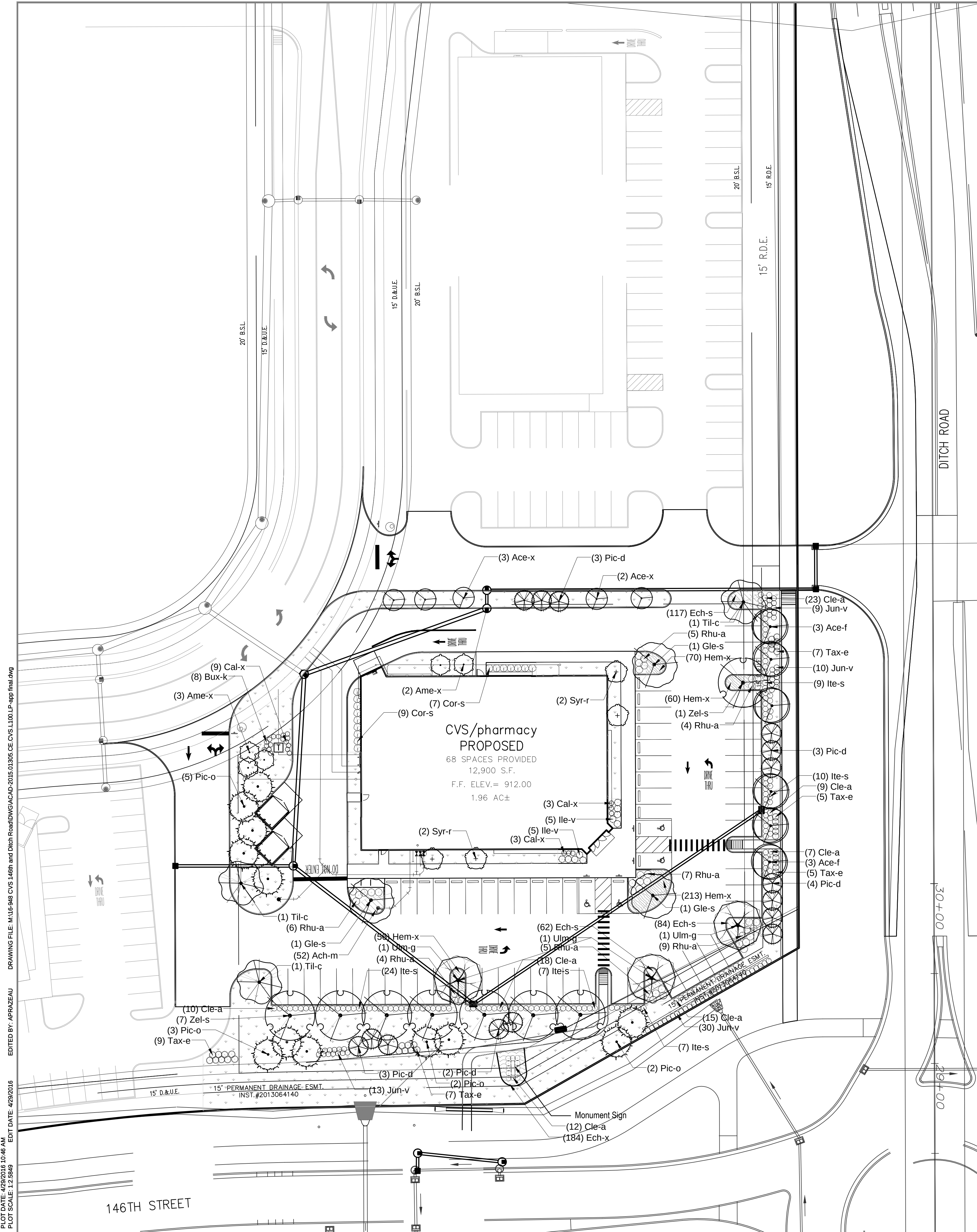
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
Material: Mark	Material: Manufacturer	Material: Description	Sealant: Color
EX1	BORAL	PRO-FIT ALPINE LEDGESTONE - COLOR : UMBER CREEK	
EX2	BELDEN	STRUCTURAL BRICK - COLOR : LIGHTHOUSE VELOUR TEXTURE : VELOUR. SIZE : 4" x 8" x 16"	
EX3	BELDEN	STRUCTURAL BRICK - COLOR : CLARET SMOOTH, TEXTURE : SMOOTH. SIZE : 4" x 8" x 16"	
EX4	NICHIHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18"H x 10'-0"L	
EX5	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOUTUSAN 1.5, COLOR, 9433 80 STO WHITE	

SR 32 Overlay Standards Comparison	
Chapter 5	Description
J. Building Size Requiements	Required: min 5000sq.ft. Provided: 13,525 sq.ft.
K. Architectural Design req'ts Building Elevations	
a. Building Size	Required: provide a defined base, a middle and top with pitched roof or articulated cornice Provided: Comply. Base consists of ledgestone base, middle consisting of structural brick or textured panel system with an articulated cornice at the top
ii. Flat Roofs	a. Required: three dimensional cornice Provided: Comply. b. Required: Cornice fully integrated into architectural design Provided: Comply. c. Required: Vary roof height with a minimum roof difference of 5'-0" from adjacent roof. Maximum horizontal roof line length w/o variation shall be 60% of total building length Provided: Partially Comply. 5'-0" height variance not met. Maximum length of wall variance is below 60% (max 49% along South Elevation).
b. Building Facade:	Required: Facades great than 90 feet in length, shall be designed with offsets at intervals of not greater than 60'-0" in length. Offsets shall be a minimum depth of 4'-0" of the horizontal plane of the overall building. Provided: partially comply. Offsets are created vertical with changes in material, however, the 4'-0" dimension is not part of this design.
c. Material:	Required: Building shall be constructed with same building material quality and level on all facades. Provided: Comply.
d. Openings	Required: Building shall be organized such that opening (windows, doors, etc) line up horizontally an vertically with other openings. Provided: Comply. See use of covered canopies.
e. Gutters/Downspouts	Required: Shall be visibly integrated with the architectural style. Provided: Comply.
f. Roofs	Pitched roofs do not apply.
g. Entry	
i. Main Entry	Required: All building shall be designed with a main entrance and at least two windows associated with the main entrance. Provided: Comply.
ii. Main Entry	Required: Building entrance shall be clearly defined and articulated with multiple architectural elements appropriate to the architectural style and details of the building. Provided: Comply. See tower element.
h. Windows	
i.	Required: All window designs shall be compatible with the style, materials, color and proportion of the building. Provided: Comply.
ii.	Required: Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Provided: Comply with canopies.
i. Awnings	Awnings do not apply.
j. Drive Thru's	Does not apply to elevations review.
k. Building materials	
i.	Required: Masonry shall be the primary exterior building material Provided: Comply.
ii.	Required: Masonry materials shall be used to create a wainscot or brick effect . Provided: Comply.
iii.	Required: 60% of each building facade shall be covered with masonry materials. Provided: All percentages incorporate masonry or products which give the appearance of masonry. East Elevation: 68% South Elevation: 75% West Elevation: 71% North Elevations: 63%
iv.	Required: No more than 25% of the of each building facade may be covered with doors, metal, fiber cement siding, EIFS, polymeric classing, stucco or vinyl exterior material Provided: Do not comply
v.	Required: Increased use of masonry materials and other architectural ornamentation shall be required around building entrances and on building facades visible from St Hwy 32. Provided: Comply

CVS:00000 CS #899946 12900LR 146TH ST. & DITCH RD. WESTFIELD, IN.





ORDINANCE CHART

Zoning: PUD Harmony_Mixed Use District

Per PUD requirements
BUFFERS

Requirement:
North: No Buffers required
West: No Buffers required
South: Landscape Buffer B; 10' width; 1 evergreen tree + 5 evergreen shrubs/ 30 lf
East: Landscape Buffer B; 10' width; 1 evergreen tree + 5 evergreen shrubs/ 30 lf

Required:
South: 355 lf.; 12 evergreen trees + 59 evergreen shrubs
East: 213 lf.; 7 evergreen trees + 36 evergreen shrubs

Provided:
South: 12 evergreen trees + 59 evergreen shrubs
East: 7 Evergreen Trees + 36 evergreen Shrubs

PER UDO REQUIREMENTS

GENERAL SCREENING

Heating and Cooling: Completely screened from view
Dumpster and Loading Areas: 6' high opaque wall.

STREET TREES: By Overall Development

MINIMUM LOT LANDSCAPING REQUIREMENTS: 1.96 acres
Requirement: 10 Shade Trees + 10 Ornamental or Evergreen + 25 Shrubs/acre
Required: 20 Shade Trees + 20 Ornamental/Evergreen Trees + 49 Shrubs
Provided: 28 Shade Trees + 36 Ornamental Trees + 304 Shrubs

FOUNDATION PLANTINGS

Requirement:
Front Facades: 1 shrub or ornamental tree/12 lf.
Side and Rear: Break up walls with plantings every 40 lf.
Required:
Front Facades: 137 + 96 lf. = 233 lf.; 20 ornamental trees or shrubs
Side and Rear: 233 lf.; 3 areas of plantings

Provided:
Front Facades: 4 ornamental trees + 6 ornamental grasses + 10 shrubs
Side and Rear: 3 areas of plantings; 2 ornamental trees + 16 shrubs

MONUMENT SIGNS

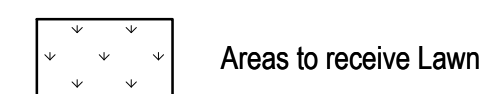
Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign
Required: Unknown at this time.
Provided: 270 s.f. of planting bed

INTERIOR PARKING = 68 spaces/23,479 sf
Requirement: 10% in islands; 1 Tree + 4 Shrubs per island.
Required: 2,350 s.f. of islands.
Provided: 2,486 s.f. in 11 islands; 11 trees/2 trees provided elsewhere on site to accommodate side walks + 46 shrubs

PERIMETER PARKING: 402 lf.

Requirement: 1 Tree/30 lf + 1 Shrub/3 lf parking area
Required:
East: 17 spaces @ 9 width = 153 lf.; 5 trees + 51 shrubs
South: 25 spaces @ 9 width = 225 lf.; 8 trees + 80 shrubs
Provided:
East: 5 trees + 51 shrubs
South: 8 trees + 80 shrubs

HATCH LEGEND



GENERAL LANDSCAPE & PLANTING NOTES

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



12,900 TYPE-A-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD

WESTFIELD, INDIANA

PROJECT TYPE:

DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

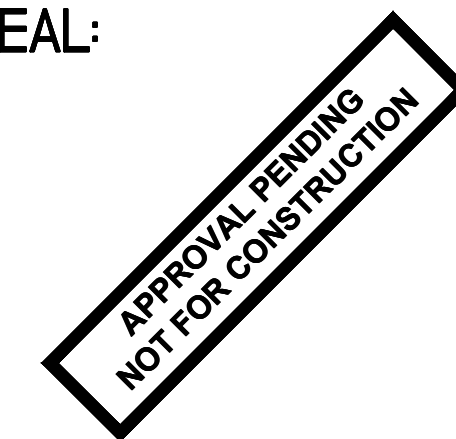
CONSULTANT:



DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:



REVISIONS:

PLANNING MGR:

DRAWING BY: LBK

DATE: 04-28-2016

JOB NUMBER: 2015.01365

TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

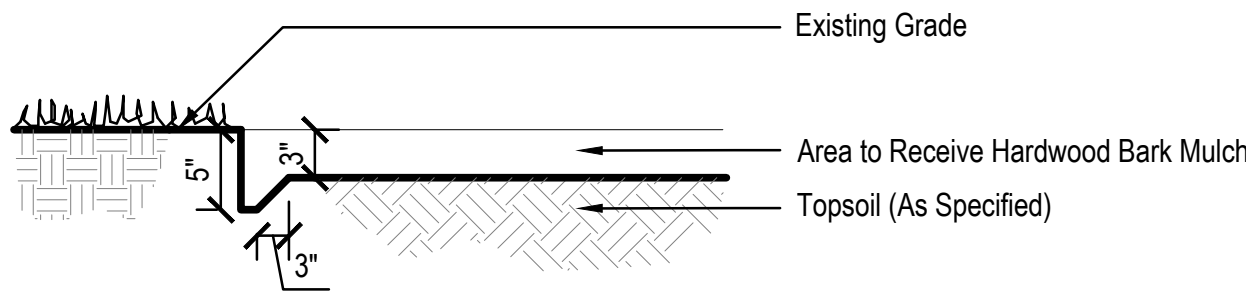
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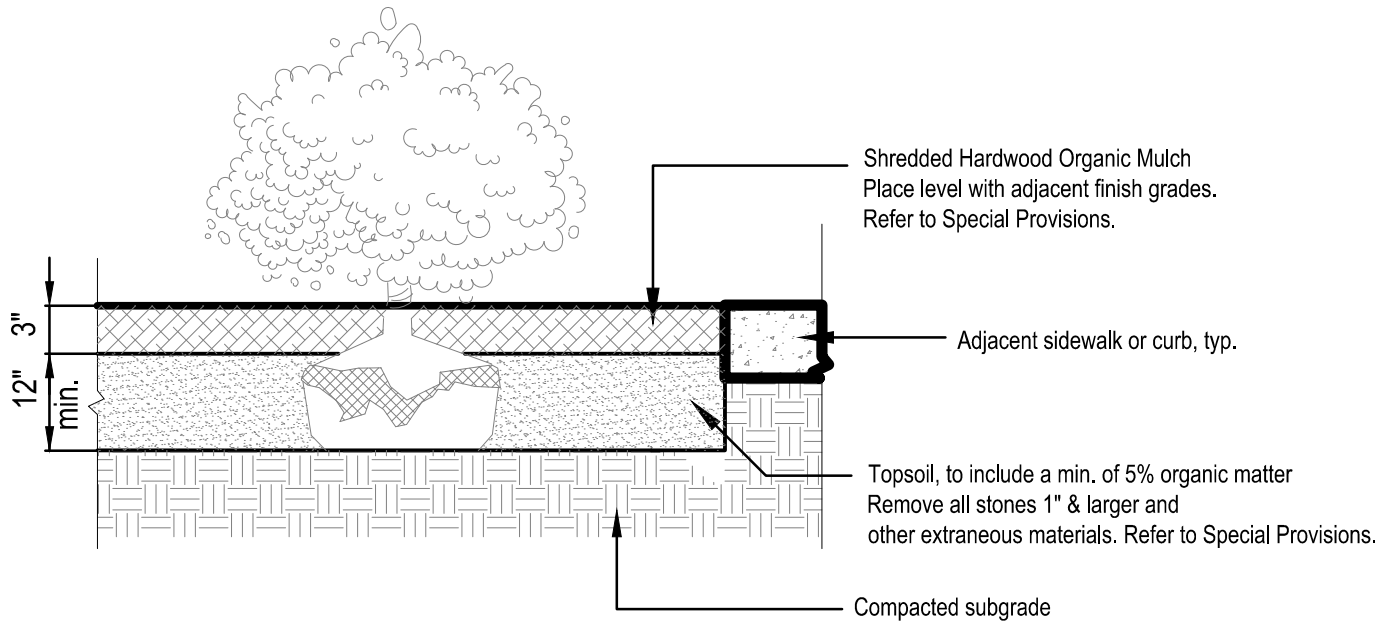
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EDITED BY: APR/AZE/EAU
EDIT DATE: 4/29/2016

PLOT DATE: 02/29/2016 10:46 AM EDIT DATE: 4/29/2016 EDITED BY: APRAJEABU DRAWING FILE: M115-946 CVS 146th and Ditch Road(DWG)CAD-2015.01365 CE CVS L101.LP-app final.dwg

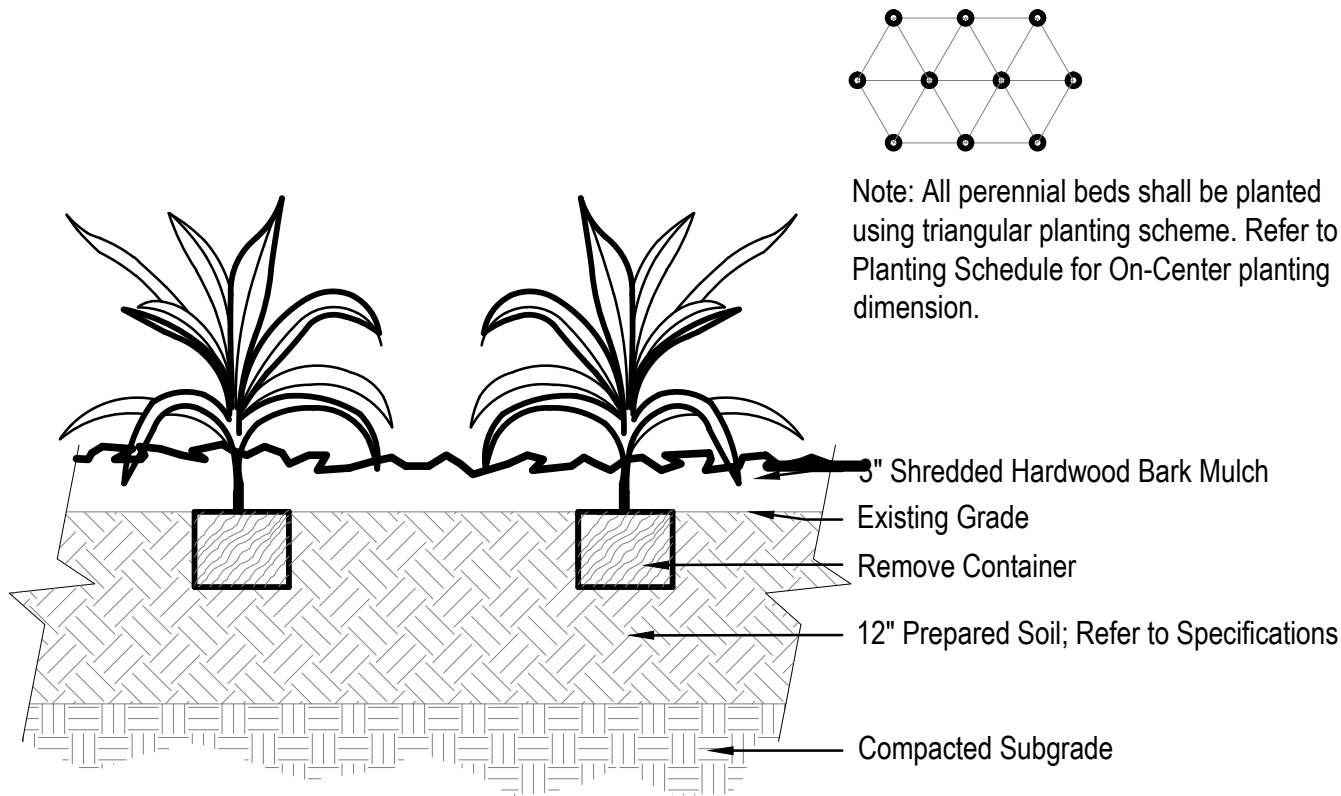
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	5	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-f	6	Acer rubrum `Franksred`	Red Sunset Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	3	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Til-c	3	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-g	3	Ulmus x `Morton Glossy`	Triumph Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	8	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Pic-d	15	Picea glauca `Densata`	Black Hills Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	12	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	2"Cal	multi-trunk; matched
Syr-r	4	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Bux-k	8	Buxus x koreana `Winter Gem`	Winter Gem Boxwood	container	24"	space @ 3`-0" o.c., allow to mass
Cle-a	87	Clethra alnifolia `Hummingbird`	Hummingbird Summersweet	container	24"	space @ 3`-0" o.c.
Cor-s	16	Cornus sericea `Cardinal`	Cardinal Red-twig Dogwood	container	24"	space @ 4`-0" o.c.
Ile-v	10	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	container	24"	space @ 4`-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Ite-s	57	Itea virginica `Sprich`	Little Henry Virginia Sweetspire	container	24"	space @ 3`-0" o.c.
Jun-v	62	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	container	18" spread	space @ 3`-0" o.c., allow to mass
Rhu-a	31	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	container	18" spread	space @ 4`-0" o.c., allow to mass
Tax-e	33	Taxus x media `Everlow`	Everlow Yew	container	18" spread	space @ 4`-0" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cal-x	15	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	REMARKS
Ach-m	64	Achillea millefolium `Oertel's Rose`	Oertel's Rose Yarrow	1 gal		space @ 18" o.c., triangular spacing
Ech-s	263	Echinacea purpurea `Snowcone`	Snowcone Coneflower	1 gal		space @ 15" o.c., triangular spacing
Ech-x	184	Echinacea x `Pixie Meadowbrite`	Pixie Meadowbrite Purple Coneflower	1 gal		space @ 15" o.c., triangular spacing
Hem-x	116	Heemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal		space @ 15" o.c., triangular spacing



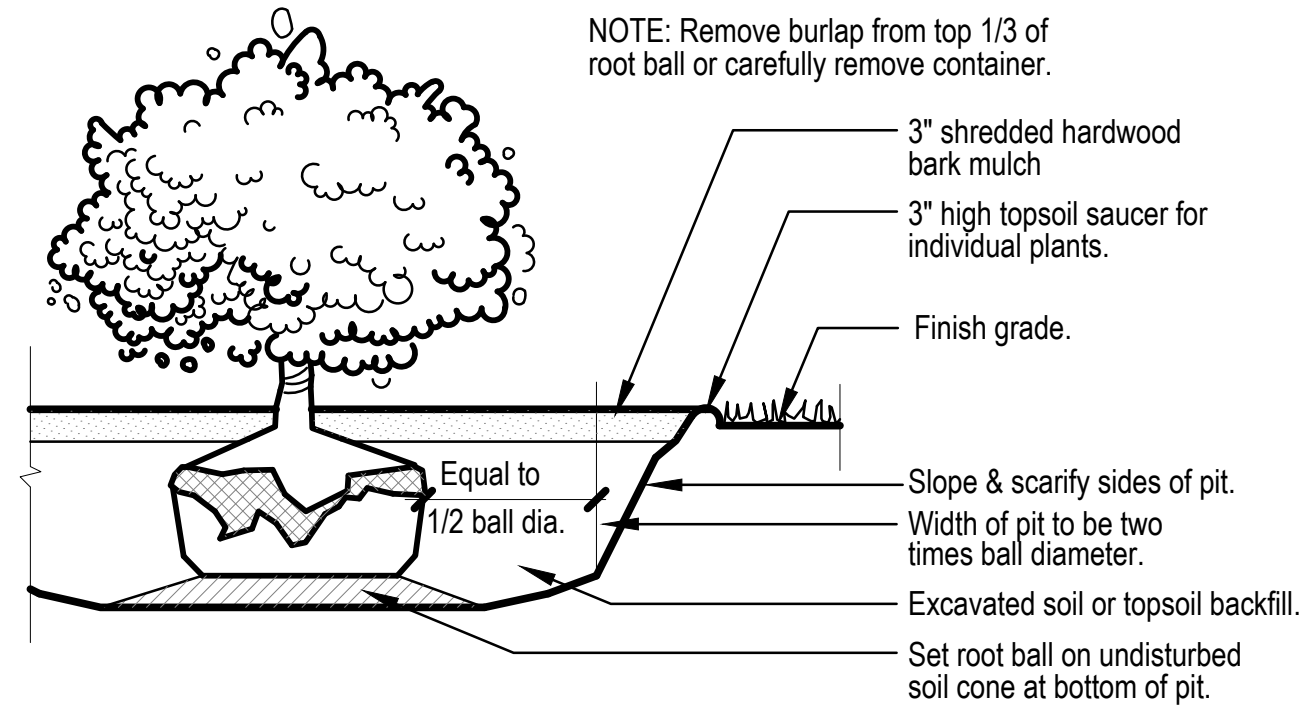
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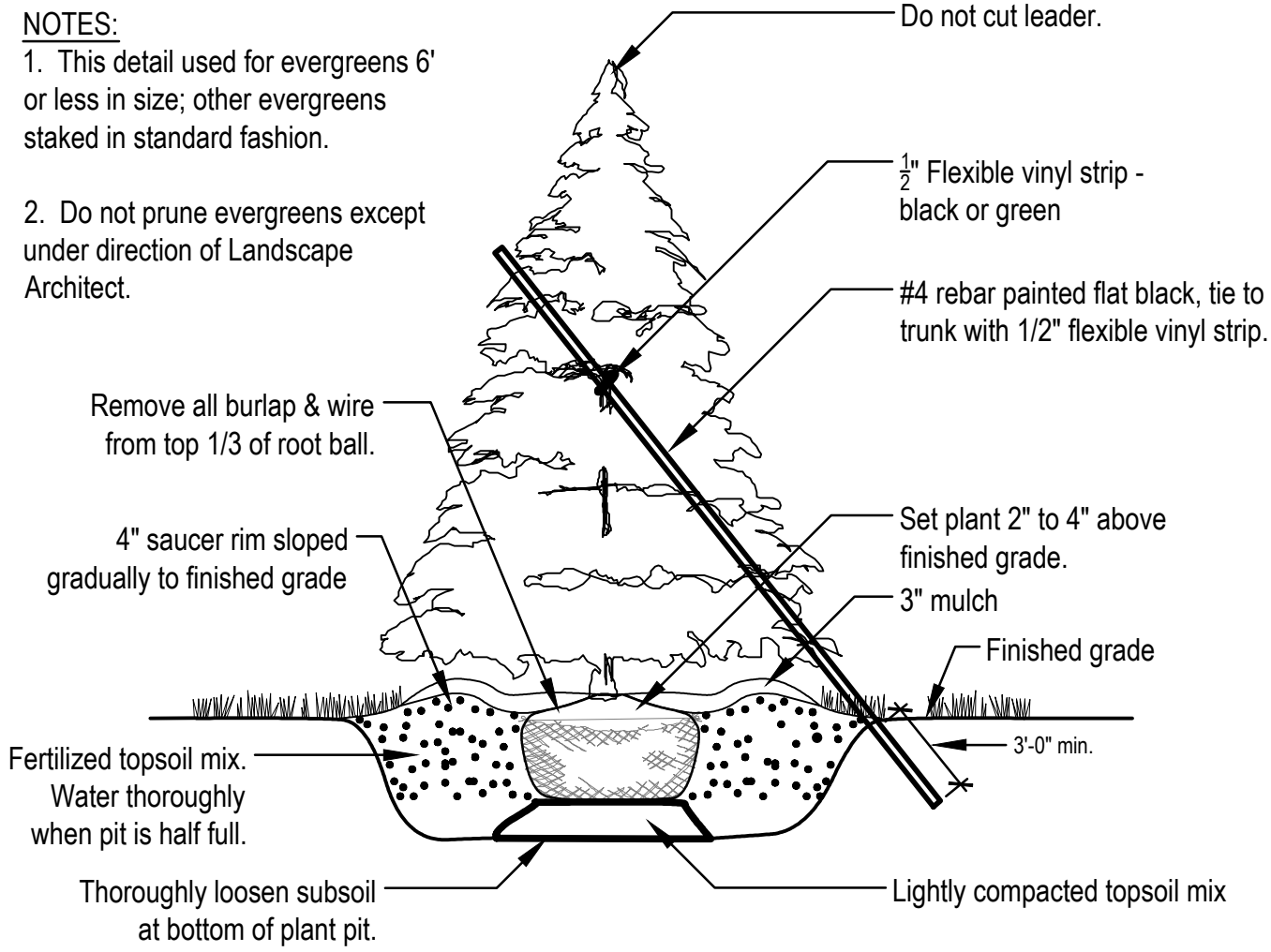
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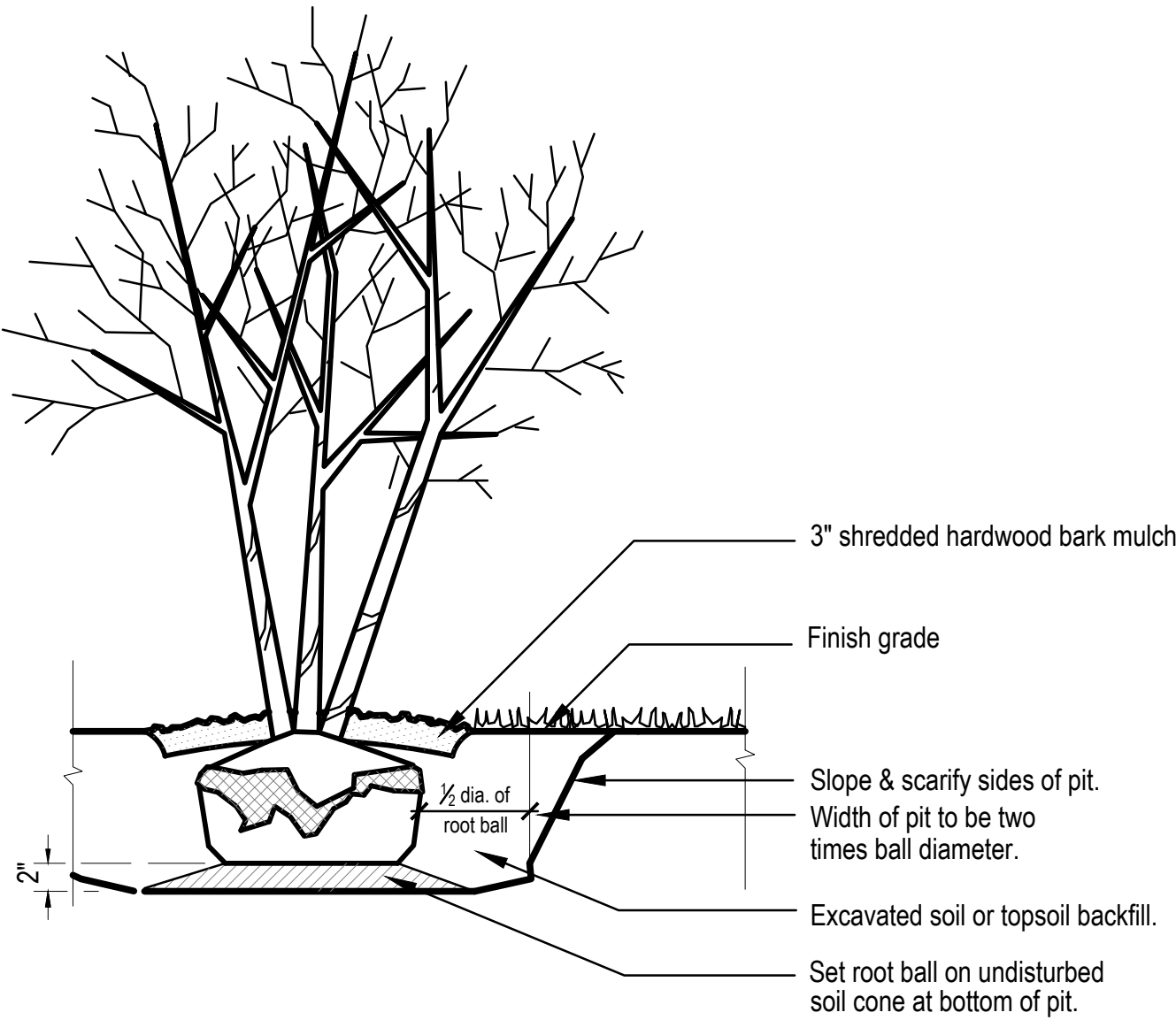
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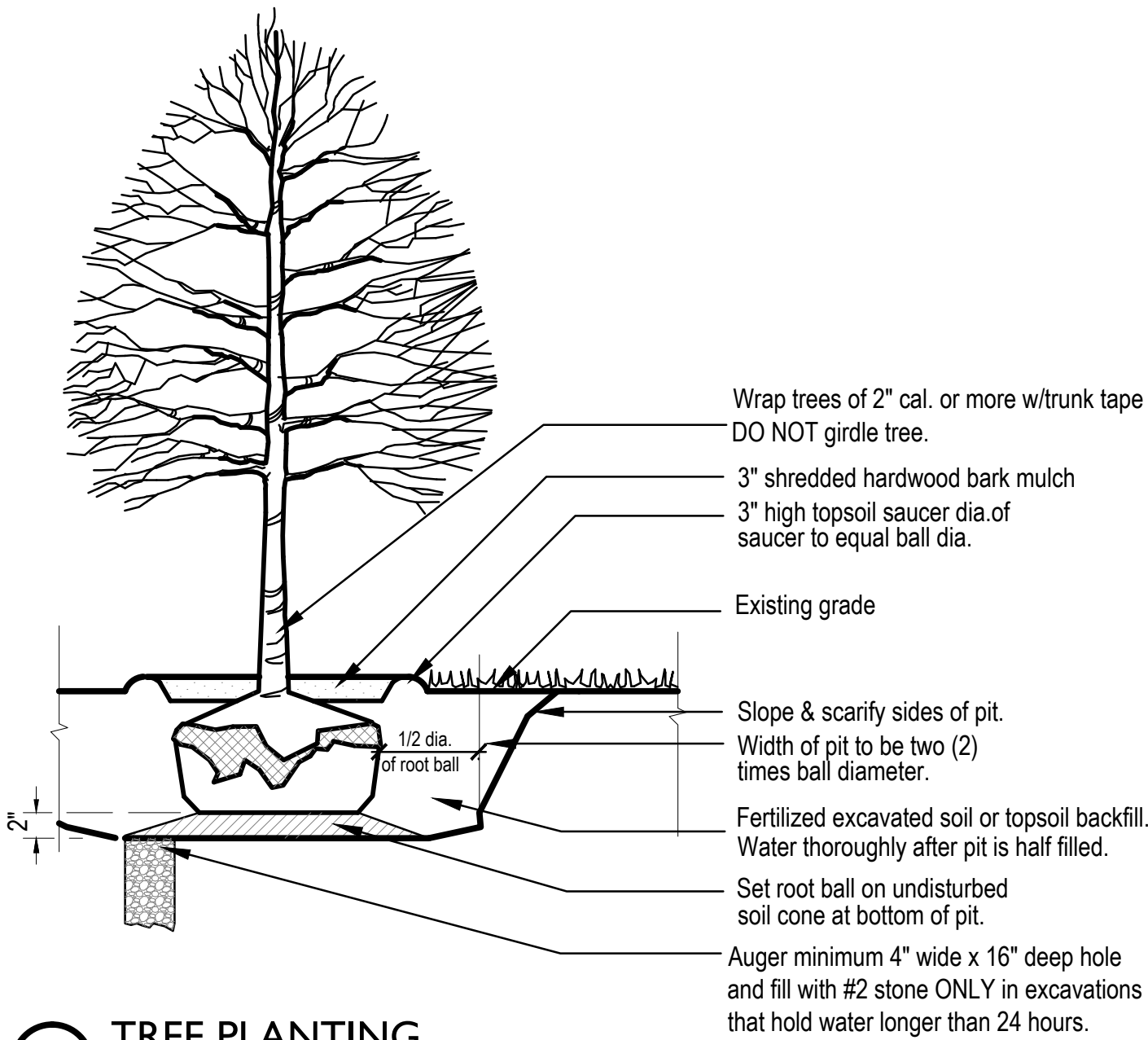
SHRUB PLANTING
Not to Scale



EVERGREEN TREE PLANTING
Not to Scale



MULTI-STEM TREE PLANTING
Not to Scale



TREE PLANTING
Not to Scale

CVS
pharmacy

12,900 TYPE-A-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX
146th STREET AND DITCH ROAD
WESTFIELD, INDIANA
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

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

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

PLANNING MGR:

DRAWING BY: LBK

DATE: 04-28-2016

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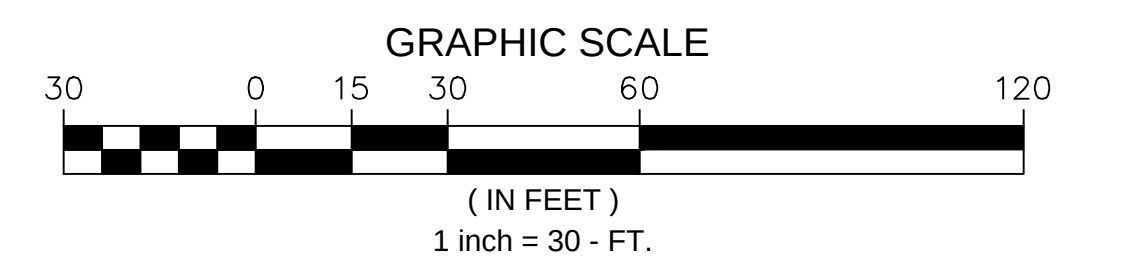
TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:

L101

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

NESCO
 40 HUDSON RD.
 CANTON, MA 02021
 TEL: 781-828-9494
 EMAIL: CVSPans@needhamelectric.com



Calculation Summary									
Project: HUBBELL LIGHTING									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpclr	PtSpctb
CalcPts Extending Out To Zero	ILLUMINANCE	Fc	1.02	37.3	0.0	N.A.	N.A.	10	10
CVS Parking Area & Drives	ILLUMINANCE	Fc	2.15	6.1	1.0	2.15	6.10	10	10

Luminaire Schedule						
Project: FIXTURES BY OTHERS - HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS						
Symbol	Label	Qty	Arrangement	Description	Lum. Lumens	LMF
	OC	4	SINGLE	EVO 41/29 8AR 120	3108	0.903
	F6	18	GROUP	SSL-ECVLXWET-6-UNV-4K-3080	N.A.	0.903
	WP	6	SINGLE	DSXW1 LED 10C 1000 40K TFTM MVOLT	3944	0.903
	WS	2	SINGLE	AZ-5L-LED75-4K-(2)EBU-BB-CTB-BZ	5187	0.903

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD VARIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT. 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS. 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.								
TITLE: PHOTOMETRIC PLAN CVS WESTFIELD, IN		REVISED FROM DRAWING NUMBER(S): <table border="1" style="width: 100%;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>						
		 Hubbell Lighting, Inc. 701 MILLENNIUM BLVD. GREENVILLE, SC 29607						
		DN BY: YWY REV. BY: QUOTE: N/A DRAWING / DESIGN N						
		DATE: 4-19-16 DATE: 16785						

CIMARRON LED

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- IDA approved • IP65

PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

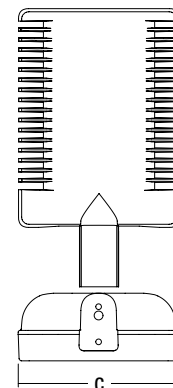
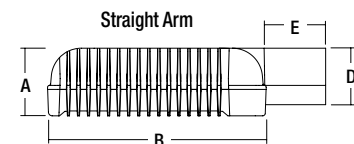
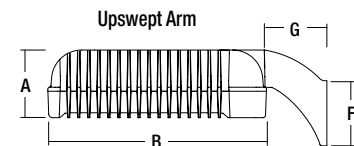


60 LED



90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only

ORDERING INFORMATION SEE NEXT PAGE



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ORDERING INFORMATION ORDERING EXAMPLE: CL1-A-90LU-5K-3-DB-RPA3

SERIES	NO. OF LEDs	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
CL1 Cimarron LED	90L 90 High brightness LEDs 60L 60 High brightness LEDs 30L 30 High brightness LEDs	U³ Universal 120V-277V, 50/60 Hz 1 120V 2 208V 3 240V 4 277V 5 480V, 60 Hz F 347V, 60 Hz E⁴ 220V, 50 Hz	3K 3000K 4K 4000K 5K 5000K AM⁷ Amber (590 nm available for "Turtle Friendly" applications (consult factory))	Leave blank for 700mA (standard) 035 350mA Amber CCT only 105 1050 mA (use with 90L only for higher lumen output)	BC⁶ Backlight control CD² Continuous dimming WB Wall bracket RPA3 3" Round pole adapter RPA4 4" Round pole adapter RPA5 5" Round pole adapter RPA6 6" Round pole adapter F(X)^{3,4} Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, F-347V) VG Vandal guard 7PR Photocell receptacle (7-pin ANSI C136.41—2013 receptacle for use with standard Twist-Lock® photo controls, shorting caps, and ANSI C136.41 external wireless control devices. Select SCL option to add occupancy sensing capability when using with compatible external wireless devices.
MOUNTING		DISTRIBUTION			
A Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)		2 Type II 3 Type III 4 Type IV 5M Type V Medium 5S Type V Short 5W Type V Wide 2L Type II Rotated 90° left 3L Type III Rotated 90° left 4L Type IV Rotated 90° left 2R Type II Rotated 90° right 3R Type III Rotated 90° right 4R Type IV Rotated 90° right 1A Auto Front Row Type I 1AR Auto Front Row Type I Rotated 90° right 1AL Auto Front Row Type I Rotated 90° left 2A Auto Front Row Type II 2AR Auto Front Row Type II Rotated 90° right 2AL Auto Front Row Type II Rotated 90° left			
AD Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)					
MAF Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm					
		COLOR			
		DB Dark Bronze BL Black WH White GR Gray PS Platinum Silver RD Red (premium color) FG Forest Green (premium color) CC Custom Color			

Notes: 1 - For BL option 90L and 60L; N/A 347V & 480V
2 - BL & CD cannot be combined
3 - Fuse option not available with universal voltage
4 - Select F3 fusing option for 220V
5 - Photocell receptacle not available with BL option
6 - Recommended for Type III and IV distributions only
7 - Available in 350mA drive current only Type IV, 5M
8 - 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings (see accessories)
9 - Must specify 120V, 208V, 240V or 277V; not available with PR option; consult factory for 347V and 480V application, not available with BL or CD options.
10 - Not available with AD arm
11 - Not available with 480V
12 - Not available with 347V or 480V
13 - Not available with WIR or WIRSC
14 - Not available with SCO, SCL, SCP or SCPW

CONTROLS GUIDE

As energy codes become more restrictive and we push for sustainable lighting designs, the integration of lighting controls and luminaires have become more and more important. Hubbell Lighting offers numerous outdoor lighting controls solutions for the most demanding applications. Visit the link below to learn more about energy-saving controls.

www.hubbellighting.com/solutions/controls/

PIR MOTION/OCCUPANCY CONTROL OPTIONS

- SCO^{10,12,13}** On/Off control (line voltage device not for use with 7PR receptacle option and external wireless control devices)
- SCL^{10,12,13}** Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle. Consult control manufacturer for compatibility.
- SCP^{8,10,12,13}** Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices). A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to .75 X luminaire mounting height (approx. distance))
- SCPW^{8,10,12,13}** Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices); A minimum of one SCP-REMOTE accessory remote control required for configuration. (Wide lens with motion detection radius equal to 1.3 X luminaire mounting height (approx. distance))

WIRELESS CONTROL OPTIONS

- WIR^{11,14}** wiSCAPE Fixture Module, in-fixture relay for wireless lighting control
- WIRSC^{10,12,14}** wiSCAPE Fixture Module, in-fixture relay for wireless lighting control and motion/occupancy control



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ENERGY SAVING DATA

#LEDS	DRIVE CURRENT	SYSTEM WATTS		DIST. TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					Amber (590)				
		120-277V	347-480V		LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
30	700 mA	70W	80W	1A	8244	118	1	0	1	8162	117	1	0	1	—	—	—	—	—
				2A	8202	117	1	0	1	8121	116	1	0	1	—	—	—	—	—
				2	7715	110	2	0	3	7639	109	2	0	2	—	—	—	—	—
				3	7712	110	2	0	2	7635	109	2	0	2	—	—	—	—	—
				4	7803	111	1	0	2	7726	110	1	0	2	—	—	—	—	—
				5S	8374	120	3	0	0	8291	118	3	0	0	—	—	—	—	—
				5M	7940	113	3	0	1	7862	112	3	0	1	—	—	—	—	—
				5W	7667	110	3	0	2	7591	108	3	0	2	—	—	—	—	—
				1A	16171	120	1	0	2	16011	119	1	0	1	—	—	—	—	—
				2A	16088	119	1	0	2	15929	118	1	0	2	—	—	—	—	—
60	700 mA	135W	150W	2	15134	112	3	0	3	14984	111	3	0	3	—	—	—	—	—
				3	15127	112	3	0	3	14977	111	3	0	3	—	—	—	—	—
				4	15306	113	2	0	3	15154	112	2	0	3	2488	51	0	0	1
				5S	16426	122	4	0	0	16263	120	4	0	0	—	—	—	—	—
				5M	15575	115	4	0	2	15421	114	4	0	2	2533	51	2	0	1
				5W	15040	111	4	0	3	14891	110	4	0	3	—	—	—	—	—
				1A	23781	116	2	0	2	23546	115	2	0	2	—	—	—	—	—
				2A	23659	115	2	0	2	23425	114	2	0	2	—	—	—	—	—
				2	22255	109	3	0	4	22035	107	3	0	4	—	—	—	—	—
				3	22246	109	3	0	4	22026	107	3	0	4	—	—	—	—	—
90	700 mA	205W	225W	4	22509	110	3	0	4	22286	109	3	0	4	3558	76	1	0	1
				5S	24156	118	5	0	0	23916	117	5	0	0	—	—	—	—	—
				5M	22905	112	4	0	2	22678	111	4	0	2	3596	76	2	0	1
				5W	22117	108	5	0	3	21899	107	5	0	3	—	—	—	—	—
				1A	31708	98	2	0	2	31394	97	2	0	2	—	—	—	—	—
				2A	31545	97	2	0	2	31233	96	2	0	2	—	—	—	—	—
				2	29674	91	4	0	5	29380	90	3	0	5	—	—	—	—	—
				3	29661	91	3	0	4	29367	90	3	0	4	—	—	—	—	—
				4	30011	92	3	0	5	29714	91	3	0	5	—	—	—	—	—
				5S	32207	99	5	0	0	31888	98	5	0	0	—	—	—	—	—
90	1050mA	325W	350W	5M	30539	94	5	0	3	30237	93	5	0	3	—	—	—	—	—
				5W	29490	91	5	0	4	29198	90	5	0	4	—	—	—	—	—

ENERGY DATA	
Power Factor	>.9
Total Harmonic Distortion	<10%

AUTOMOTIVE DEALERSHIP OPTICS

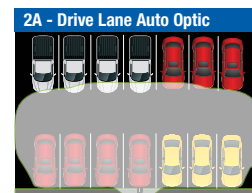
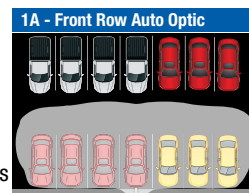
For Automotive Dealership applications Spaulding Lighting has developed two optics designed for enhanced and proper lighting of the auto dealership merchandise and the front row 1A and interior rows 2A (See CL1 distribution information for details)

Optic 1A

- Maximum illumination on front row display
- Maximum pole spacing

Optic 2A

- Excellent front row illumination and drive lane
- Optimal uniformity for drive lane and interior rows

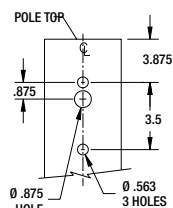


ACCESSORIES/REPLACEMENT PARTS - Order Separately

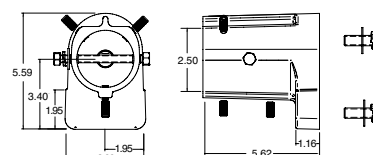
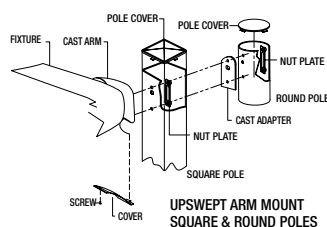
Catalog Number	Description
CR-RPA3-XX ¹	Round pole adapter for straight arm (3/4 - 3 3/4")
CR-RPA4-XX ¹	Round pole adapter for straight arm (3 3/8 - 4 1/2")
CR-RPA5-XX ¹	Round pole adapter for straight arm (5")
CR-RPA6-XX ¹	Round pole adapter for straight arm (6")
CRD-RPA2-XX ¹	Round pole adapter for upswept arm (2 3/4 - 3 1/8")
CRD-RPA3-XX ¹	Round pole adapter for upswept arm (3 1/4 - 3 3/4")
CRD-RPA4-XX ¹	Round pole adapter for upswept arm (3 3/8 - 4 1/2")
CRD-RPA5-XX ¹	Round pole adapter for upswept arm (5")
CRD-RPA6-XX ¹	Round pole adapter for upswept arm (6")
WB-CR-XX ¹	Wall bracket
TPLB-XX ¹	Twin parallel luminaire bracket
MAF-CL-XX ³	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

Catalog Number	Description
SCP-REMOTE ⁹	Remote control for SCP option. Order at least one per project to program and control.
93052458	20KA surge protection with an end of life LED indicator

1 - Replace XX with color choice, eg.: DB for Dark Bronze 2 -When ordering poles, specify Pole Drill Pattern #2 3 - Fixture must include standard 6" arm



#2 DRILL PATTERN FOR POLES



MAF - HORIZONTAL MAST ARM FITTER



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MOUNTING ACCESSORIES

Catalog Number	Description
ARM-CL-K-TA-XX ¹	Adjustable mounting arm for single fixture (2-3/8 tenon) – 5 lbs. 2.3 kgs.
ARM-CL-TK-TA-XX ¹	Adjustable mounting arm for two fixtures at 180° (2-3/8 tenon) – 7 lbs. 3.2 kgs.
ARM-CL-K-S-XX ¹	10" adjustable arm – .5 lbs. .05 kgs. – 5.75 lbs. 2.6 kgs.

1 Replace XX with color choice, eg.: DB for Dark Bronze
2 Fixture must include standard 6" straight arm

ARM-CL-K-TA-XX
ARM-CL-TK-TA-XX



ARM-CL-K-S-XX



TENON TOP POLE BRACKET ACCESSORIES

(2 3/8" OD tenon) (RSS version requires 4" round pole adapter)

Catalog Number	Description
SETA-XX ¹	Square pole tenon adapter (4 at 90 degrees)
RETA-XX ¹	Round pole tenon adapter (4 at 90 degrees)
TETA-XX ¹	Hexagonal pole tenon adapter (3 at 120 degrees)

1 Replace XX with color choice, eg.: DB for Dark Bronze

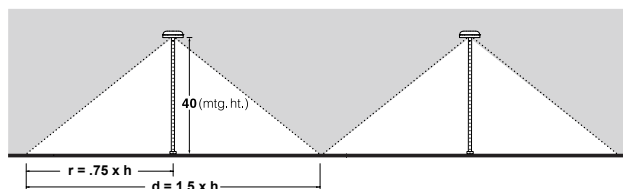
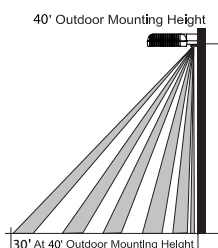
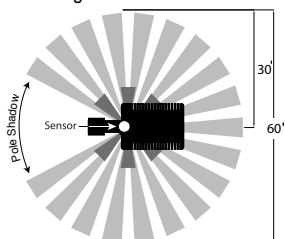
PHOTOCONTROL EQUIPMENT

Catalog Number	Description
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

MOTION CONTROLS

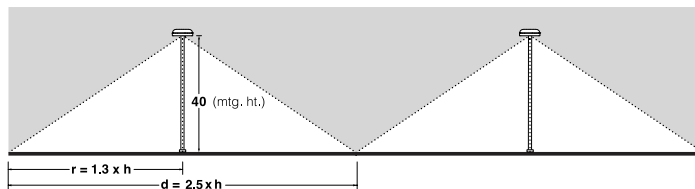
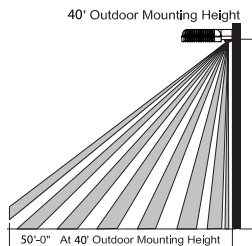
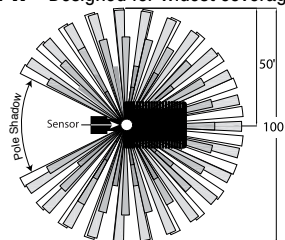
- Start up delay from initial motion detection to fixture illumination is approximately 1-2 seconds
- Vehicle detection is possible however less reliable than human detection; Vehicle detection is dependent upon the following: rate of speed, mounting height of luminaire and vehicle temperature

SCP - Designed for intermediate coverage area



Note: Extreme heat or cold temperatures may limit detection.

SCPW - Designed for widest coverage area



Note: Extreme heat or cold temperatures may limit detection.

SURGE PROTECTION

- Field replaceable surge protection device (SPD) provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3
- The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20μs waveform
- Max surge current = 20,000 Amps (see table)
- LED Indicator – Green LED is unlit at end of life

Pulse Rating (8 x 20 μSec)	
Strikes	Surge
1	20,000 A
2	15,000 A
15	10,000 A
120	3,000 A

	cRUus	CE
I _n	10KA	5KA



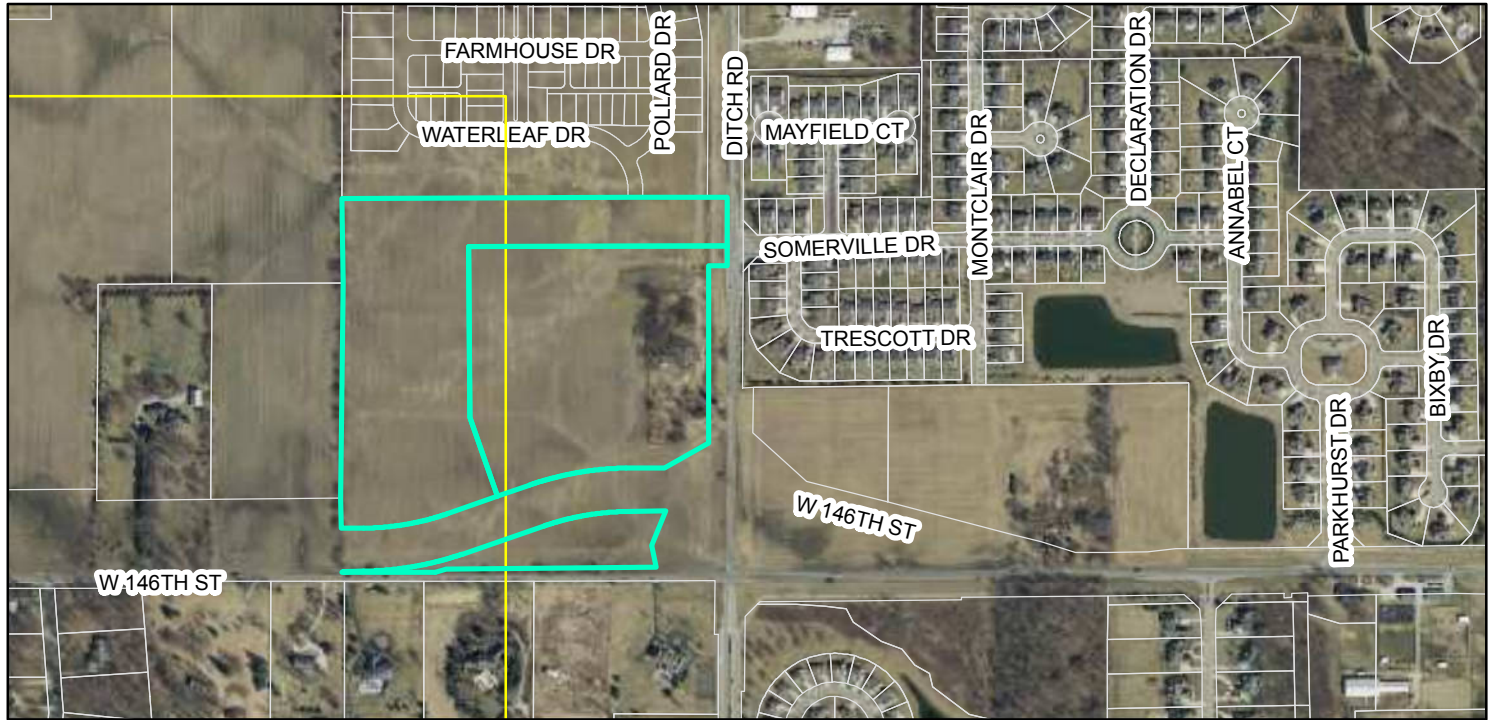
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Location Map Harmony Mixed-Use District



Aerial Location Map



Zoning Map



ORDINANCE 12-14

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 –
LAND USE CONTROLS**

This is a planned unit development ordinance (the "Ordinance") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1205-PUD-05), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1205-PUD-05 to the Westfield City Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL
THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS
FOLLOWS:**

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Zoning Ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this Ordinance conflicts with the terms of any previously adopted Zoning Ordinance, or part thereof, the terms of this Ordinance shall prevail.

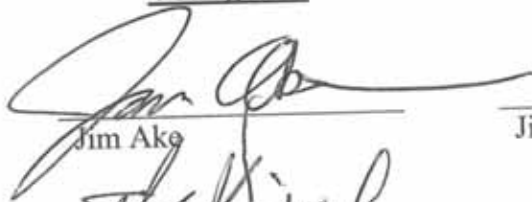
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA, THIS 14 DAY OF January, 2013.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For:

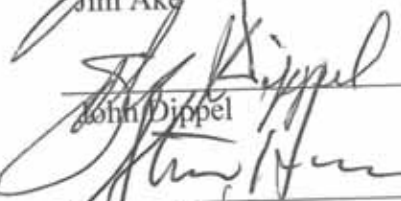
Voting Against:

Abstain


Jim Ake

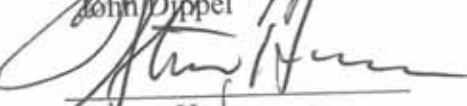
Jim Ake

Jim Ake


John Dippel

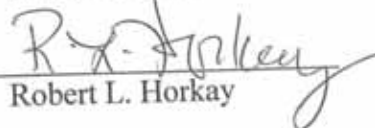
John Dippel

John Dippel


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

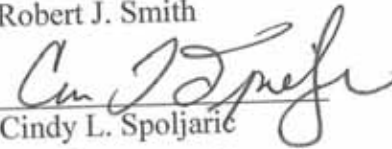
Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric


Cindy L. Spoljaric

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Robert W. Stokes

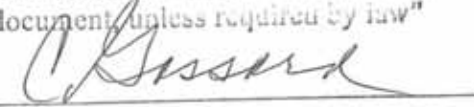

Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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


Signed

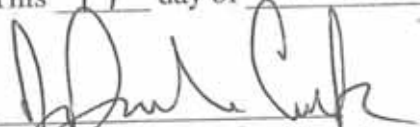
I hereby certify that ORDINANCE 12-14 was delivered to the Mayor of Westfield on the

16th day of January, 2013, at 9:00 a.m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-14 I hereby VETO ORDINANCE 12-14

This 17th day of January, 2013.


J. Andrew Cook, Mayor

This _____ day of _____, 2013.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Bryan D. Stumpf

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

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ARTICLE 1. GENERAL PROVISIONS

Section 1.1. Applicability. This Harmony PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

Section 1.2. Districts. There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the "District Map").

- A. The underlying zoning district for Area A within the Mixed Use District shall be the MF-2 – Multi-Family 2 District (the "MF-2 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the MF-2 District shall apply to Area A within the Mixed Use District of this Ordinance.
- B. The underlying zoning district for Area B and Area C within the Mixed Use District shall be the LB – Local Business District (the "LB District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to Area B and Area C within the Mixed Use District of this Ordinance.
- C. The underlying zoning district for the Single Family Residential District shall be the SF-4 – Residential District (the "SF-4 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Single Family Residential District of this Ordinance.

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

ARTICLE 2. MIXED USE DISTRICT

The underlying zoning of Area A within the Mixed Use District shall be the MF-2 District in the Zoning Ordinance. The underlying zoning of Area B and Area C within the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning classifications, except as modified in this Article, shall govern the use and development of the Mixed Use District. The purpose of this Mixed Use District is to allow multifamily residential uses and commercial development.

Section 2.1. General Requirements. The following general requirements apply to the Mixed Use District.

- A. Parking may be permitted within the area between the right-of-way and building setback line.
- B. A planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance, unless otherwise provided in Article 5.
- C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- D. Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.
- E. Chain link fencing is prohibited.
- F. The Mixed Use District as pictured on Exhibit B (Zoning District Map) contains 40.933 acres comprising 28.396 acres of commercial uses and 12.537 acres of multifamily uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multifamily area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.

Section 2.2. Permitted Uses.

- A. In addition to the uses permitted in the LB District in the Zoning Ordinance, the following uses shall be permitted in the Mixed Use District:
 - 1. Health, fitness, and exercise center
 - 2. Multifamily residential

B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in Area C of the Mixed Use District:

1. Restaurants with drive through facilities shall be permitted but limited to Snack Restaurants, Sandwich Restaurants, Pizza/Pasta Restaurants, Mexican Restaurants, Chicken Restaurants, and Asian Restaurants.
1. Burger Restaurants and Seafood Restaurants with drive through facilities shall not be permitted.

Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.

A. Special Requirements.

1. Buildings within Area B and Area C of the Mixed Use District shall comply with *WC § 16.04.065(8), Architectural Design Requirements* of the City of Westfield's State Highway 32 Overlay Zone (the "Overlay Zone").
2. The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
3. The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type:
 - a. Grocery – 70,000 s.f.
 - b. Inline retail – 30,000 s.f.
 - c. Office – 40,000 s.f.
 - d. All uses on Outlots – 50,000 s.f.
 - e. Other permitted uses – 30,000 s.f.
4. Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
5. Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.

B. Development Standards.

1. Minimum Lot Area – None.
2. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.
3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - a. Front Yard – Twenty (20) feet
 - b. Side Yard – Twenty (20) feet
 - c. Rear Yard – Twenty (20) feet
4. Maximum Building Height – Forty-five (45) feet.
5. Loading and Parking - See Article 4 Off-Street Loading and Parking.
6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

- A. Minimum Lot Area – None.
- B. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via Private Street is required.
- C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
 1. Front Yard – Twenty (20) feet
 2. Side Yard – Twenty (20) feet
 3. Rear Yard – Twenty (20) feet
- D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.
- E. Maximum Density – Not applicable.
- F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.

- G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.
- H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):
1. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.
 2. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.
 3. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.
- I. Maximum Building Height – Forty (40) feet.
- J. Development Amenities and Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
- K. Minimum Distance Between Buildings – Twenty (20) feet.
- L. Parking Lot Screening - In addition to the requirements in Article 5, off-street parking lots and spaces within 20 feet of a Public Way or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row. If a hedge row is used, the plants shall be evergreen shrubs and have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.
- M. Development Amenities within Area A of the Mixed Use District – *WC § 16.04.040(B)(13)(b)* and *WC § 16.04.040(B)(13)(c)* shall not apply to the development of the Real Estate. The following amenities shall be distributed throughout Area A of the Mixed Use District:
1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.
 2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.
 3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.

N. Architectural Standards and Building Materials for all Principal Buildings

1. Building massing and quality of design and materials shall meet or exceed the standards reflected in the illustrations found in Exhibit F.
2. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. All buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).
4. Masonry or Natural Materials shall be the exterior building material on a minimum of thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.
5. All buildings shall utilize a minimum of two (2) Exterior Building Material Designs per elevation. Horizontal concrete fiber board and shake concrete fiber board constitute different exterior building materials for the purpose of this standard.
6. All windows shall have either shutters and/or Enhanced Architectural Window Treatment.
7. The minimum Primary Roof Pitch on the front and sides of all Principal Buildings shall be 6/12, unless a flat roof (for roof examples see *WC § 16.04.065.J*) is being used for the building. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
8. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

O. Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.
2. Architectural Breaks shall be constructed at intervals of not greater than sixty (60) feet.

P. Off-Street Loading and Parking - See Article 4.

Q. Landscaping - See Article 5.

ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, except as modified in this Article, shall govern the use and development of the Single Family Residential District. The purpose of this Single Family Residential District is to allow a variety of detached single family residential living options.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

Section 3.3. Development Requirements.

- A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

Development Standard	Lot Classification						Add'l Restrictions
	Mew Lots	42' Alley-load lots	50' Alley-load lots	60' front load lots	70' front load lots	80' front load lots	
Minimum Lot Width at Building Line	42'	42'	50'	60'	70'	80'	
Minimum Lot Area	3,780 s.f.	3,780 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	9,600 s.f.	1, 2
Minimum Lot Frontage on a Public Way	0'	30'	40'	40'	40'	40'	
Minimum House Size (total square footage)	1,400 s.f.	1,400 s.f.	1,700 s.f.	2,000 s.f.	2,200 s.f.	2,600 s.f.	
Min. Ground Level Area – 1-story House	1,000 s.f.	1,000 s.f.	1,000 s.f.	1,200 s.f.	1,200 s.f.	1,200 s.f.	
Min. Ground Level Area – 2-story House	750 s.f.	750 s.f.	750 s.f.	800 s.f.	800 s.f.	800 s.f.	
Minimum Front Yard Setback	10'	10'	10'	20'	20'	20'	3
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'	
Minimum Rear Yard Setback	20'	20'	20'	20'	20'	20'	

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

B. Development Amenities.

1. A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.
2. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:
 - i. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,
 - ii. A dog park with fenced enclosures and a shade pavilion,
 - iii. A playground, and
 - iv. A multi-purpose field with moveable soccer goals.

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or
2. Comply with the conventional design guidelines identified in Section 3.4,A,4.
3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

Adam (Colonial)
Georgian
Italianate
Shingle
Folk Victorian
Colonial Revival
Tudor
Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

- a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.
 - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.
 - 1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.
 - 2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.
 - 3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.
 - 4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
 - 2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.
 - 3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

- b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.
 - i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.
 - 1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.
 - 2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.
 - 3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.
 - 4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.
 - 5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.
 - 6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.
 - 7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
 - 2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.
2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.
3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.
4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.
5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.
6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.
7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.
8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.
1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.
 2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.
 3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.
 4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
 5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.
 6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.
 7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.
1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
 2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.
 - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.
 - 1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
 - 2. Symmetrical elevation (except gable-front-and-wing subtype).
 - 3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
 - 2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
 - 3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

- f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.
- i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.
1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.
 2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.
 3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.
1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
 2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
 3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.
 4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
 5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
 6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
 7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

- g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.
 - 1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.
 - 2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.
 - 3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.
 - 4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.
 - 5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.
 - 6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.
 - 7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.
 - 1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
 - 2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

- h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.
- i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.
 - 1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.
 - 2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
 - 3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
 - 4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
 - 2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
 - 3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
 - 4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof design elements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.
- a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:
- i. Side load, rear load, or angled ($>15^\circ$) garage;
 - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);
 - iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other Enhanced Architectural Window Treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - vi. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the Front Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;
 - viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
 - ix. Separate overhead garage door for each car space;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

- xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;
- xii. Bay window(s);
- xiii. Transom window(s);
- xiv. Veranda/balcony;
- xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or
- xvi. Exterior chase Masonry fireplace.

- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ($>15^{\circ}$) garage;
 - ii. Hip roof;
 - iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two or more roof planes;
 - iv. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the elevation;
 - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace;
 - xiii. Architectural Treatment on Gable Ends; or
 - xiv. Sunroom or screened porch.

c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);
- iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
- v. Hip roof;
- vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
- vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
- xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
- xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

- d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.
2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. Windows.
 - a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. Single family detached dwellings shall comply with the variety requirements illustrated below:

	3	3
	2	2
	1	1
Subject Dwelling		1
	1	1
	2	2
	3	3

Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC § 16.04.120 of the Zoning Ordinance, entitled "Off-Street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 4.1. Loading Berths. The Other Local Business off-street loading guidelines in *WC § 16.04.120* shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

Section 4.2. Off-Street Parking.

- A. Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots, including access drives and parking spaces, shall require concrete curbing unless the curb conflicts with the provision of Low Impact Development ("LID") design elements, as determined by the Economic and Community Development Director. In LID situations, wheel stops may be used adjacent to parking stalls as determined by the Economic and Community Development Director. This requirement is not applicable to single family detached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 2. Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.
 - 3. Multifamily Residential Uses:
 - a. One (1) parking space per bedroom of each dwelling unit.
 - b. The minimum number of garage parking spaces shall be equal to 60% of the total number of dwelling units within the multifamily area of the Mixed Use District.
 - c. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.
- D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.
- E. Each required off-street parking space within Area A of the Mixed Use District shall open directly upon an aisle or a driveway of such width and design as to provide safe access to the street. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.

- F. A parking area a minimum depth of 20 feet shall be provided in front of all garage doors within the Single Family Residential District.

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
 - 1. The clubhouse within Area A of the Mixed Use District,
 - 2. The recreation area within the Single Family Residential District, and
 - 3. Area B within the Mixed Use District.
- B. In addition to the bicycle parking facilities required under Section 4.3, A, 3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

ARTICLE 5. LANDSCAPING STANDARDS

WC § 16.06.010 thru *WC § 16.06.080*, entitled "Landscaping Standards", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 5.1. Low Impact Development ("LID") Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications, as determined by the Economic and Community Development Director. Ornamental grasses shall not be used as a substitute for buffer yard plantings. The minimum container size for planting ornamental grasses shall be one gallon.

Section 5.2. Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.
- B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
- C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
- D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.

Section 5.3. Landscape Buffer in the Mixed Use District.

- A. In the areas noted Landscape Buffer A on the following illustration, Figure #1, a landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one-half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.
- B. In the areas noted Landscape Buffer B on the following illustration, Figure #1, a landscape buffer a minimum of 10 feet wide and planted with a minimum of one (1) evergreen tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Section 5.4. Refer to Section 2.4,M for additional parking lot screening requirements for Area A of the Mixed Use District.

Figure #1

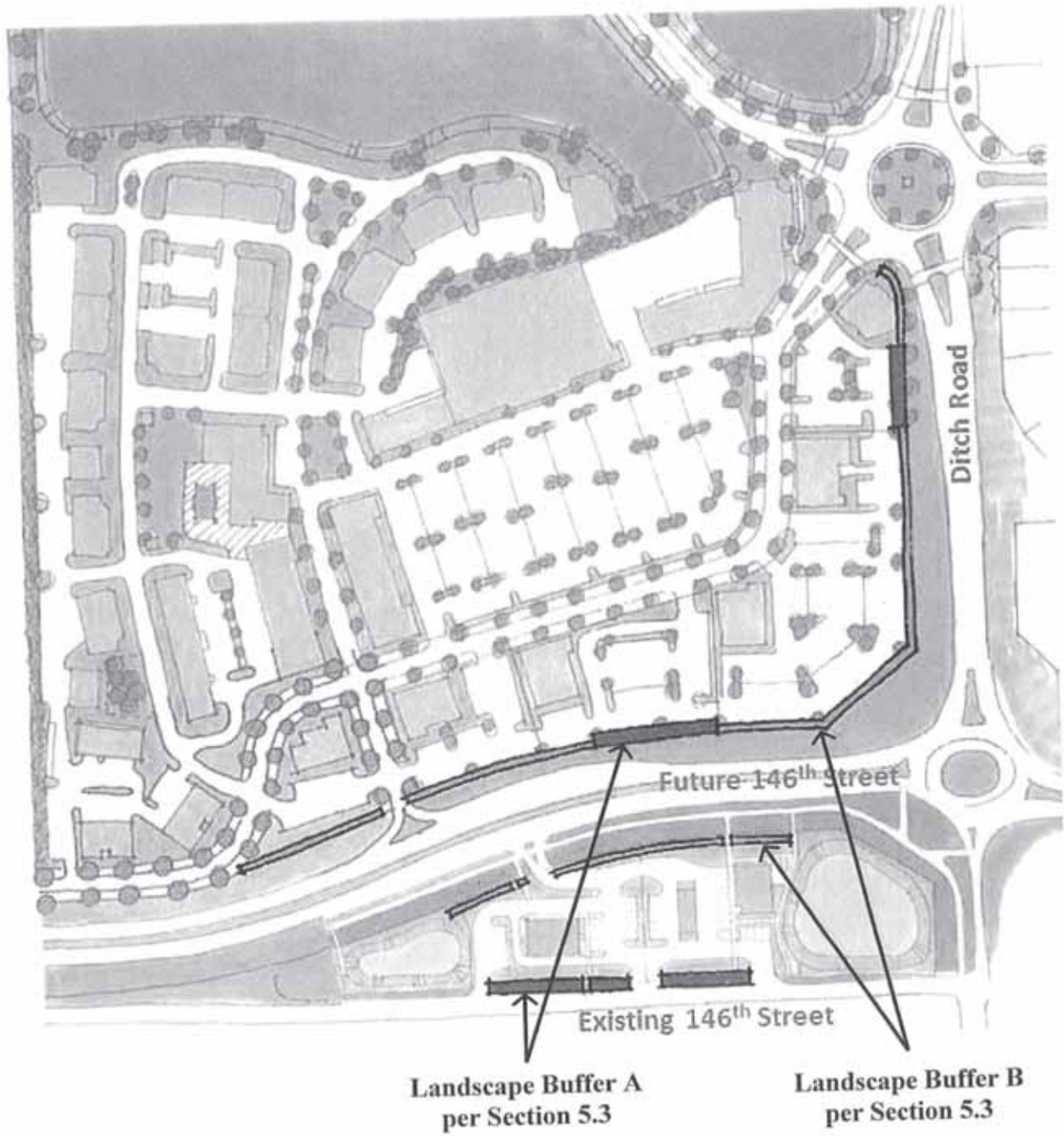
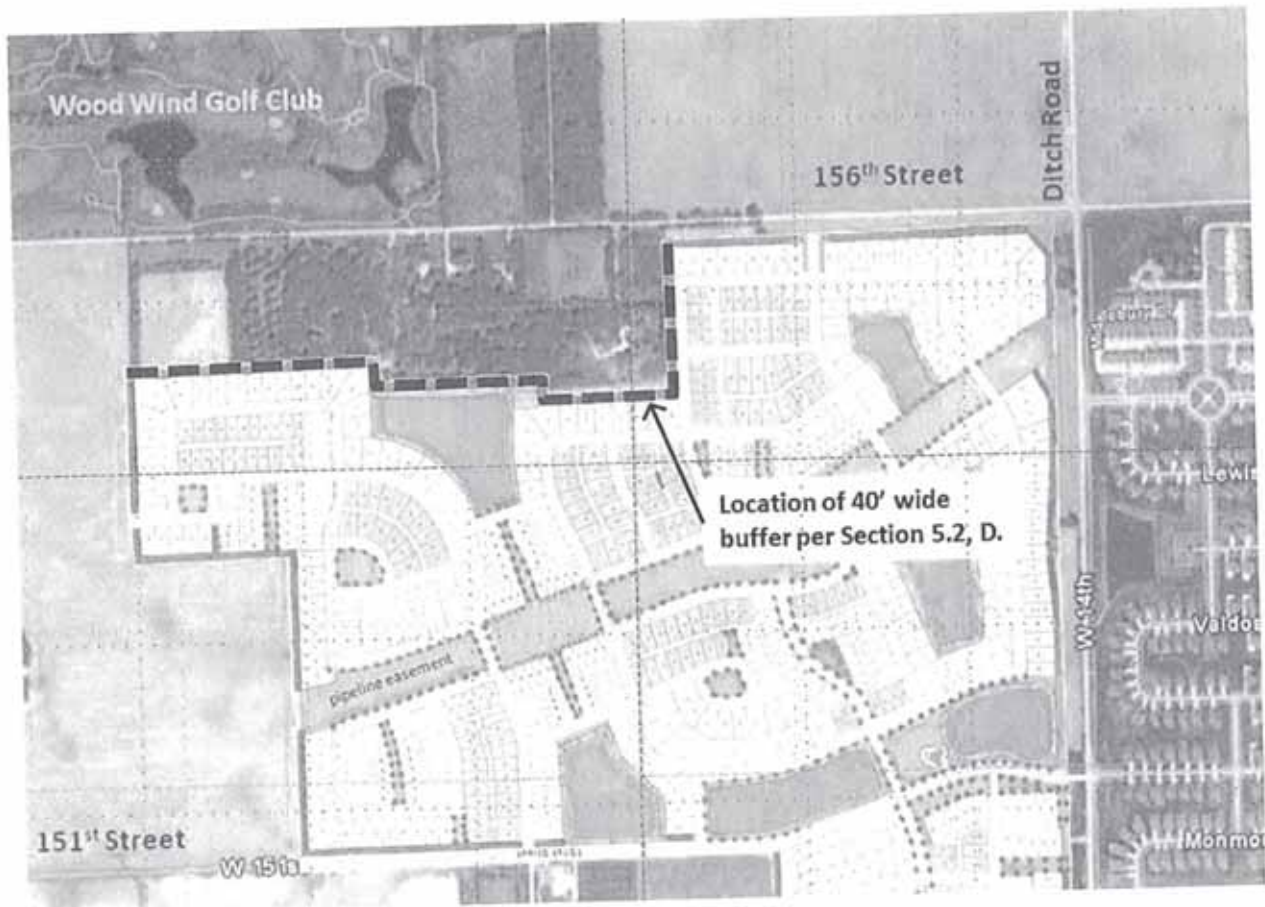


Figure #2



ARTICLE 6. DEFINITIONS

"Alley" shall mean a permanent right-of-way or easement which provides a secondary means of access to abutting lands. In the case of Mew Lots, an Alley will provide the primary means of access to the lot.

"Architectural Break" shall mean and refer to the corner of a projection along an elevation of a building. The exterior corners of a covered porch and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as an Architectural Break.

"Architectural Detailing" shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

"Architectural Garage Door" shall mean and refer to a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

"Architecturally-enhanced Articulated Trim Mouldings" shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

"Architecturally-treated Entranceways" shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

"Architectural Treatment on Gable Ends" shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

"Color Package" shall mean a combination of the color of the following elements: the main body of the house, the trim, and an optional accent color. To be different from another Color Package, a Color Package must include at least two of the three elements being of a different color.

"Construction Phasing Plan" shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

"Enhanced Architectural Window Treatment" shall mean and refer to Architectural Detailing of elements around window openings. For windows in a Masonry elevation, the treatment shall be of natural or Masonry materials and be applied to the sill and header at a minimum. For windows in a non-Masonry elevation, the treatment shall be of Natural Materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material.

"Exterior Building Material Design" shall mean the combination of exterior building materials used on a building.

"Front Elevation" shall mean the exterior side of a dwelling that primarily faces the street. In the case of a Mew Lot, the Front Elevation shall be that exterior side of the dwelling that primarily faces the Mew. In the case of a corner lot, the Front Elevation shall be determined by the builder and shall be clearly identified on the building permit plans.

"Illustrative Site Development Plans" shall mean and refer to the Illustrative Site Development Plans attached hereto and incorporated herein by reference as Exhibit C.

"Lot, Mew" shall mean and refer to a lot fronting upon Open/Green Space and served by an Alley.

"Low Impact Development (LID)" shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

"Masonry" shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

"Mew" shall mean and refer to the Open/Green Space the Front Elevation of a dwelling on a Mew Lot faces.

"Mixed Use District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as Mixed Use.

"Natural Materials" shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

"Owner" shall mean and refer to any owner of any part of the Real Estate.

"Real Estate" shall mean and refer to the property described in what is attached hereto and incorporated herein by reference as Exhibit A.

"Restaurant, Asian" shall mean a Quick Service Restaurant specializing in cuisine from the Asian region.

"Restaurant, Burger" shall mean a Quick Service Restaurant specializing in hamburgers as the primary menu feature.

"Restaurant, Chicken" shall mean a Quick Service Restaurant specializing in chicken as the primary menu feature.

"Restaurant, Mexican" shall mean a Quick Service Restaurant specializing in Mexican cuisine.

"Restaurant, Pizza/Pasta" shall mean a Quick Service Restaurant specializing in pizza and pasta as the primary menu features.

"Restaurant, Quick Service" shall mean an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

"Restaurant, Sandwich" shall mean a Quick Service Restaurant specializing in sandwiches as the primary menu feature.

"Restaurant, Seafood" shall mean a Quick Service Restaurant specializing in seafood as the primary menu feature.

"Restaurant, Snack" shall mean a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.

"Roof Pitch, Primary" shall mean and refer to the slope of the Primary Roof of a building. The pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

"Roof Pitch, Secondary" shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

"Roof, Primary" shall mean and refer to the portion of a building's roof structure that most contributes to the mass of a building due to its predominance in height, width, length, bulk, or volume of area covered.

"Single Family Residential District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as the Single Family Residential District.

"Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

"Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 7. CITY OF WESTFIELD'S STATE HIGHWAY 32 OVERLAY ZONE STANDARDS

Buildings shall comply with *WC § 16.04.065(8)* Architectural Design Requirements of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the State Highway 32 right-of-way line shall be applied to the Ditch Road and 146th Street right-of-way lines adjacent to the Real Estate, unless otherwise stated herein. Standards in the Overlay Zone that refer to the State Highway 32 Overlay Zone shall mean and refer to the Harmony PUD, for the purposes of this Ordinance.

Exhibit A

Legal Descriptions and Boundary Information

Exhibit A – Legal Description of Overall Property

Harmony
Southwest corner of 156th Street & Ditch Road

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.44 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 40 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 04 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 26 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.64 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 26 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1)thence South 00 degrees 09 minutes 54 seconds East 108.70 feet; 2)thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3)thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4)thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5)thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6)thence North 00 degrees 00 minutes 00 seconds East parallel with the east line of said Northeast Quarter 655.30 feet to a point on the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

Exhibit A – Legal Description of Area A in the Mixed Use District

LEGAL DESCRIPTION AREA A

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

Exhibit A – Legal Description of Areas B & C in the Mixed Use District

LEGAL DESCRIPTION AREA B and C

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.58 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.75 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.05 feet to the POINT OF BEGINNING, containing 40.933 acres more or less.

EXCEPT (AREA A)

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

Exhibit B

Zoning District Map

Exhibit B – Zoning District Map

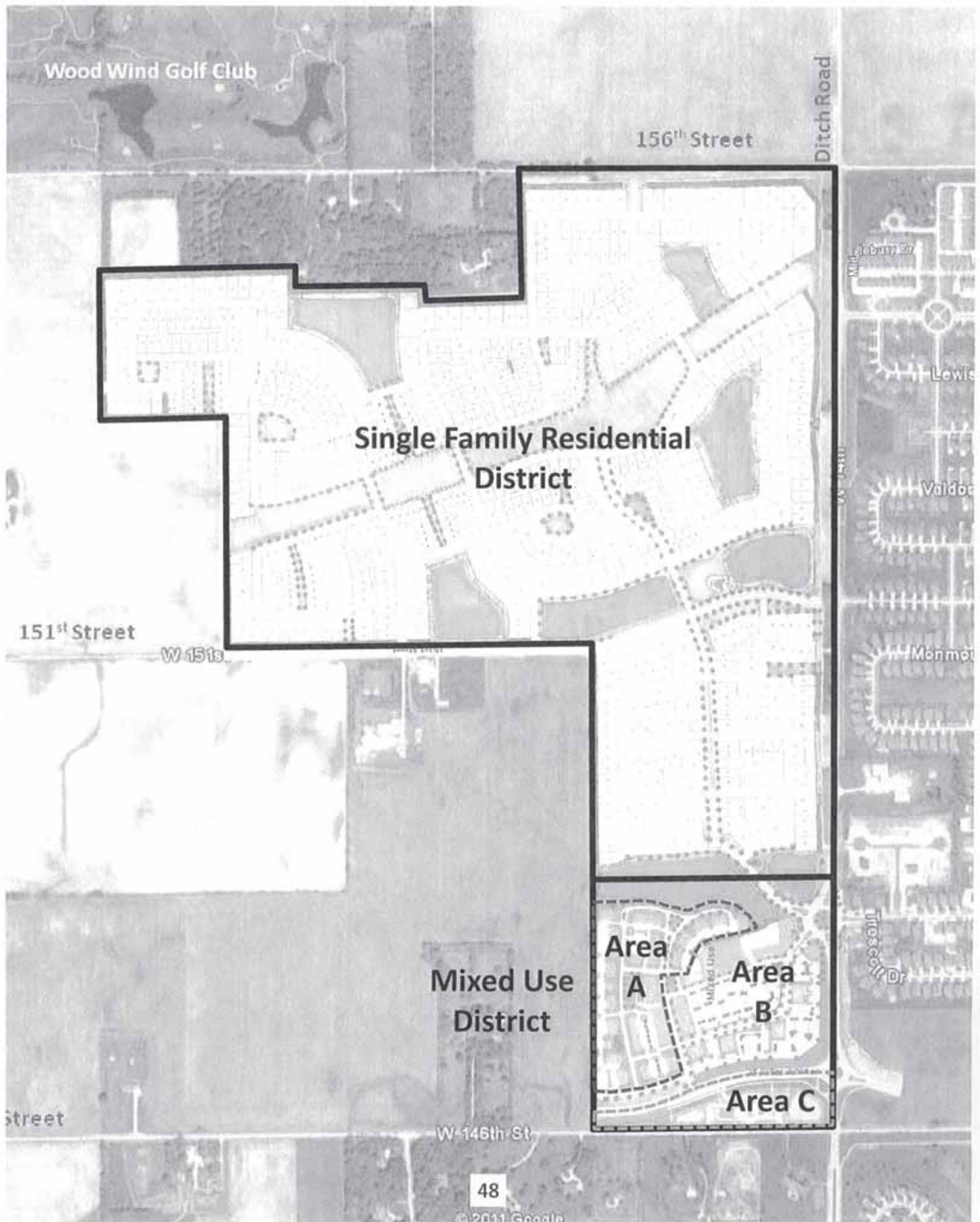


Exhibit C

Illustrated Site Development Plans

This is an aerial map of a residential development in Woodbury, Georgia. The map shows a large area of land with a grid of streets and several large, irregularly shaped lots. A prominent feature is a 'pipeline easement' labeled in the center-left. The map is bordered by 'Wood Wind Golf Club' to the north and 'Ditch Road' to the east. Major streets shown include '156th Street' at the top, '151st Street' on the left, and 'W 146th St' at the bottom. Other streets visible are 'W 151st', 'W 14th', and 'W 145th St'. A 'Mixed Use' area is labeled in the bottom right. The map is overlaid with a grid of streets and lots, with some areas shaded in grey. A scale bar at the bottom indicates a distance of 50 feet. The map is credited to '© 2011 Google'.

Exhibit C-2 – Neighborhood Commercial Design Elements

The neighborhood commercial uses in the Mixed Use District shall be designed to encourage:



Outdoor dining



Opportunities to gather



Amenities to enhance pedestrian comfort

Exhibit D

Construction Phasing Plan

Exhibit D – Construction Phasing Plan

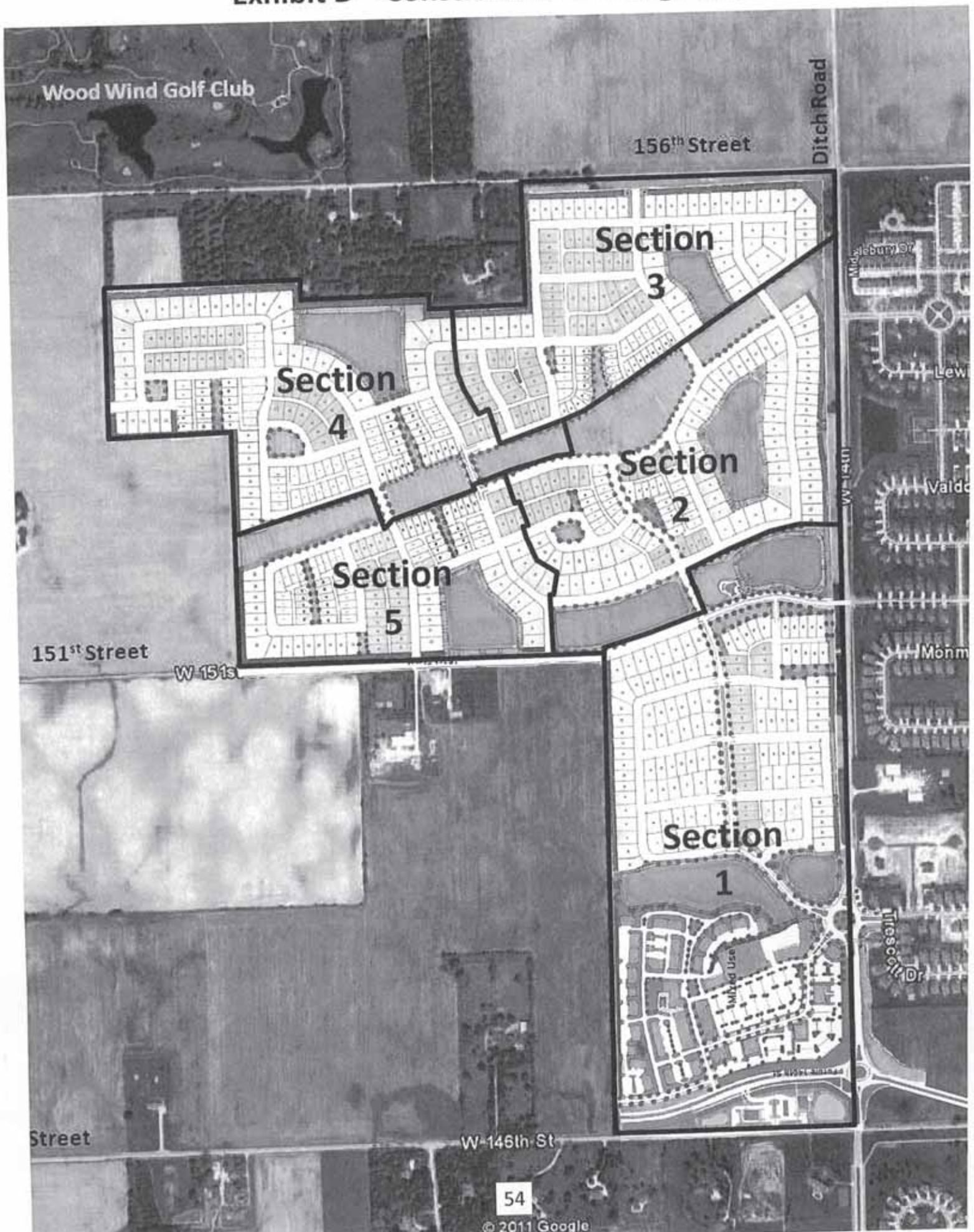


Exhibit E

Architectural Standards for Defined Architectural Designs

Figures :

100 series – Adam (Colonial)

200 series – Georgian

300 series – Italianate

400 series – Shingle

500 series – Folk Victorian

600 series – Colonial Revival

700 series – Tudor

800 series – Craftsman

(Excerpts and graphics from
A Field Guide to American Houses,
Virginia & Lee McAlester; 2003;
Alfred A. Knopf; New York, NY)

100 – Adam (Colonial) Figures

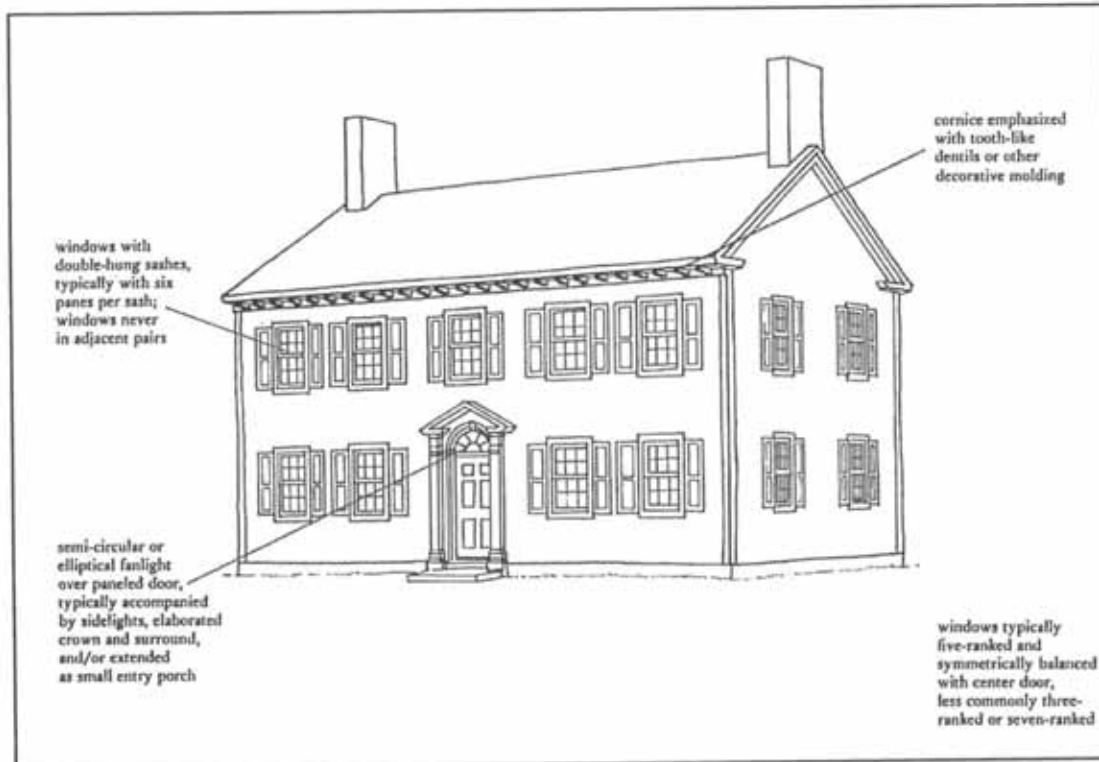


Figure 101

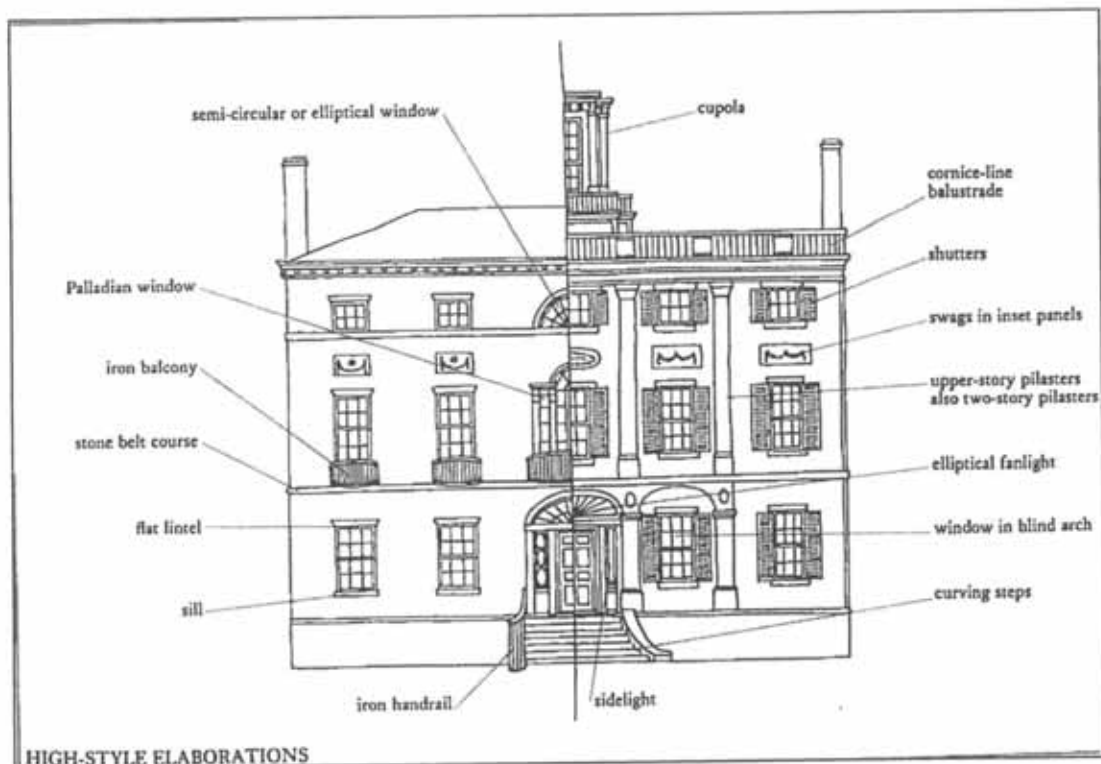


Figure 102

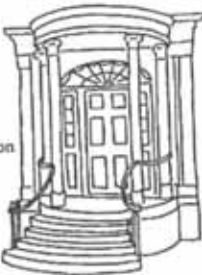
DOOR SURROUNDS			
LIGHTS			
	 common Adamesque detail on surround or light		
	 common	 very common	 very common
			
		 very common	
			
	 very common	 common	 very common
DOOR SURROUND & ENTRY PORCH VARIANTS			

Figure 103

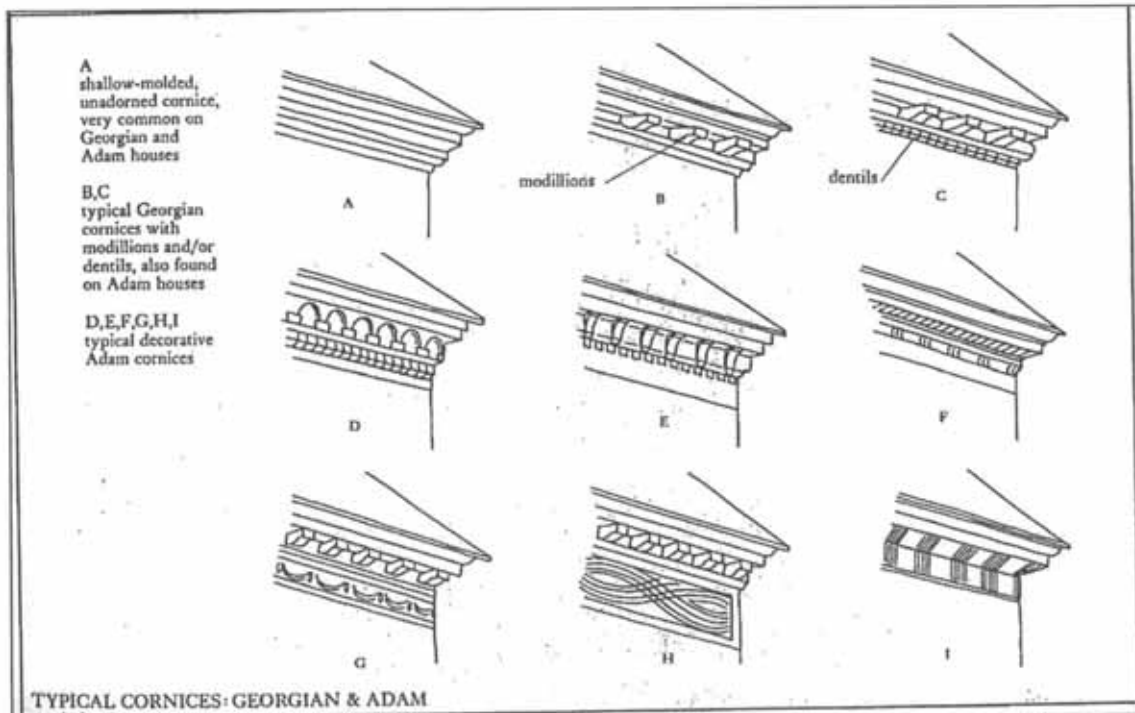


Figure 104

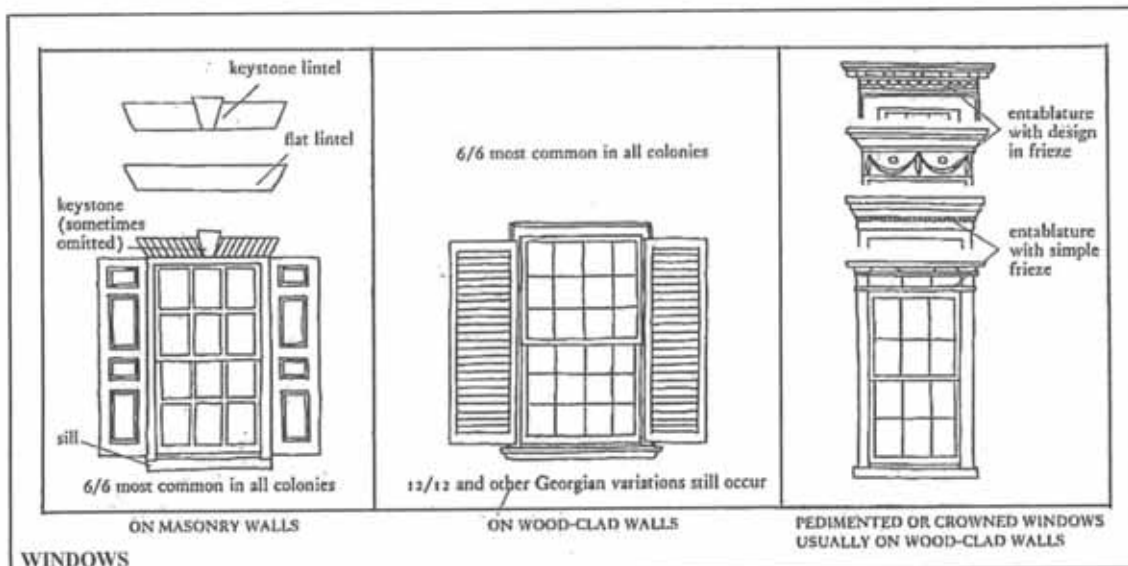


Figure 105

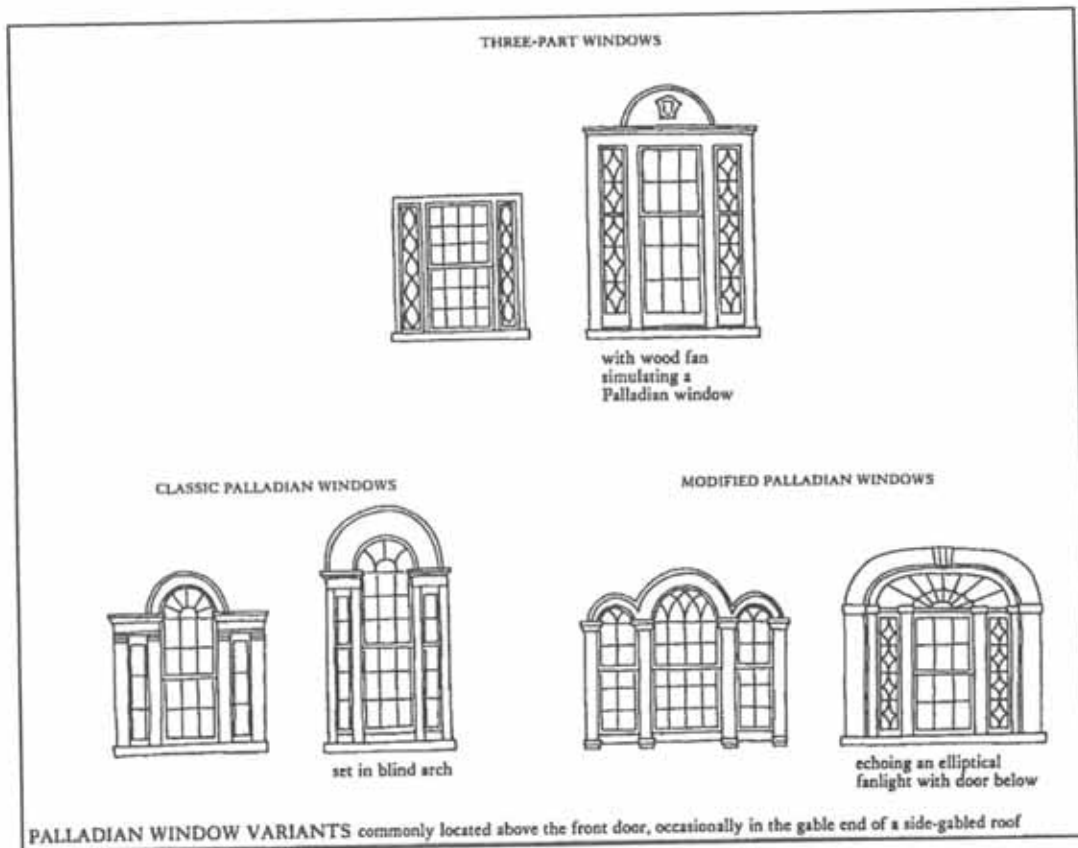


Figure 106

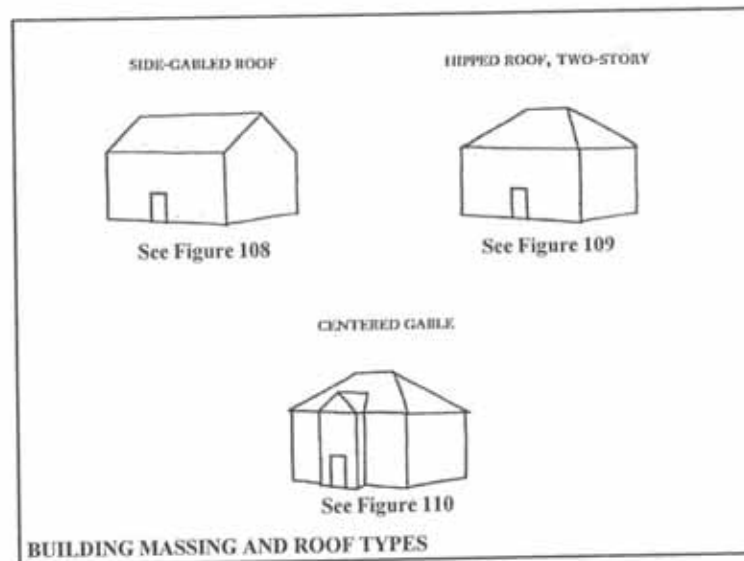


Figure 107



Figure 108 – Side-gabled Roof Adam Examples

100 series – Adam (Colonial) Figures



Figure 108 – Side-gabled Roof Adam Examples (continued)

100 series – Adam (Colonial) Figures

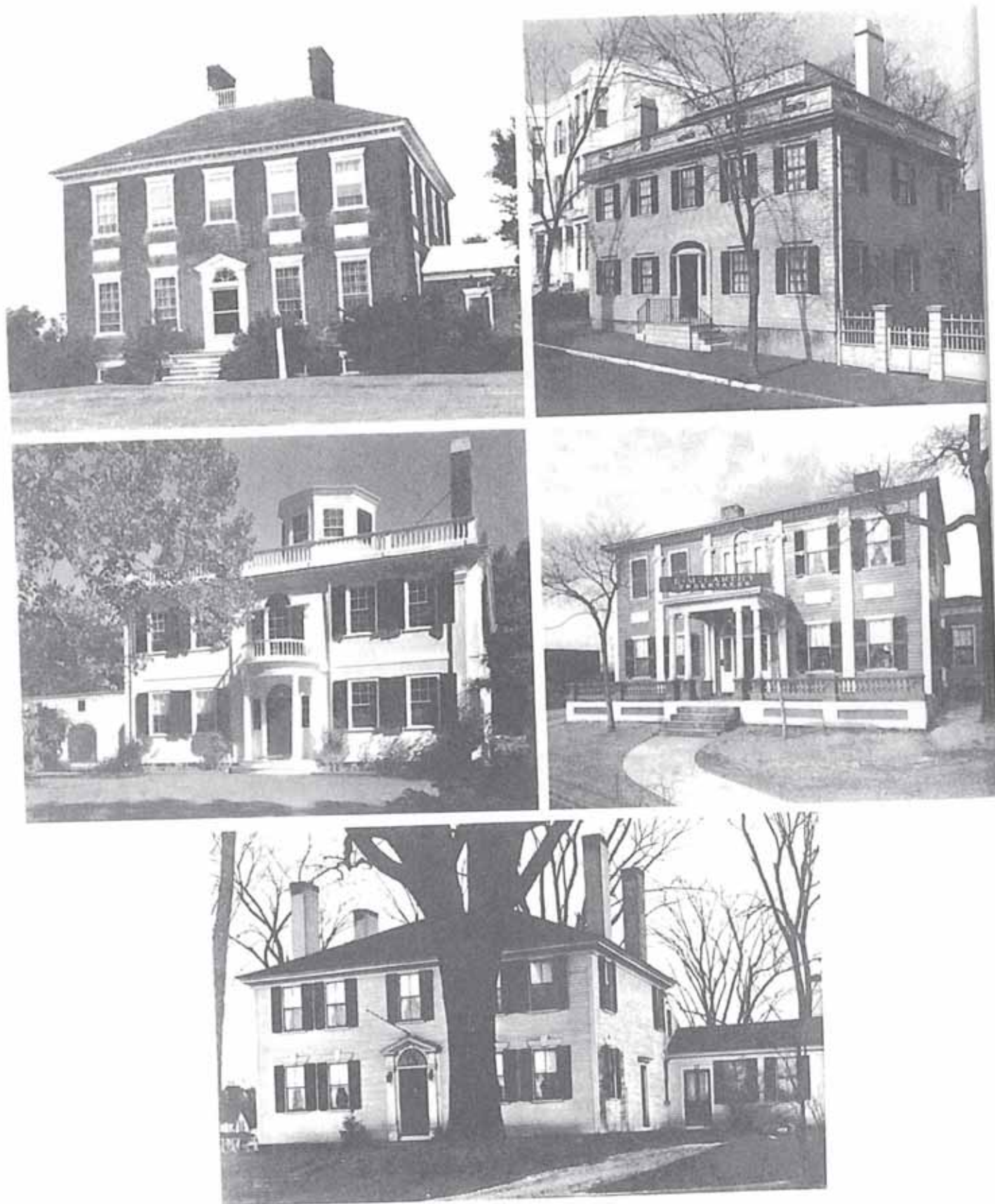


Figure 109 – Hipped Roof, Two-Story Adam Examples

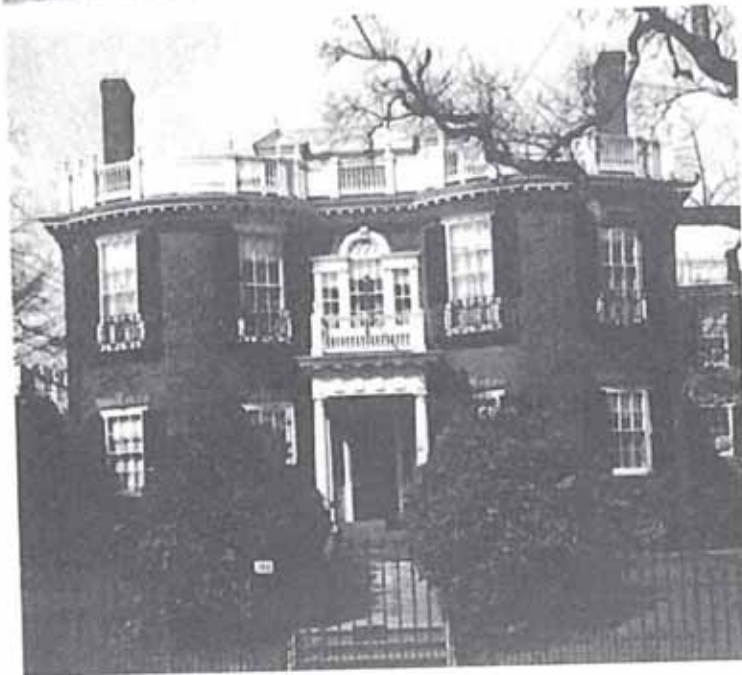


Figure 109 – Hipped Roof, Two-Story Adam Examples (continued)



Figure 110 – Centered Gable Adam Examples

200 – Georgian Figures

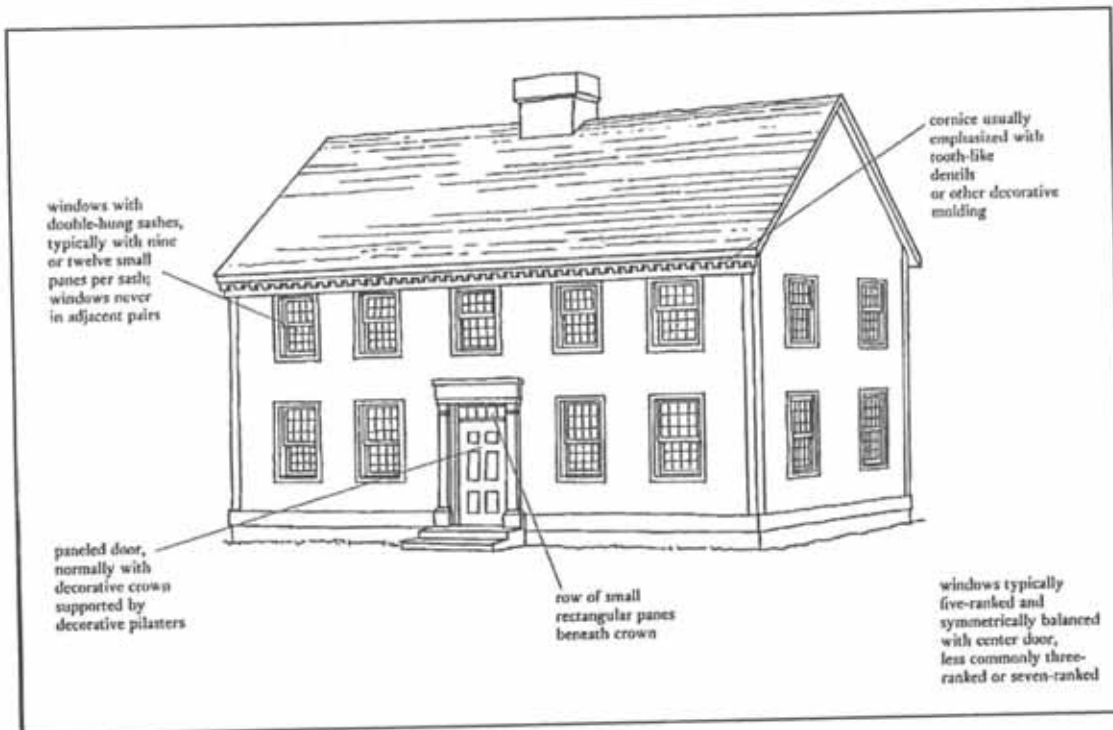
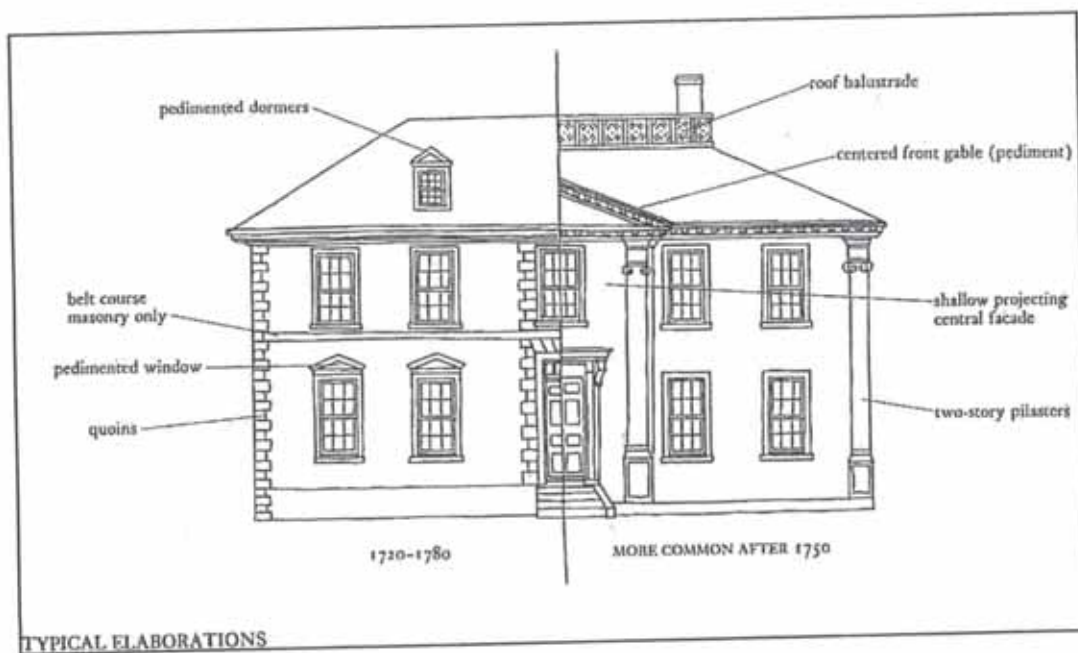


Figure 201



TYPICAL ELABORATIONS

Figure 202

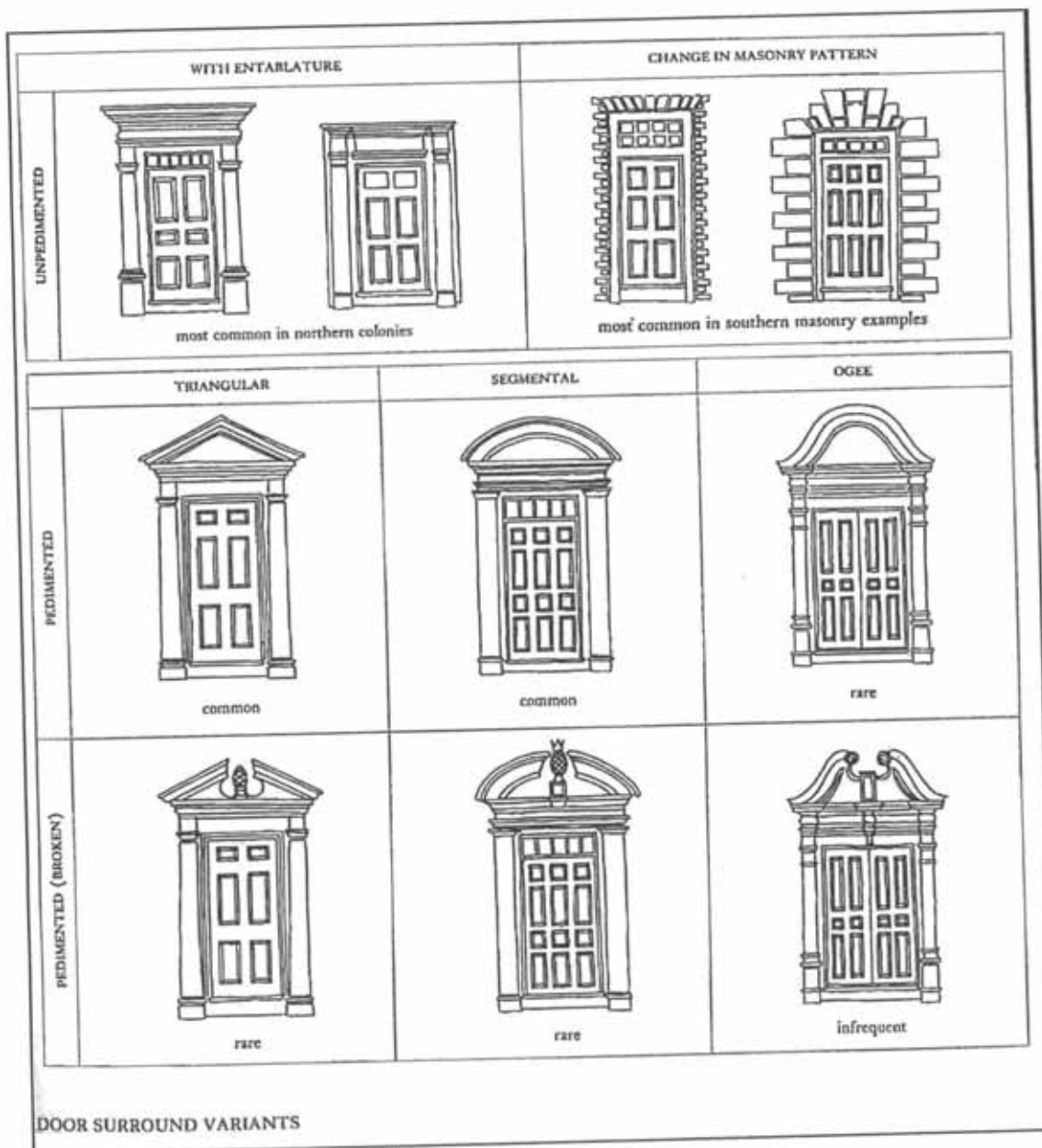


Figure 203

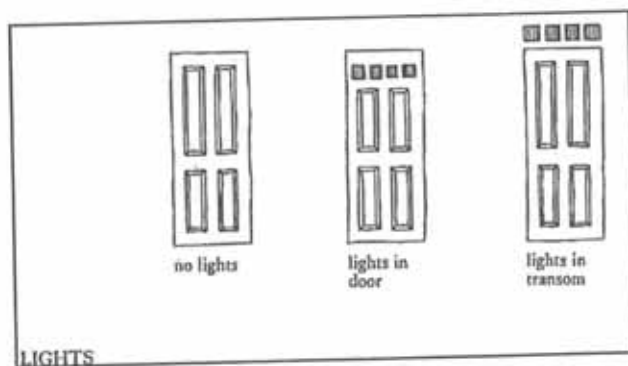


Figure 204

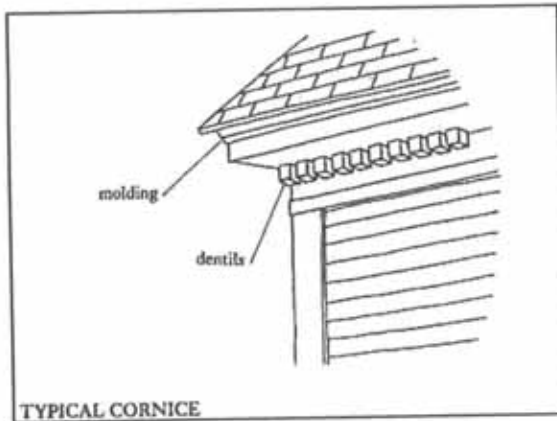


Figure 205

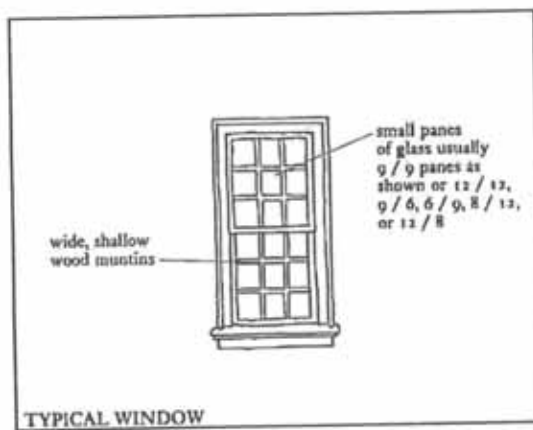


Figure 206



Figure 207

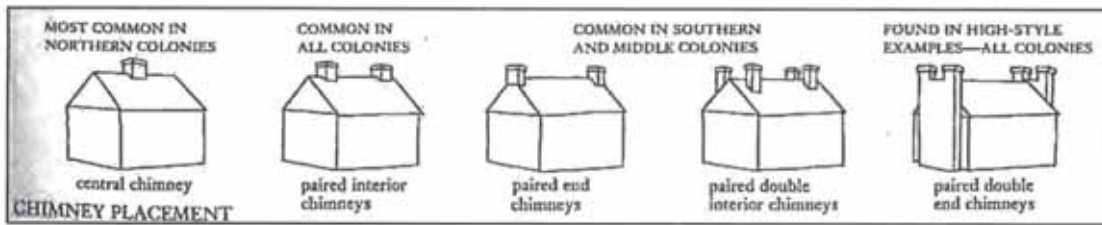


Figure 208

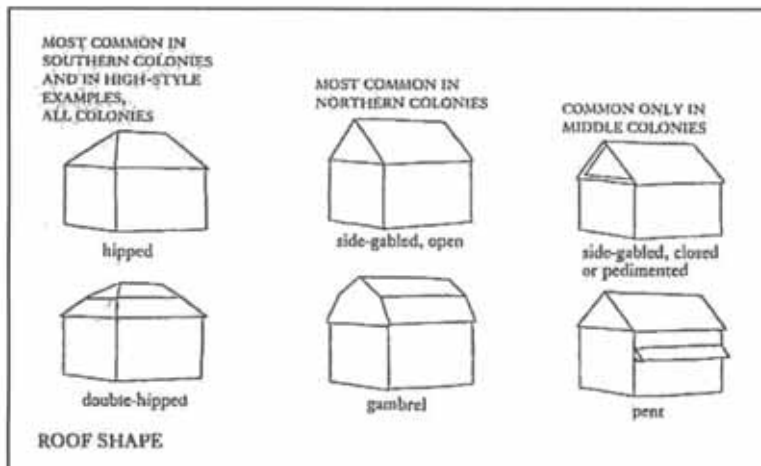


Figure 209

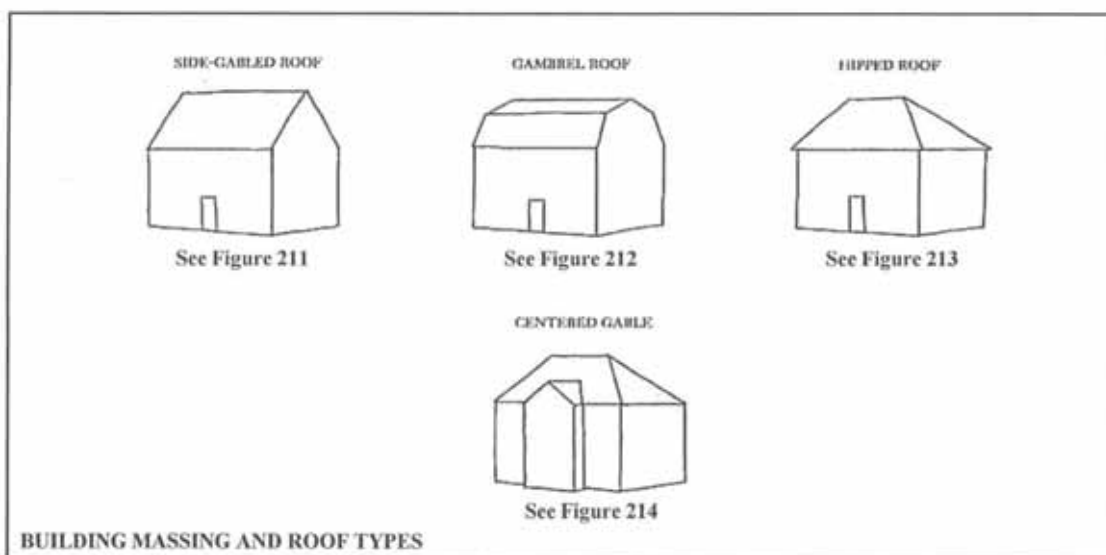


Figure 210



Figure 211 – Side-gabled Georgian Examples



Figure 211 – Side-gabled Georgian Examples (continued)

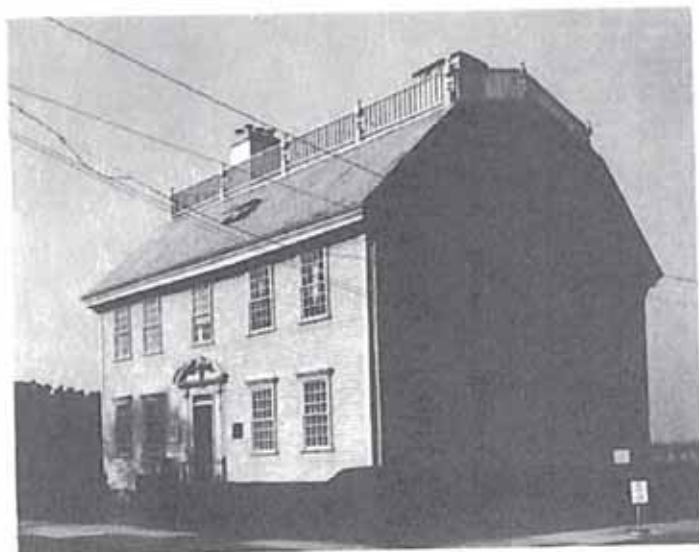


Figure 212 – Gambrel Roof Georgian Examples



Figure 213 – Hipped Roof Georgian Examples



Figure 214 – Centered Gable Georgian Examples

300 – Italianate Figures

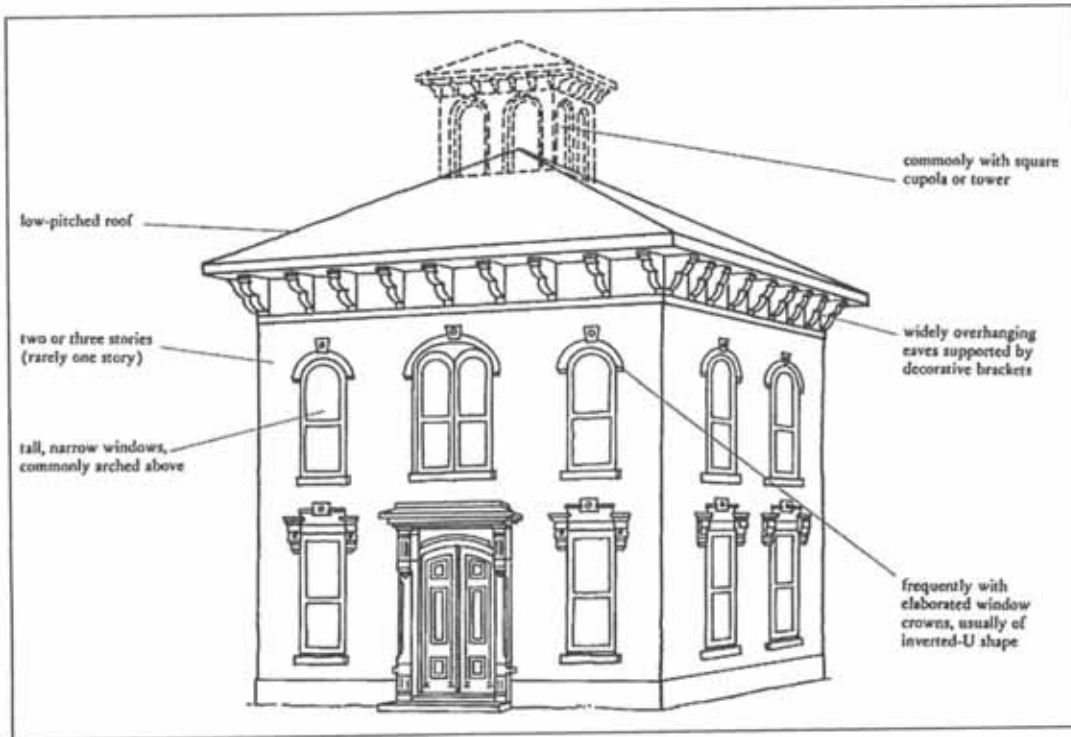


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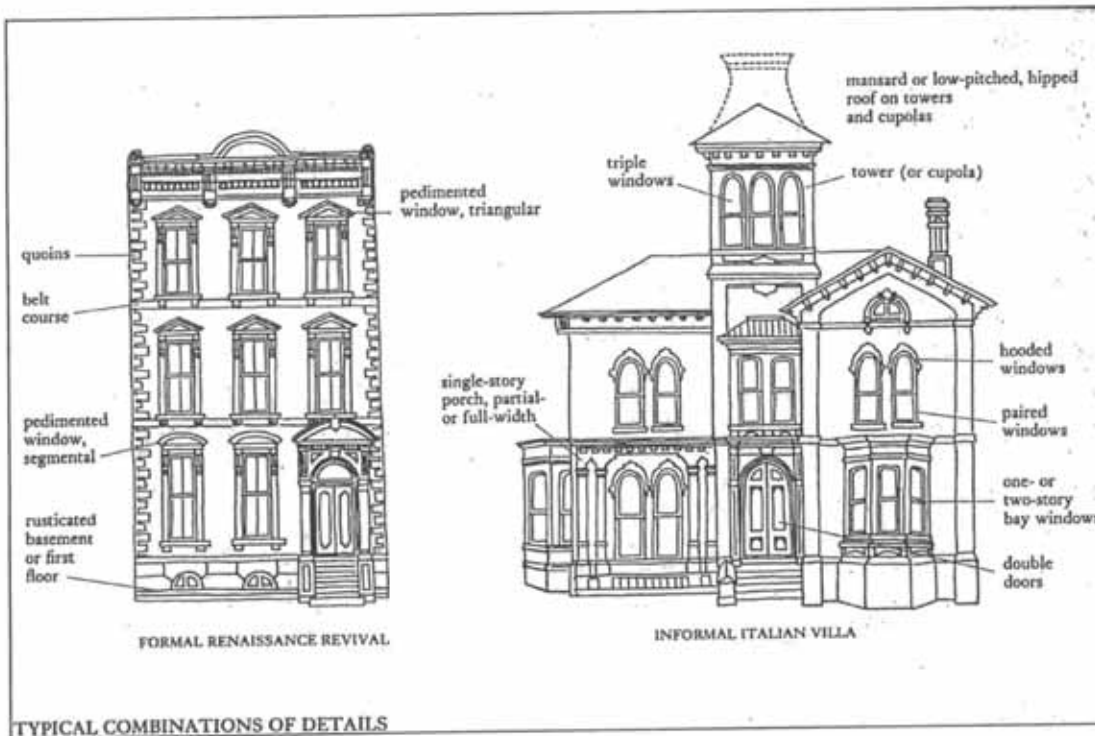


Figure 302

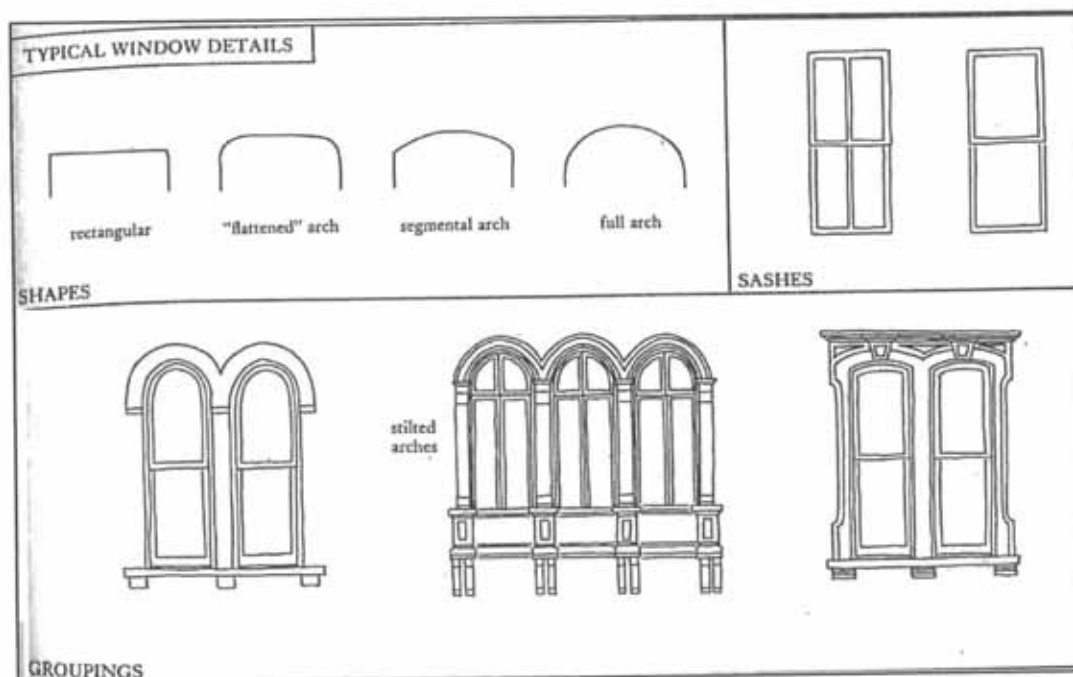


Figure 303

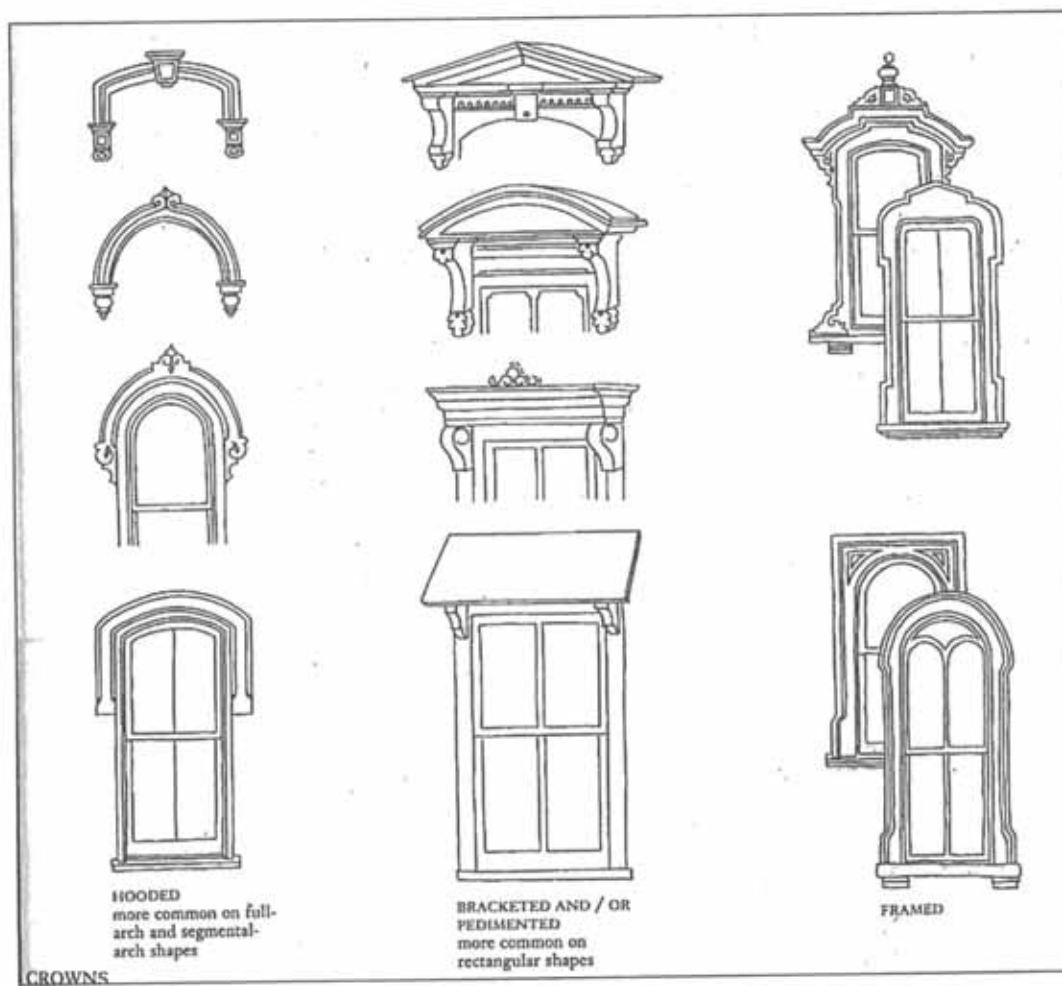


Figure 304

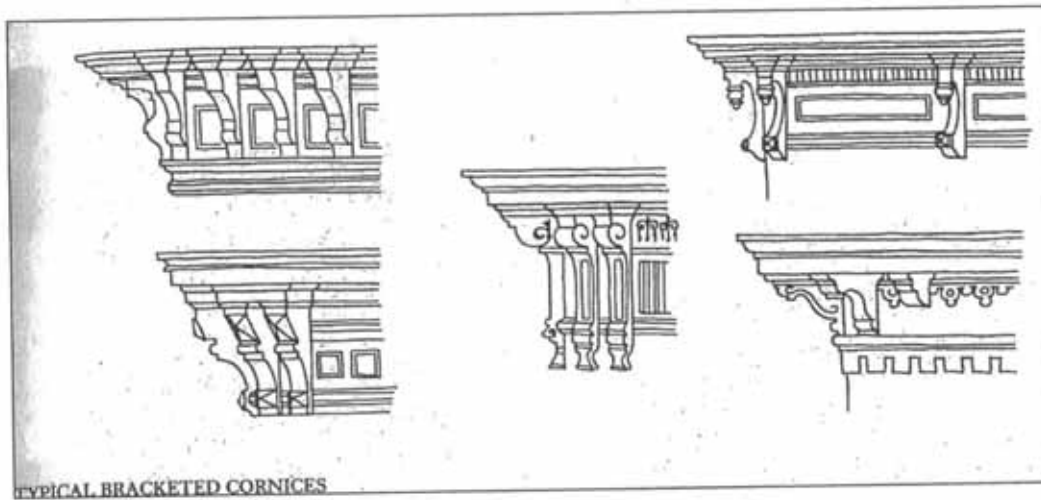


Figure 305

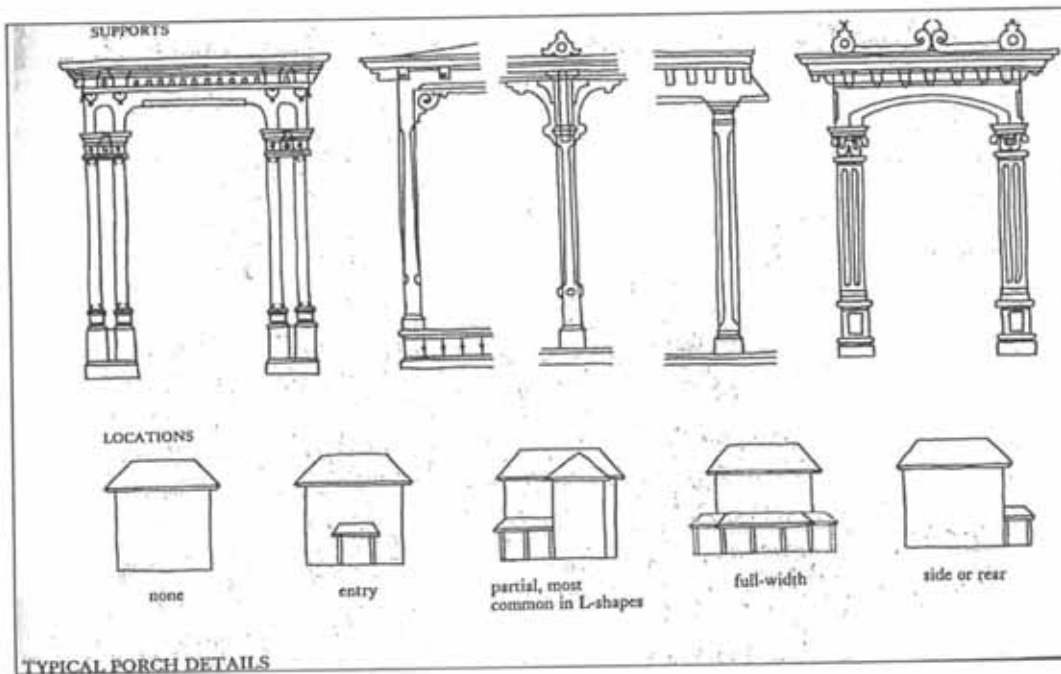
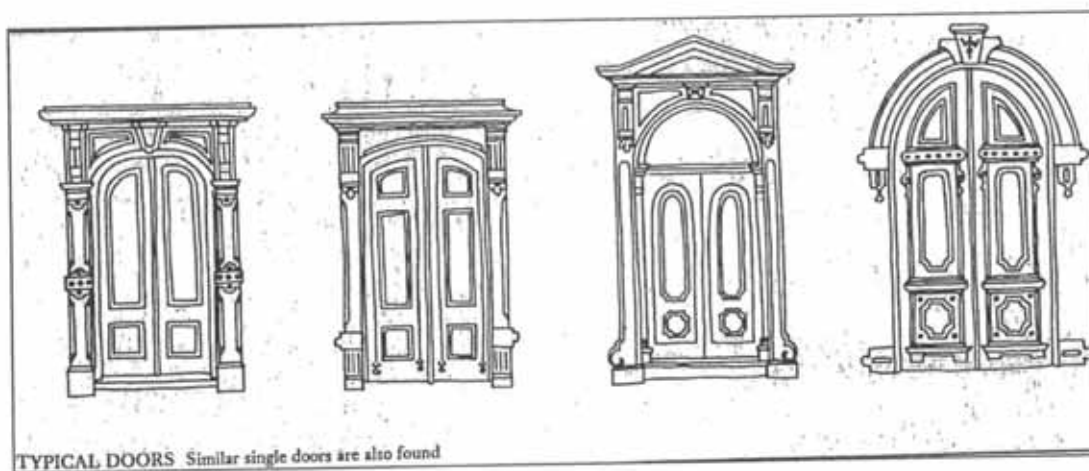


Figure 306



TYPICAL DOORS Similar single doors are also found

Figure 307

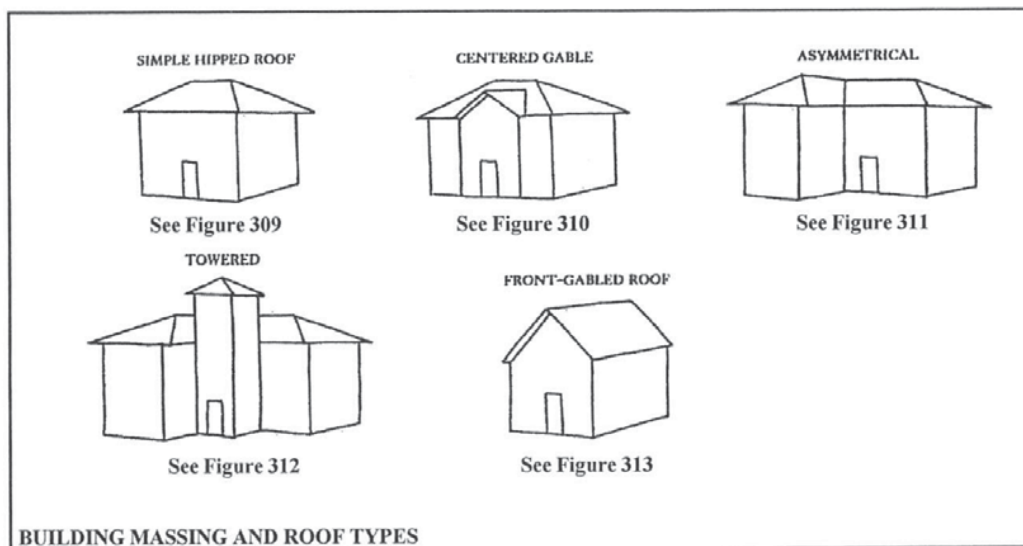


Figure 308



Figure 309 – Simple Hipped Roof Italianate Examples



Figure 309 – Simple Hipped Roof Italianate Examples (continued)

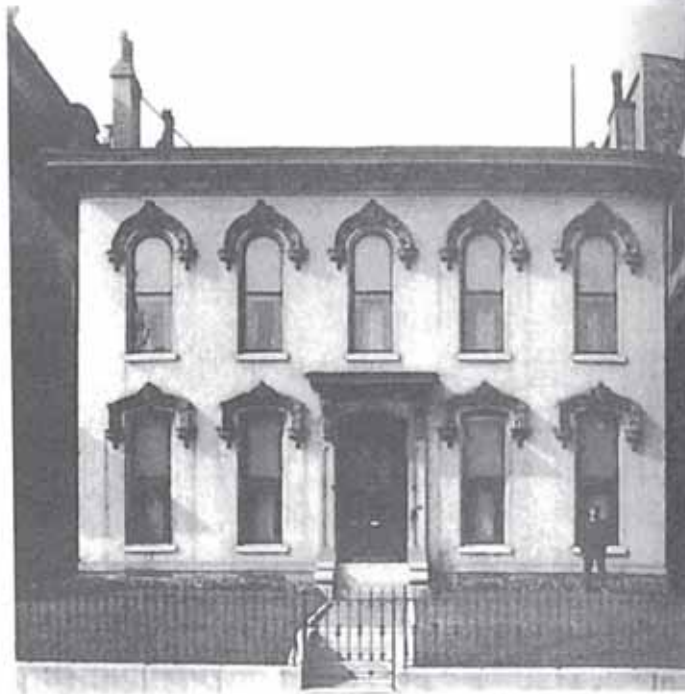


Figure 309 – Simple Hipped Roof Italianate Examples (continued)



Figure 310 – Centered Gable Italianate Examples



Figure 311 – Asymmetrical Italianate Examples

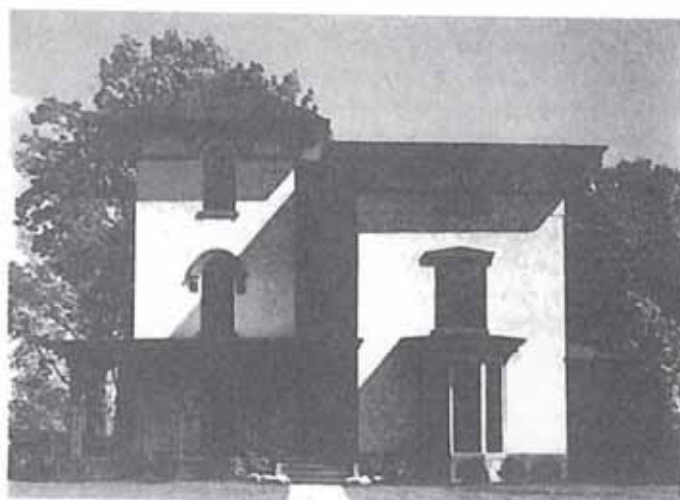
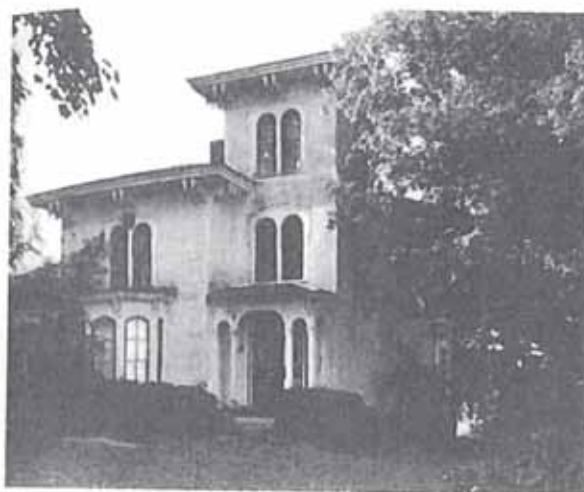


Figure 312 – Towered Italianate Examples



Figure 312 – Towered Italianate Examples (continued)



Figure 313 – Front-gabled Roof Italianate Examples

400 – Shingle Figures



Figure 401

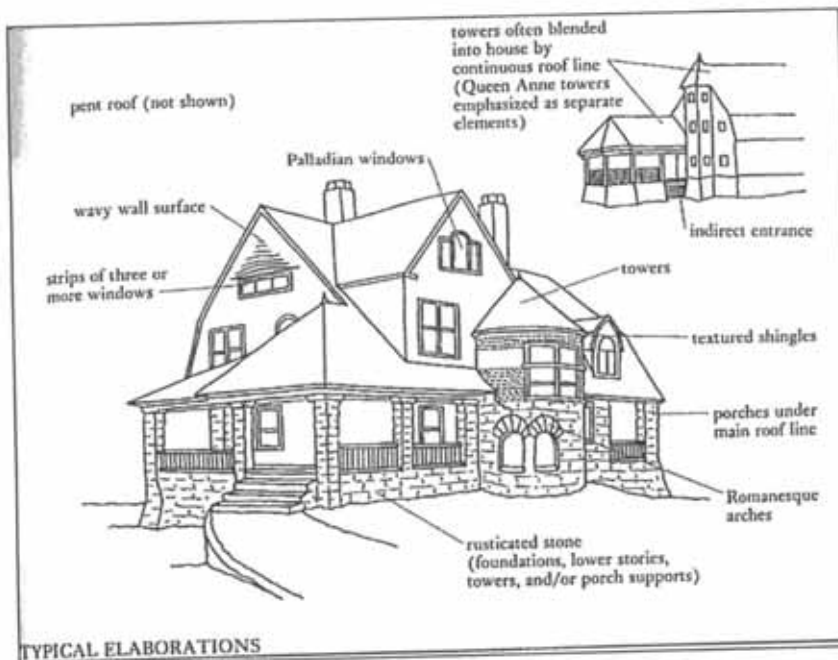


Figure 402

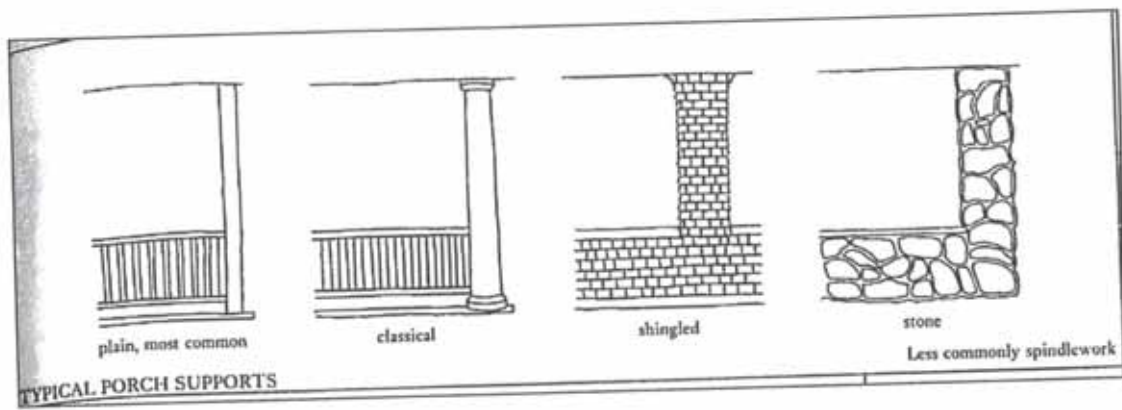


Figure 403

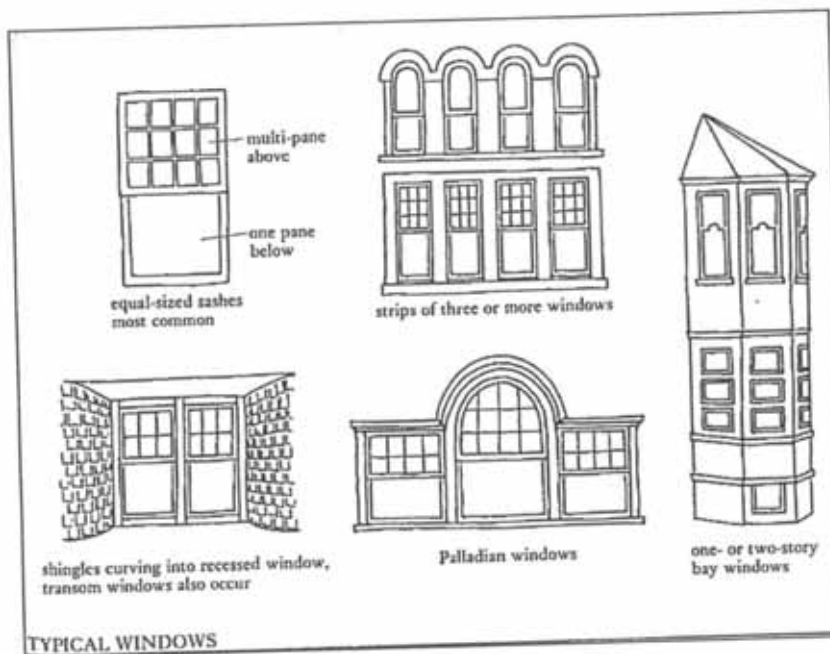


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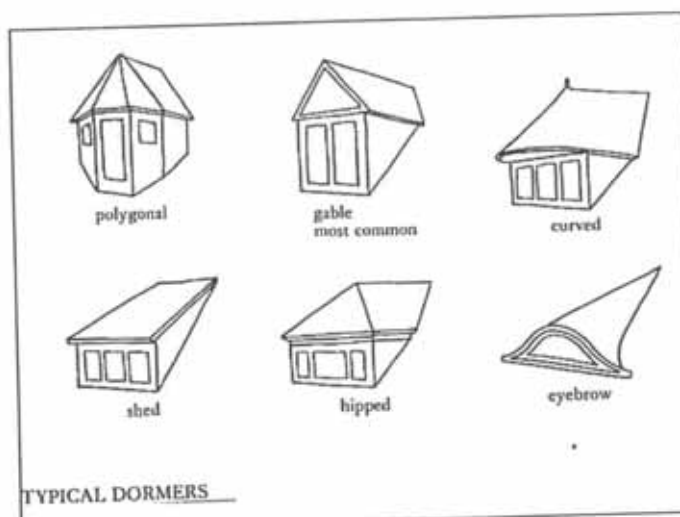


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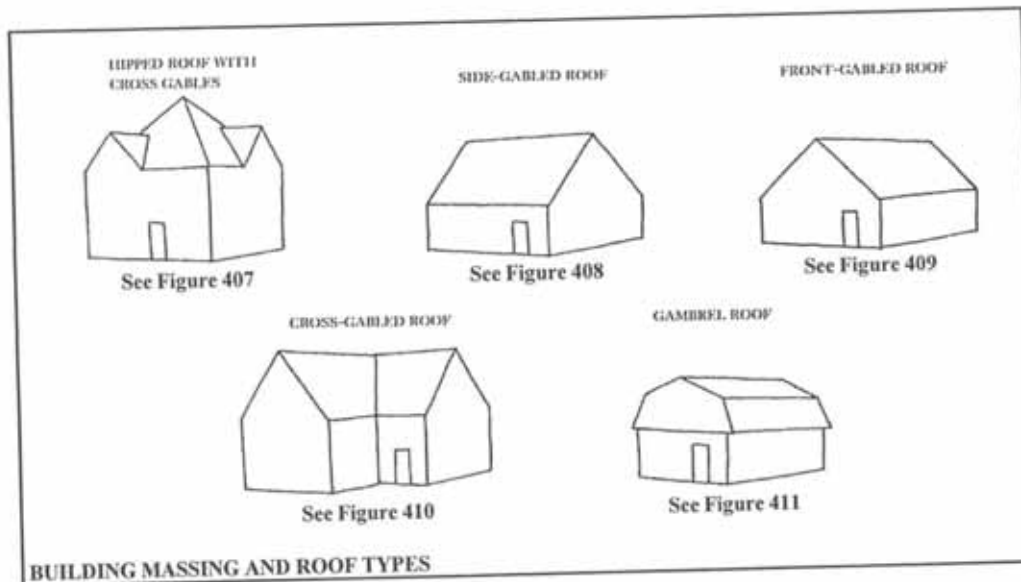


Figure 406

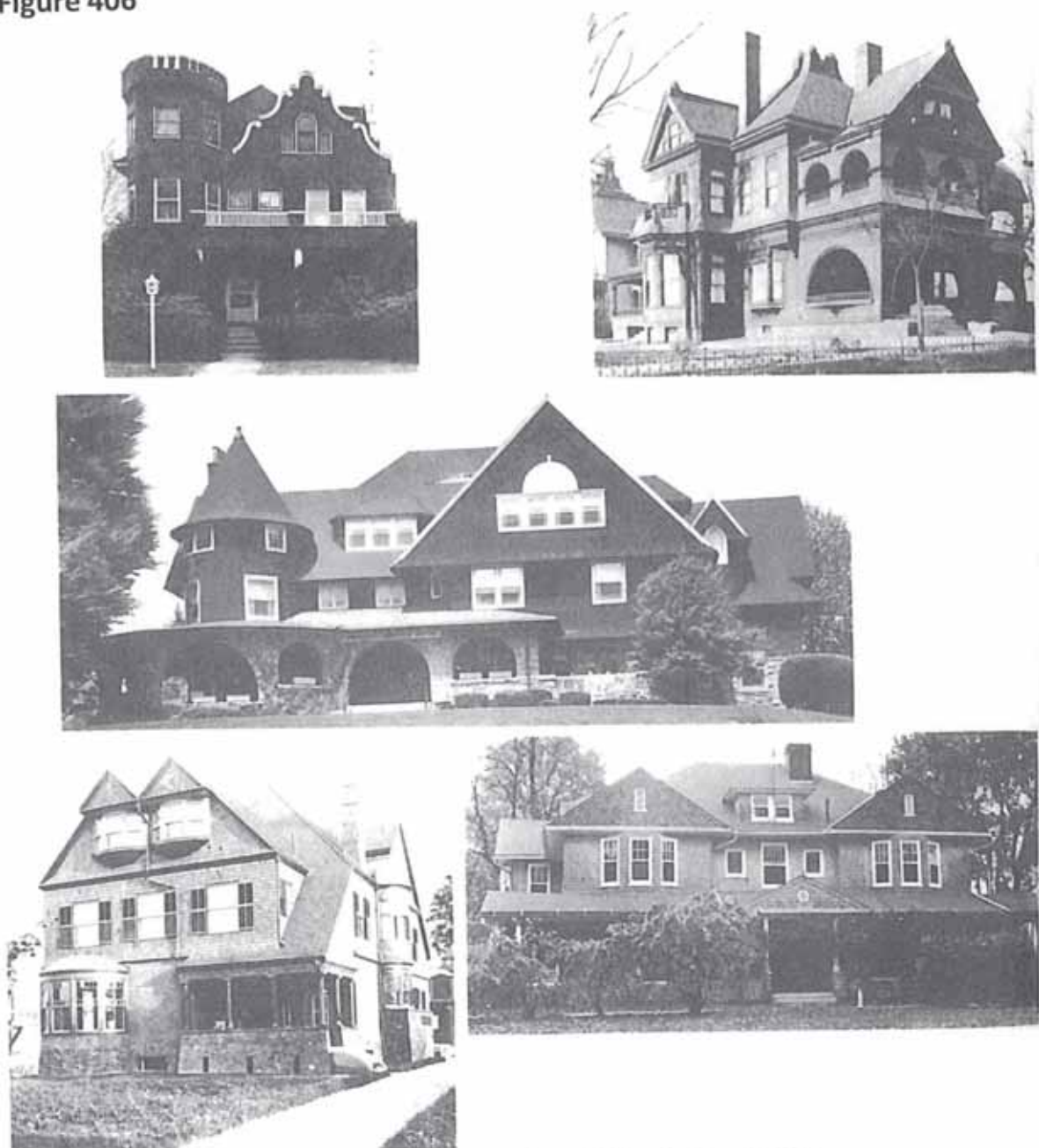


Figure 407 – Hipped Roof with Cross Gables Shingle Examples



Figure 408 – Side-gabled Roof Shingle Examples



Figure 409 – Front-gabled Roof Shingle Examples



Figure 410 – Cross-gabled Roof Shingle Examples



Figure 411 – Gambrel Roof Shingle Examples

500 – Folk Victorian Figures



Figure 501

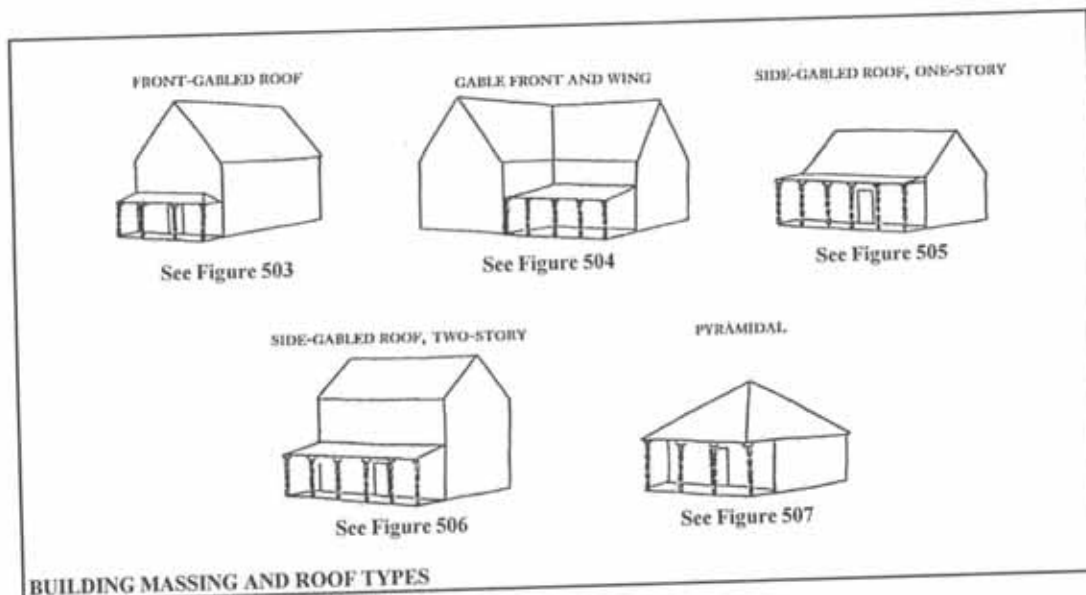


Figure 502



Figure 503 – Front-gabled Roof Folk Victorian Examples

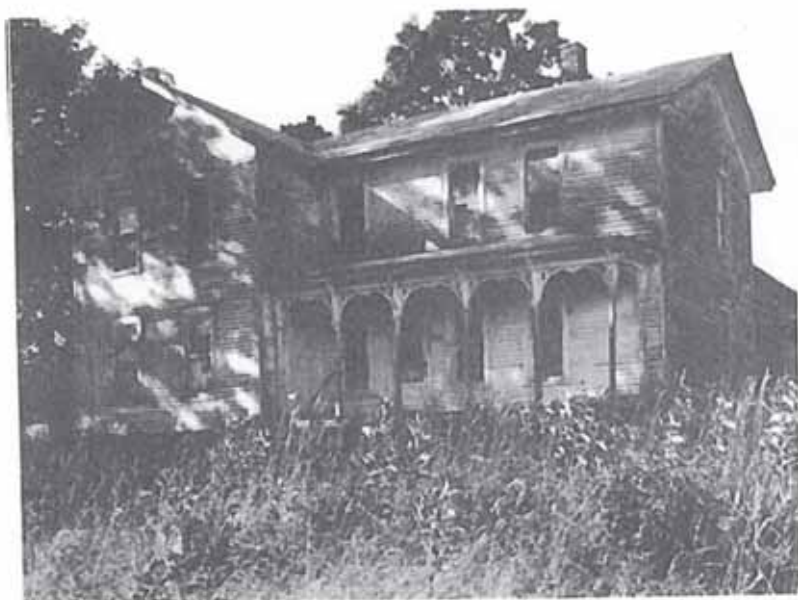


Figure 504 – Gable Front and Wing Folk Victorian Examples



Figure 505 – Side-gabled Roof, One-Story Folk Victorian Examples

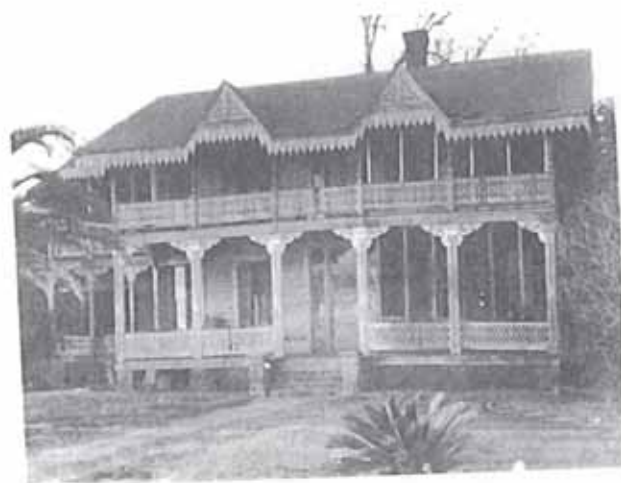


Figure 506 – Side-gabled Roof, Two-Story Folk Victorian Examples

500 series – Folk Victorian Figures



Figure 507 – Pyramidal Folk Victorian Examples

600 – Colonial Revival Figures



Figure 601

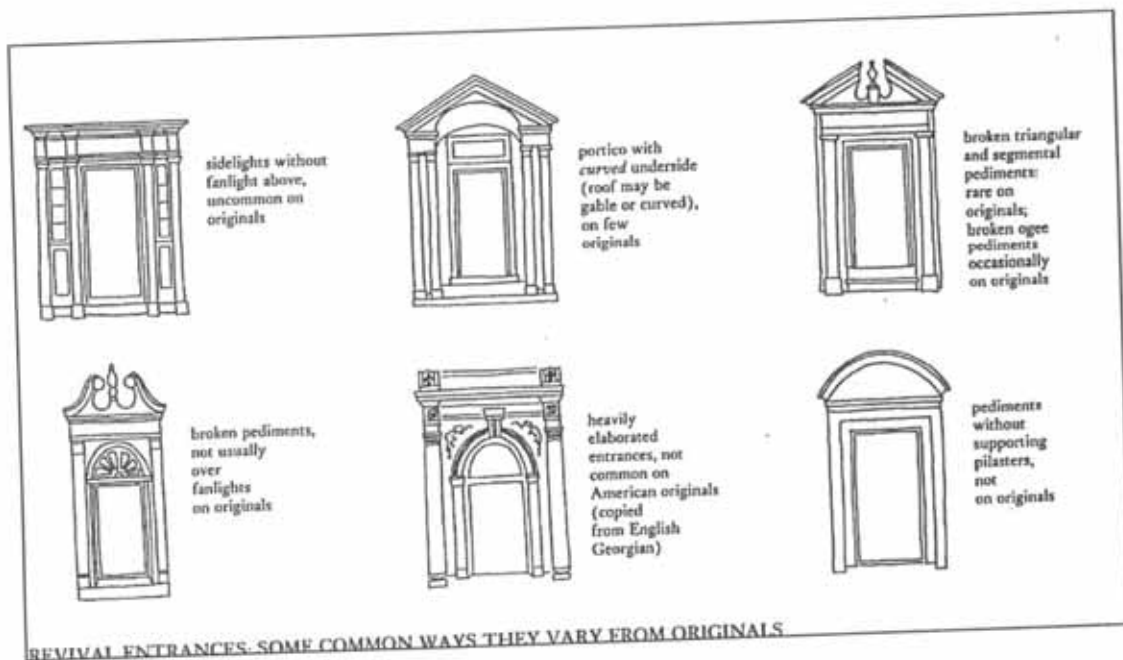


Figure 602

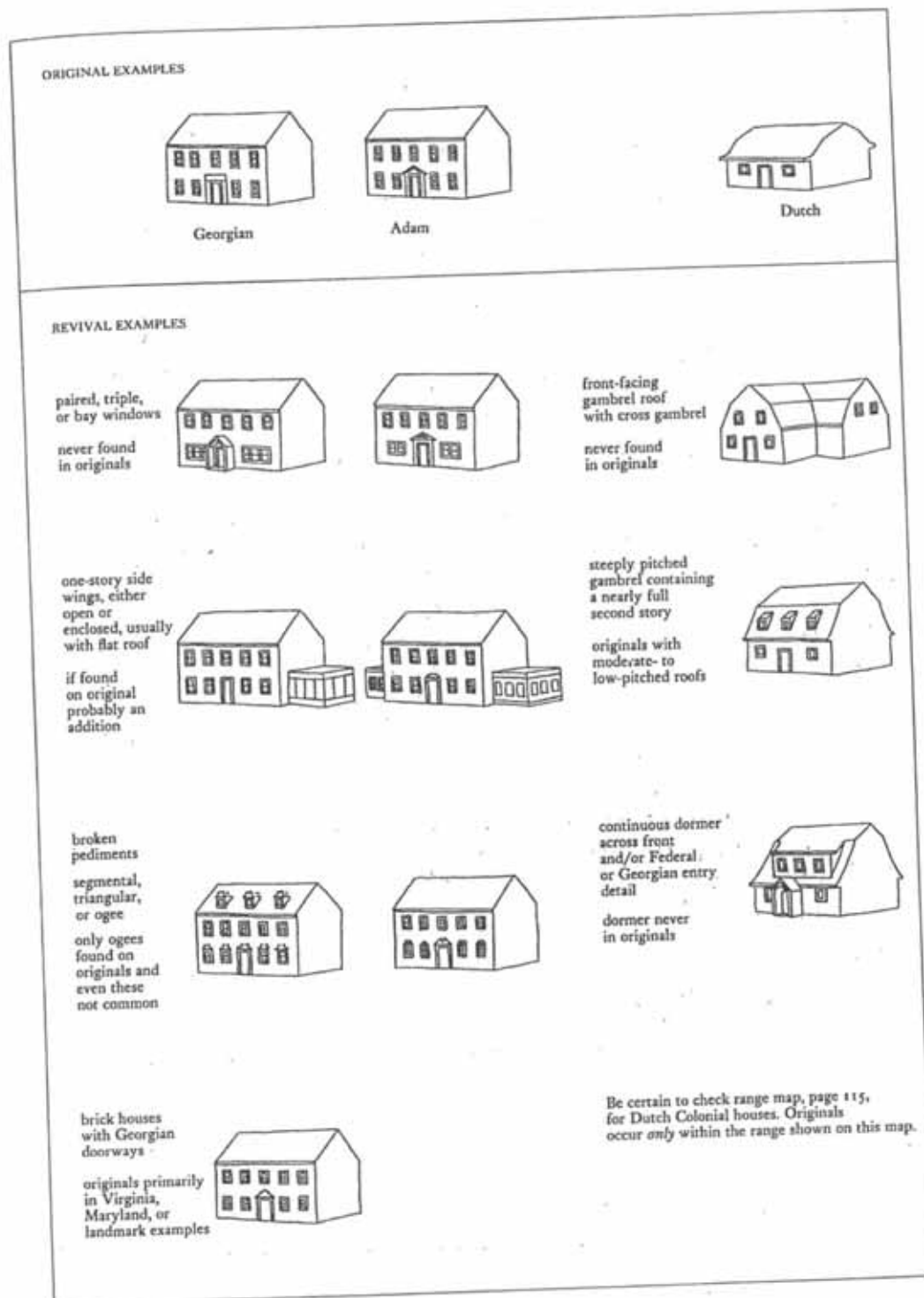


Figure 603

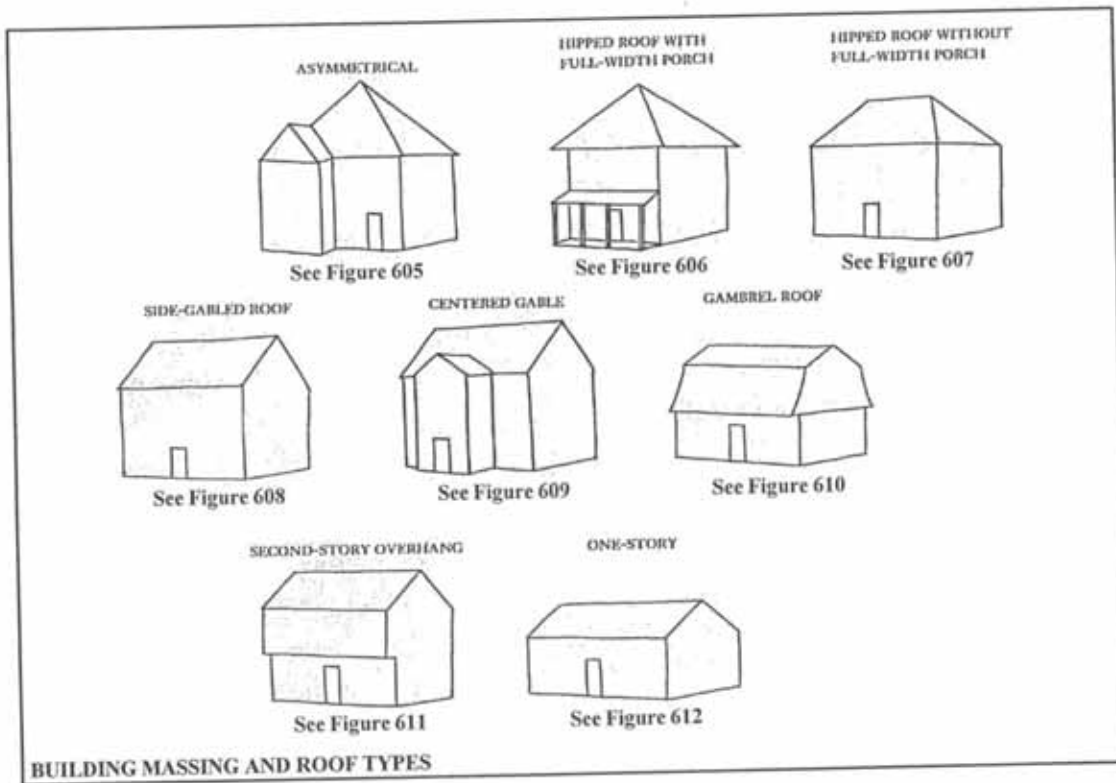


Figure 604



Figure 605 – Colonial Revival Asymmetrical Examples



Figure 606 – Hipped Roof with Full-width Porch Colonial Revival Examples



Figure 607 – Hipped Roof without Full-width Porch Colonial Revival Examples



Figure 608 – Side-gabled Roof Colonial Revival Examples



Figure 608 – Side-gabled Roof Colonial Revival Examples (continued)



Figure 609 – Centered Gable Colonial Revival Examples

600 series – Colonial Revival Figures



Figure 610 – Gambrel Roof Colonial Revival Examples



Figure 611 – Second-story Overhang Colonial Revival Examples



Figure 612 – One-story Colonial Revival Examples

700 – Tudor Figures

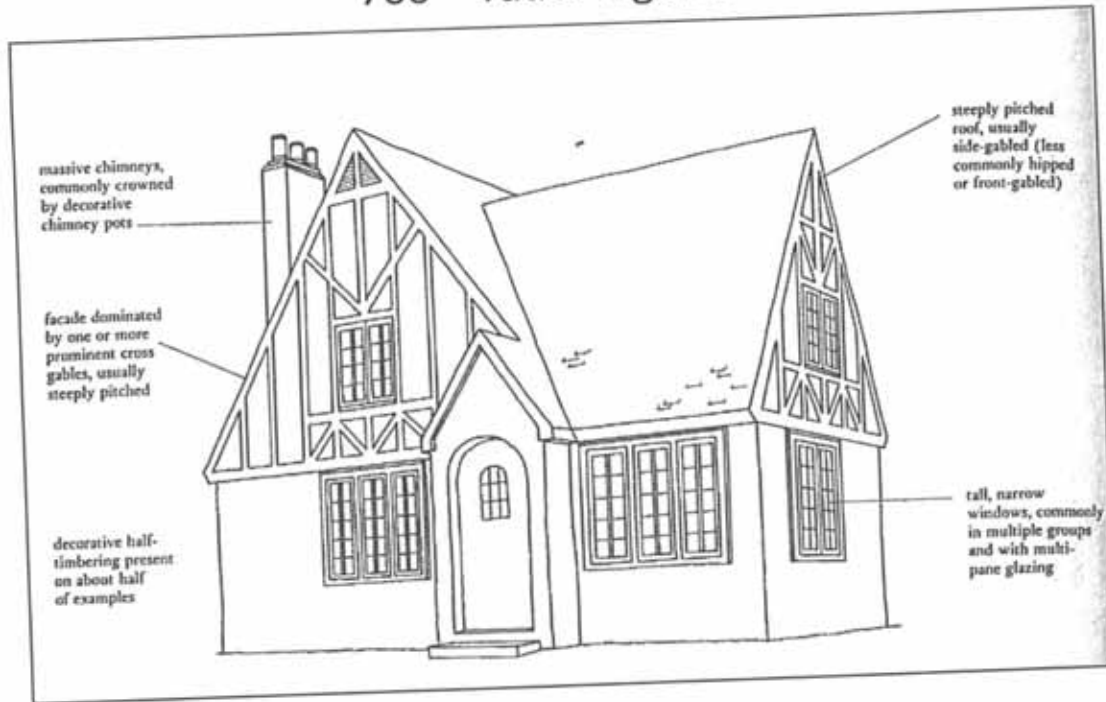


Figure 701

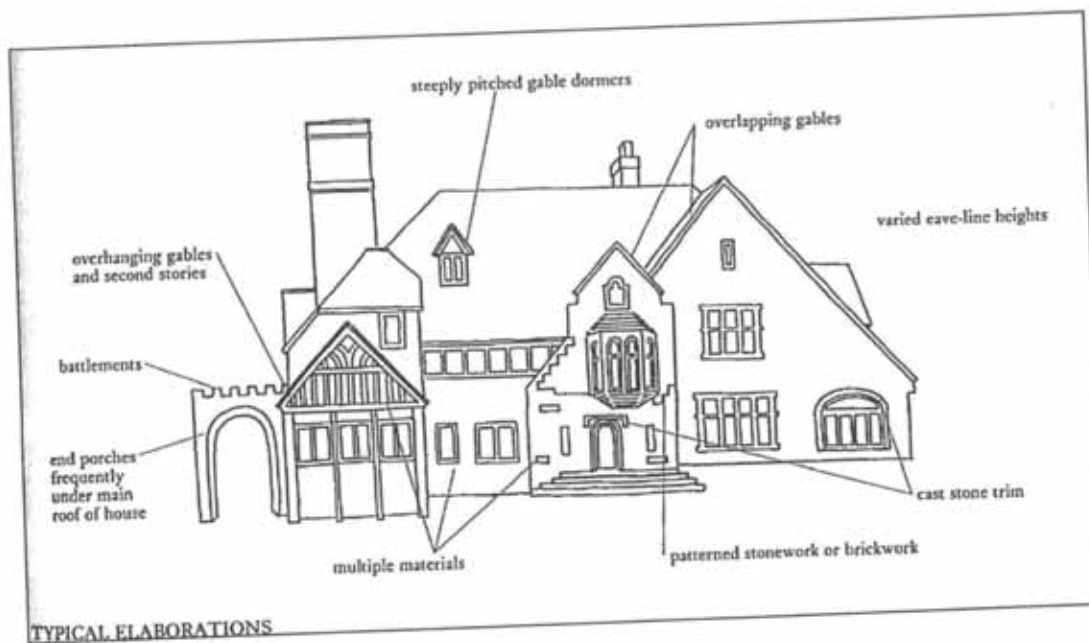


Figure 702

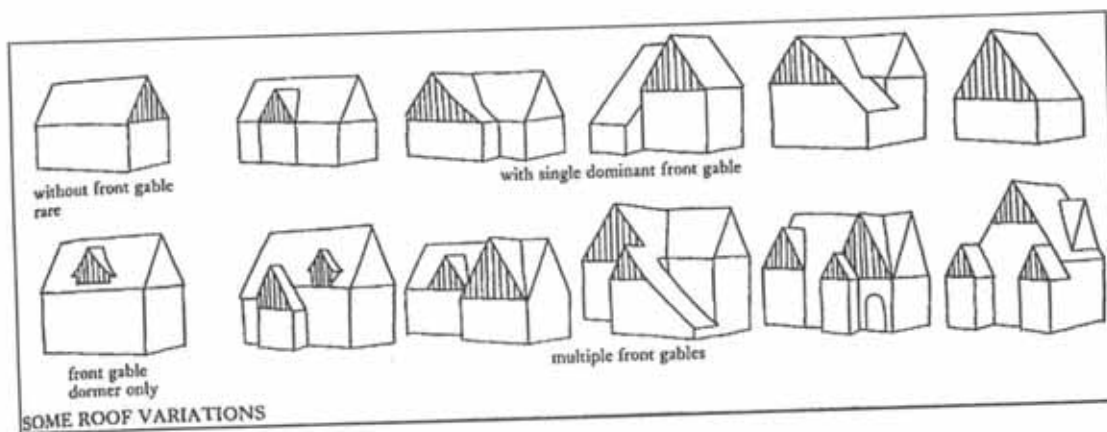


Figure 703

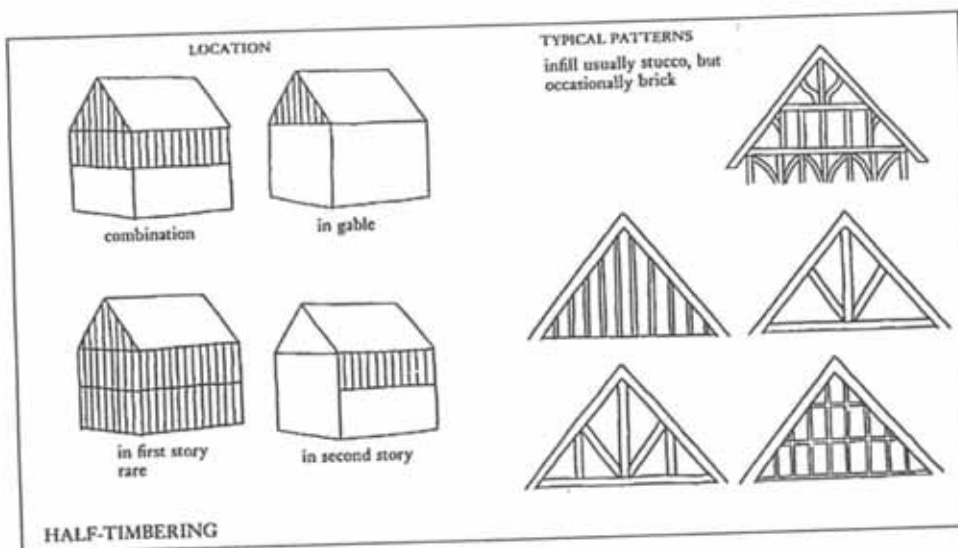


Figure 704

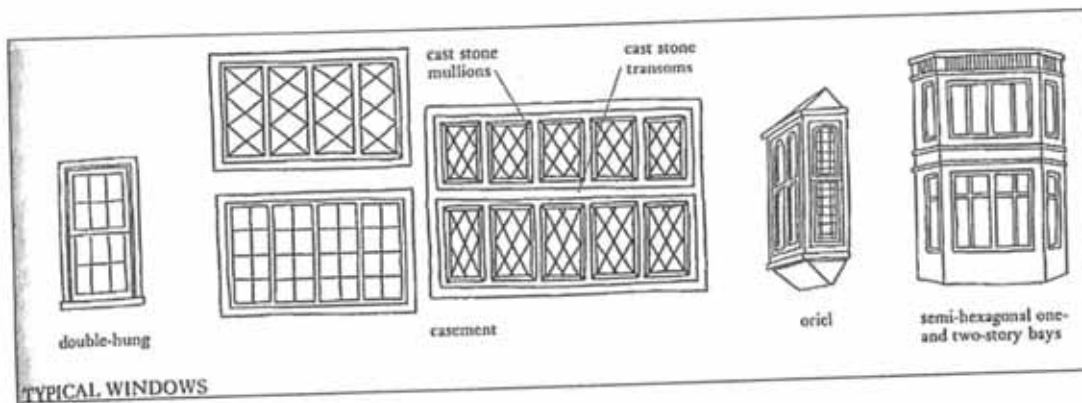


Figure 705

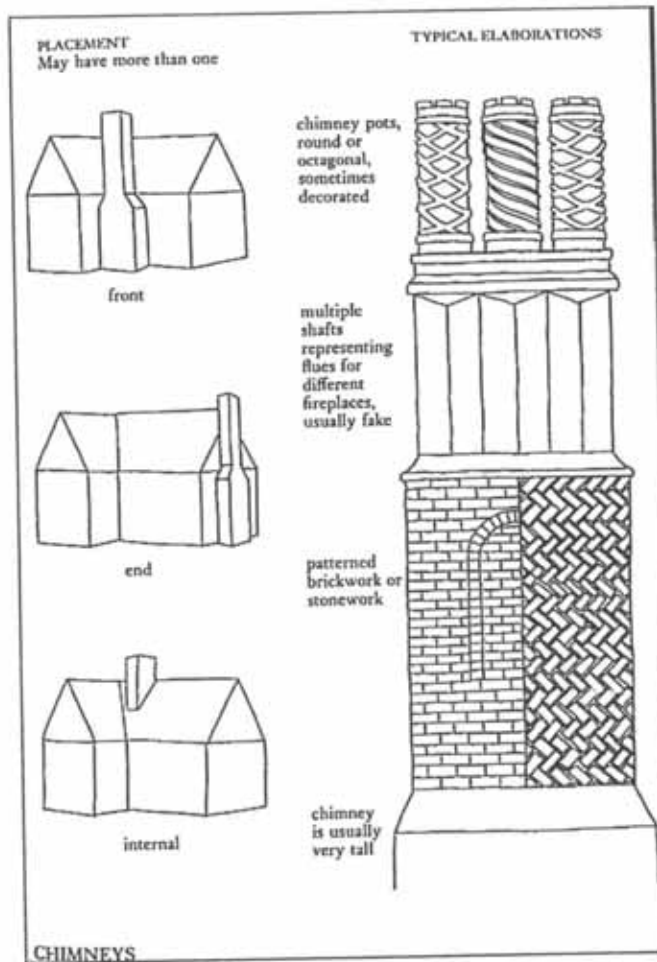


Figure 706

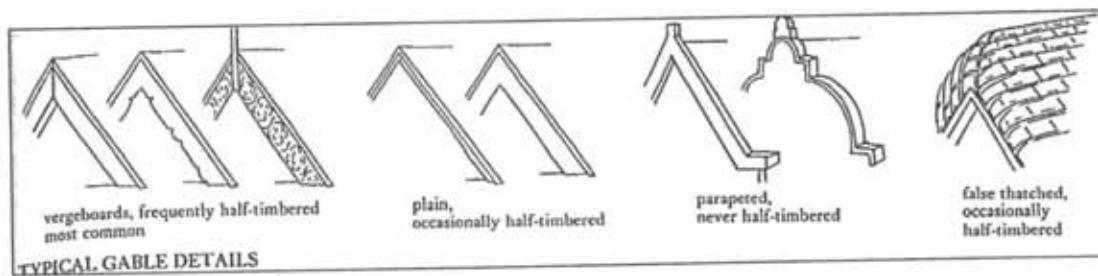


Figure 707

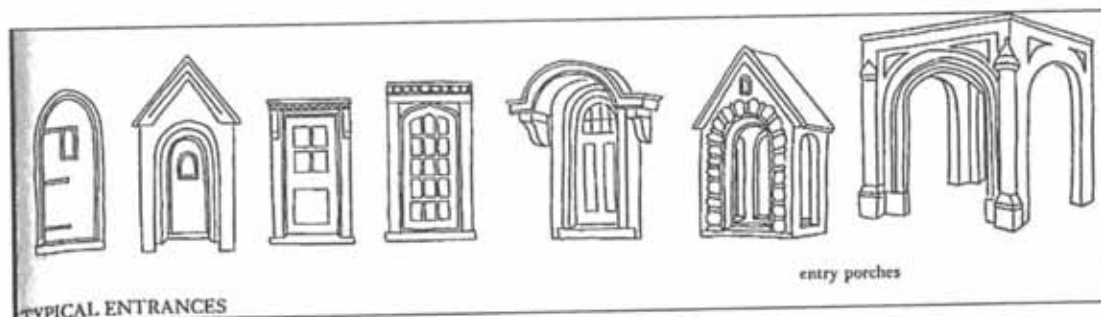


Figure 708

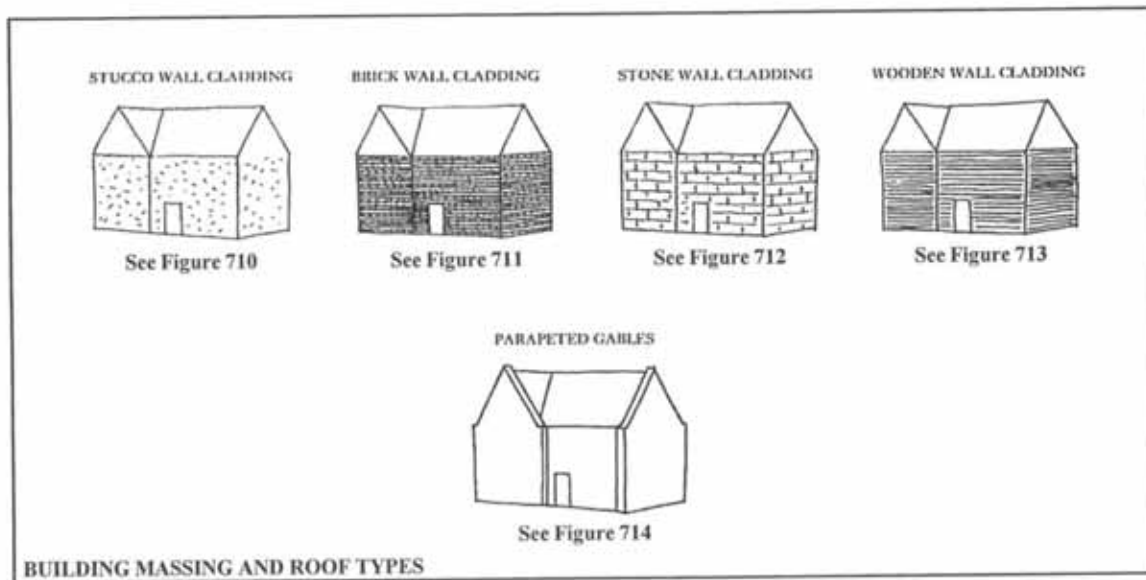


Figure 709



Figure 710 – Stucco Wall Cladding Tudor Examples

700 series – Tudor Figures



Figure 711 – Brick Wall Cladding Tudor Examples



Figure 711 – Brick Wall Cladding Tudor Examples (continued)

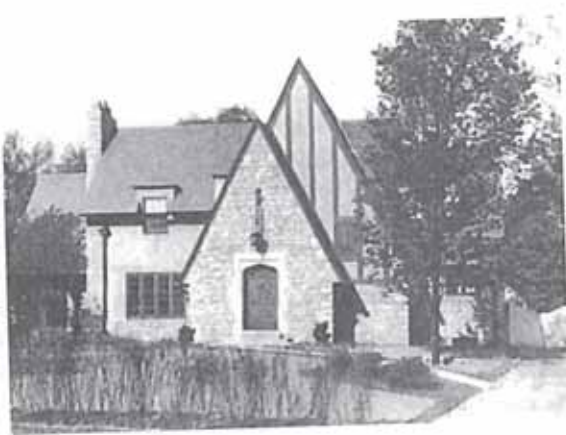


Figure 712 – Stone Wall Cladding Tudor Examples

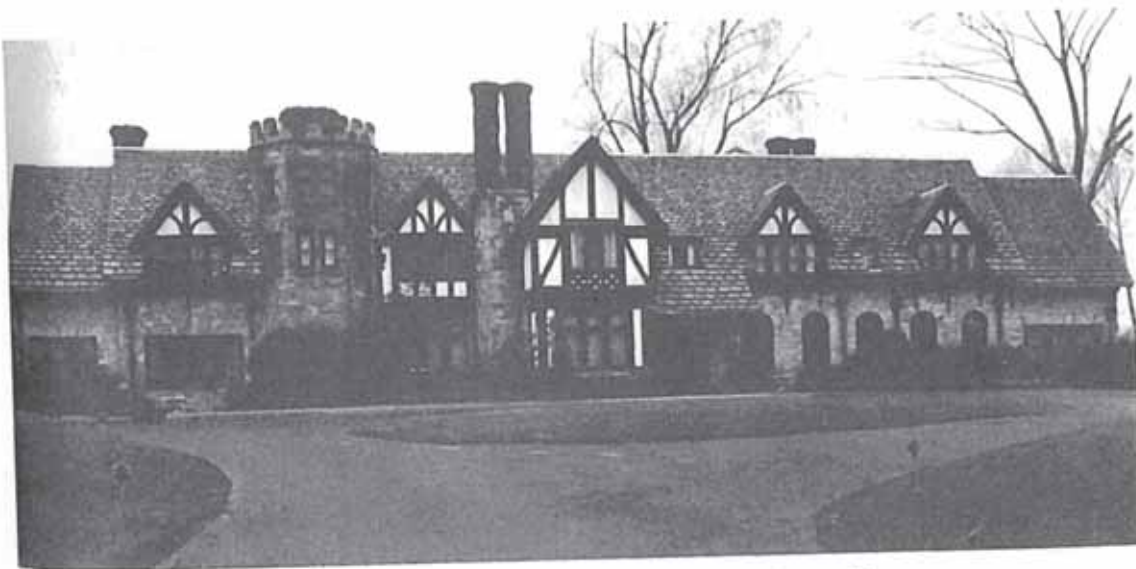


Figure 712 – Stone Wall Cladding Tudor Examples (continued)



Figure 713 – Wooden Wall Cladding Tudor Examples



Figure 714 – Parapeted Gables Tudor Examples

800 – Craftsman Figures



Figure 801

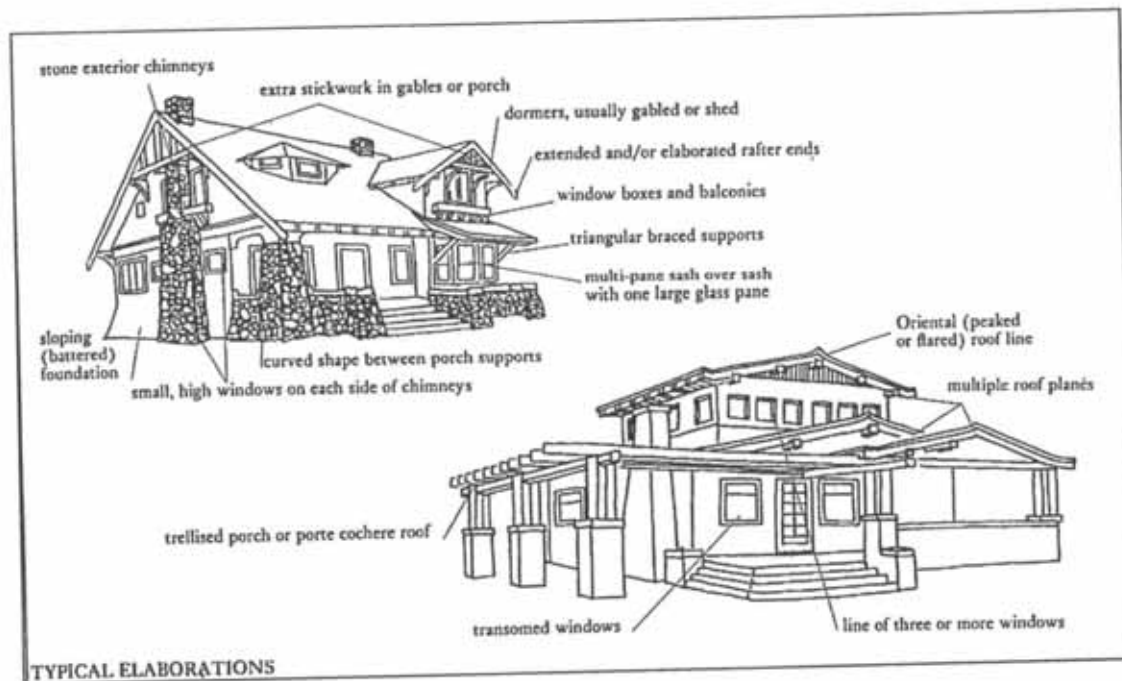


Figure 802

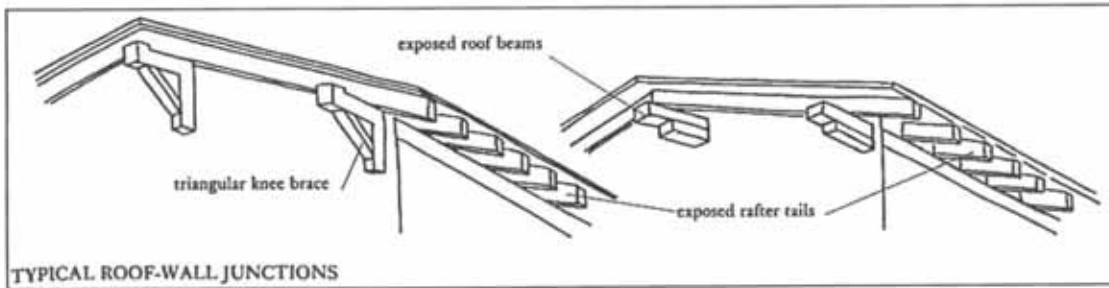


Figure 803

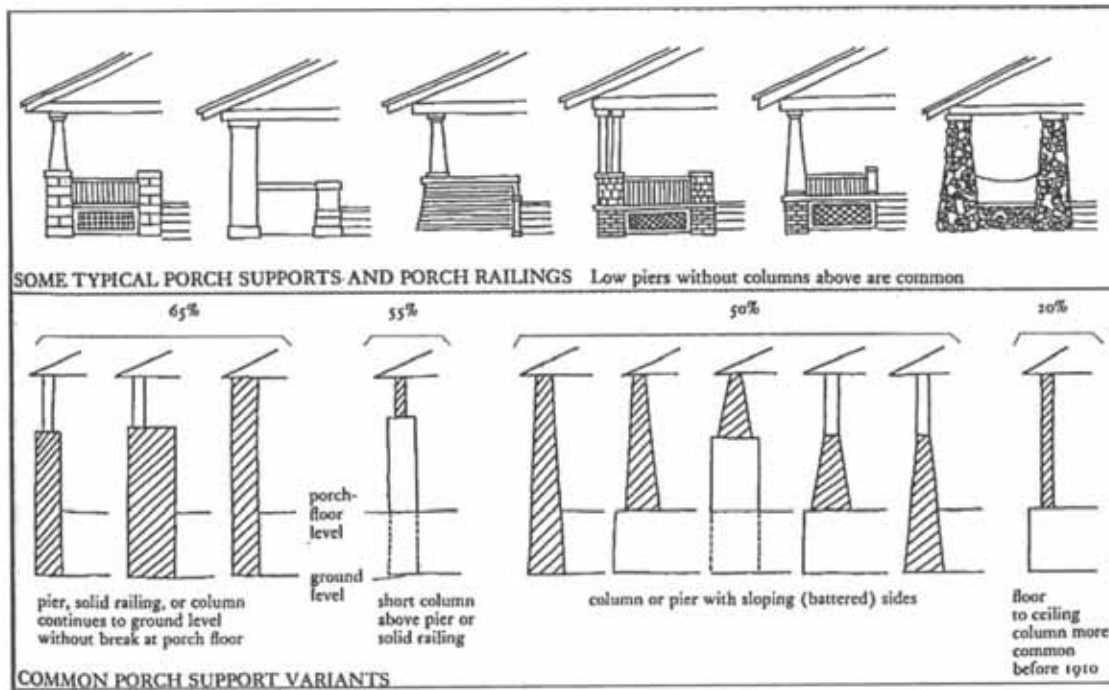


Figure 804

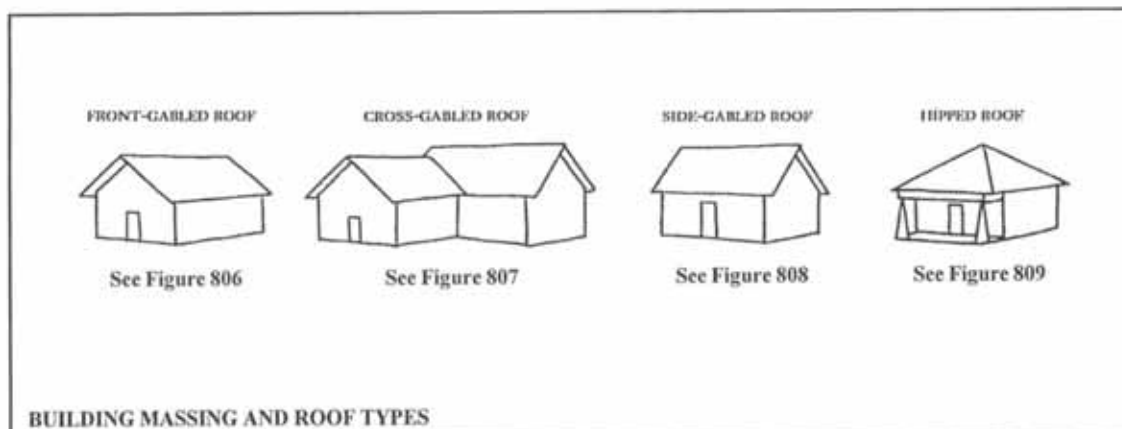


Figure 805



Figure 806 – Front-gabled Roof Craftsman Examples



Figure 807 – Cross-gabled Roof Craftsman Examples



Figure 808 – Side-gabled Roof Craftsman Examples

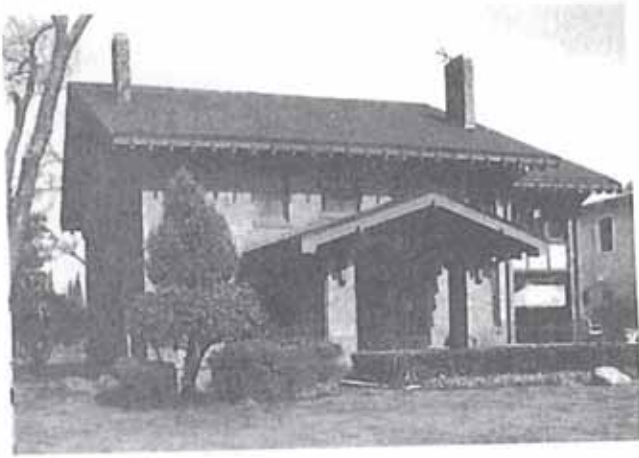


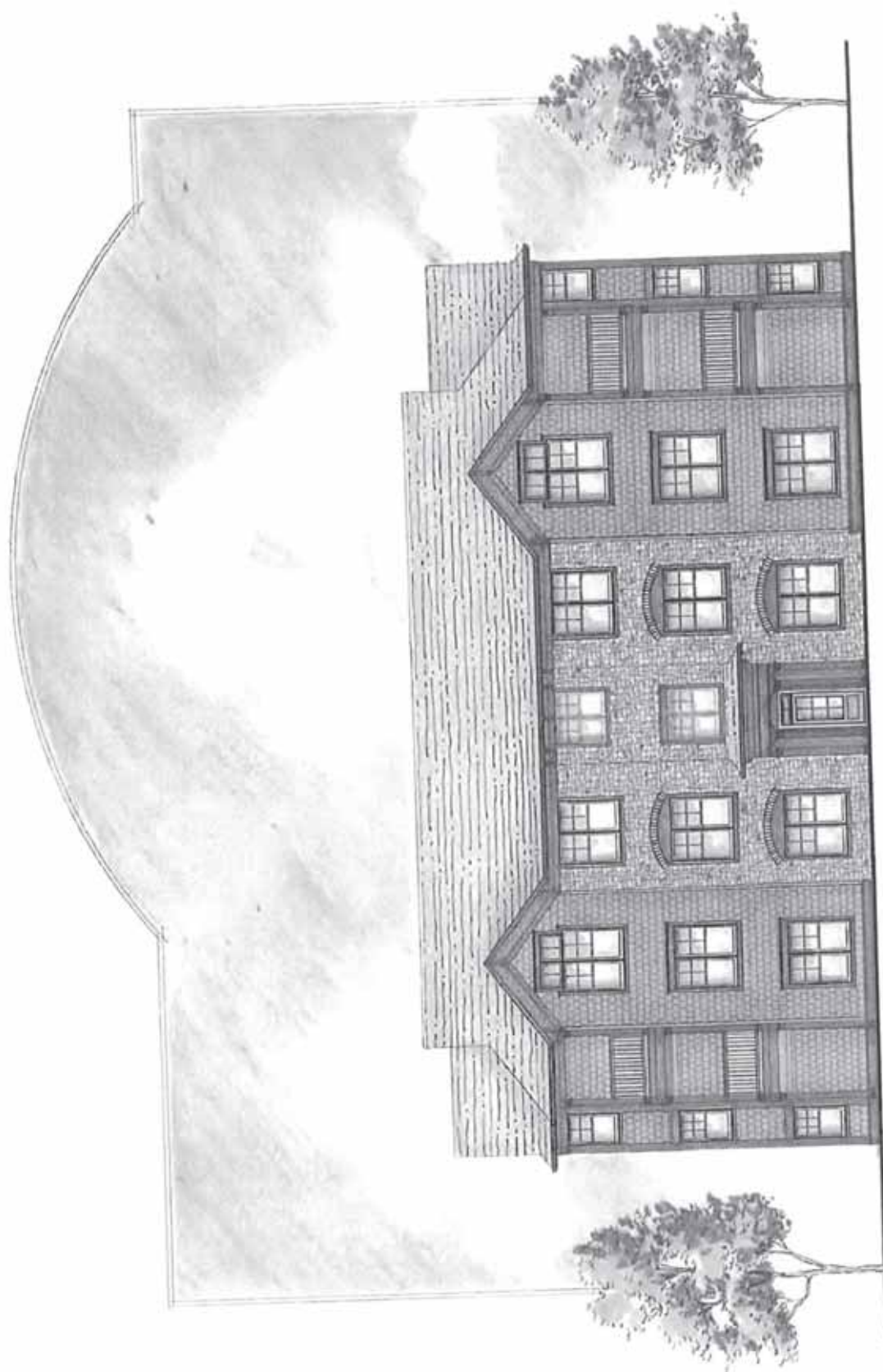
Figure 808 – Side-gabled Roof Craftsman Examples (continued)



Figure 809 – Hipped Roof Craftsman Examples

Exhibit F

Multifamily Building Examples

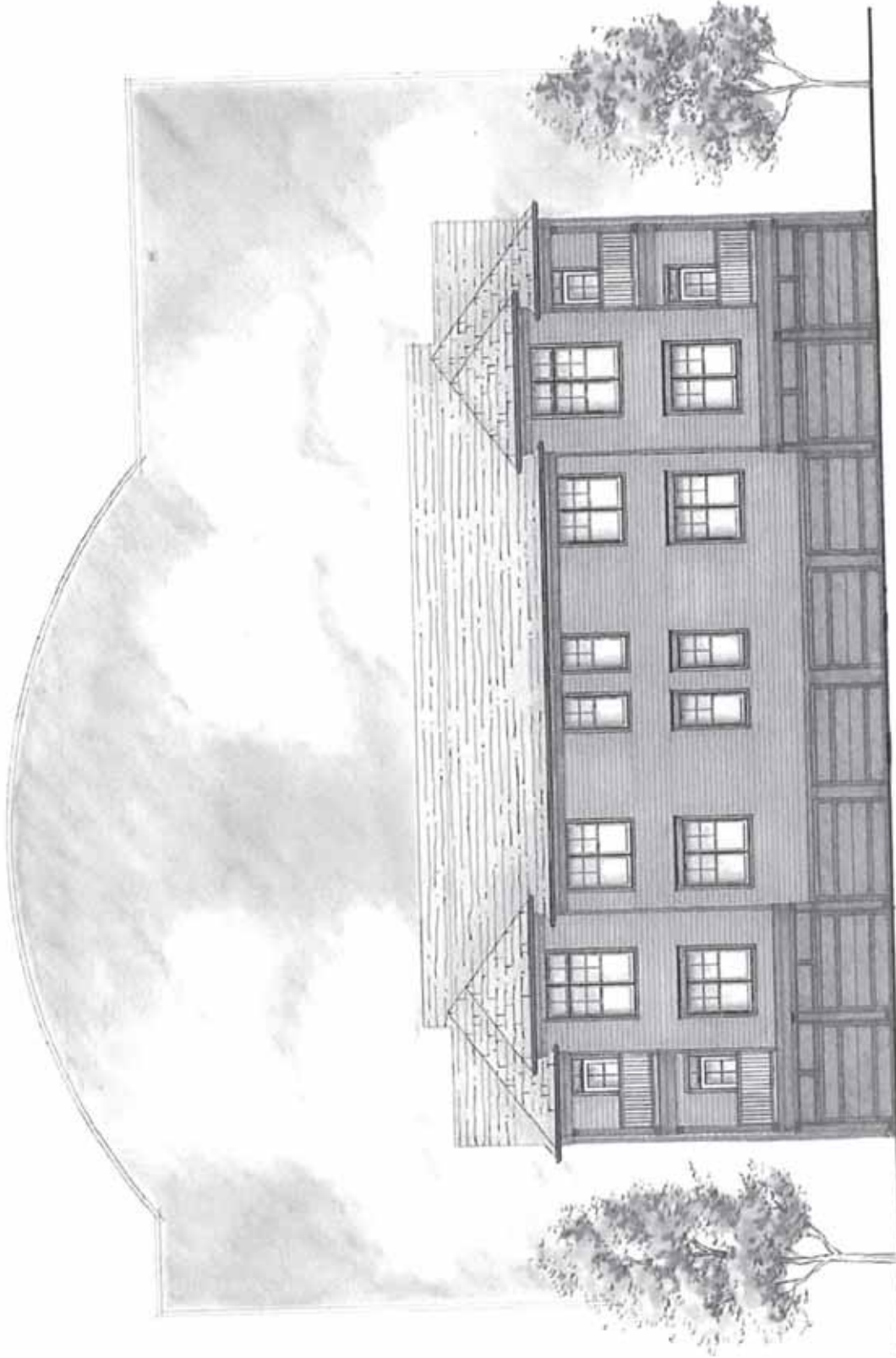


Front Elevation - Building Type 2

Union Street Flats

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architects and land planners

JC HART
Builder, Developer, Manager

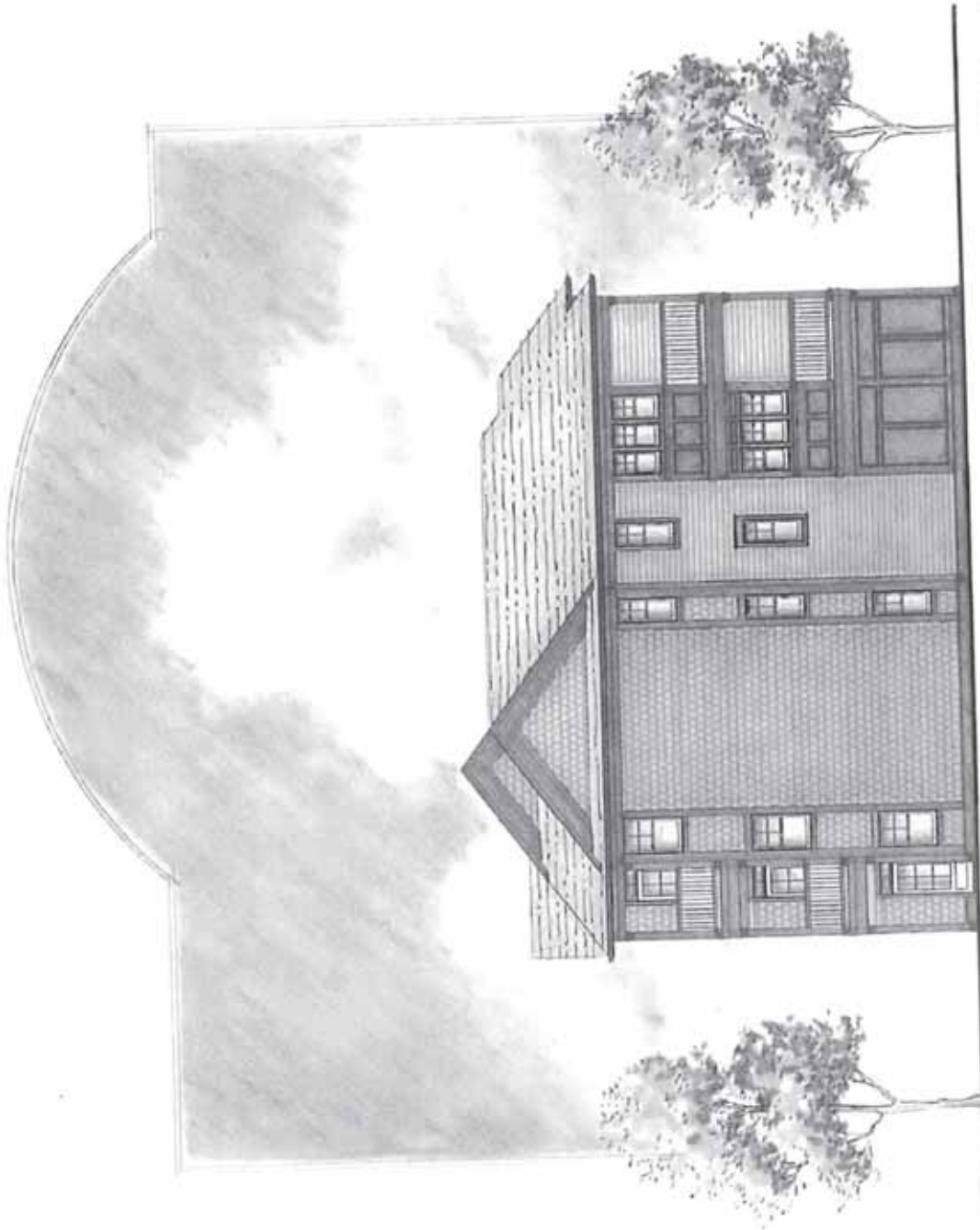


Rear Elevation - Building Type 2

Union Street Flats

weaver sherman design
architects and land planners

JCHART
architects, developers, designers

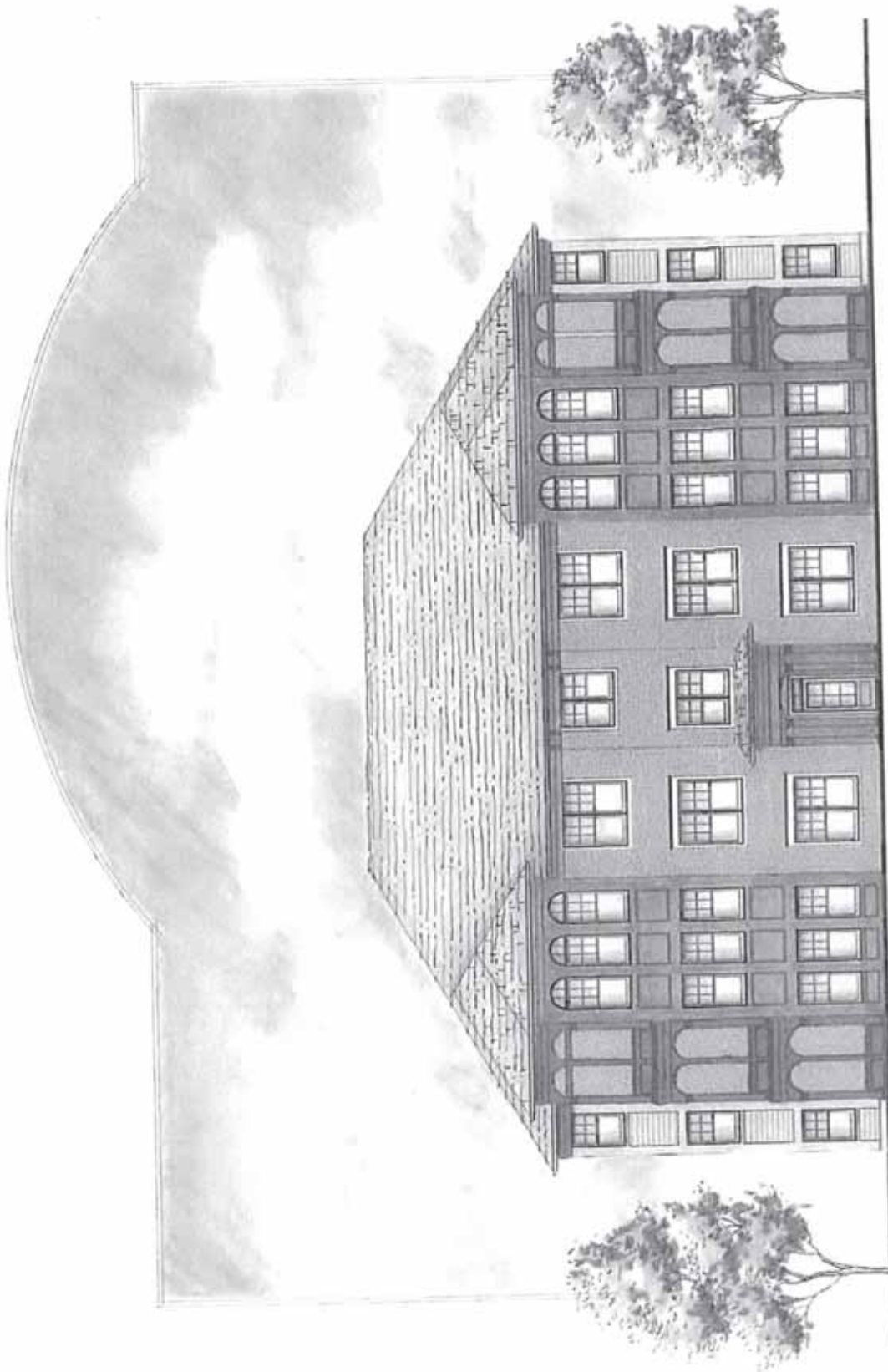


Left and Right Side Elevations - Building Type 2

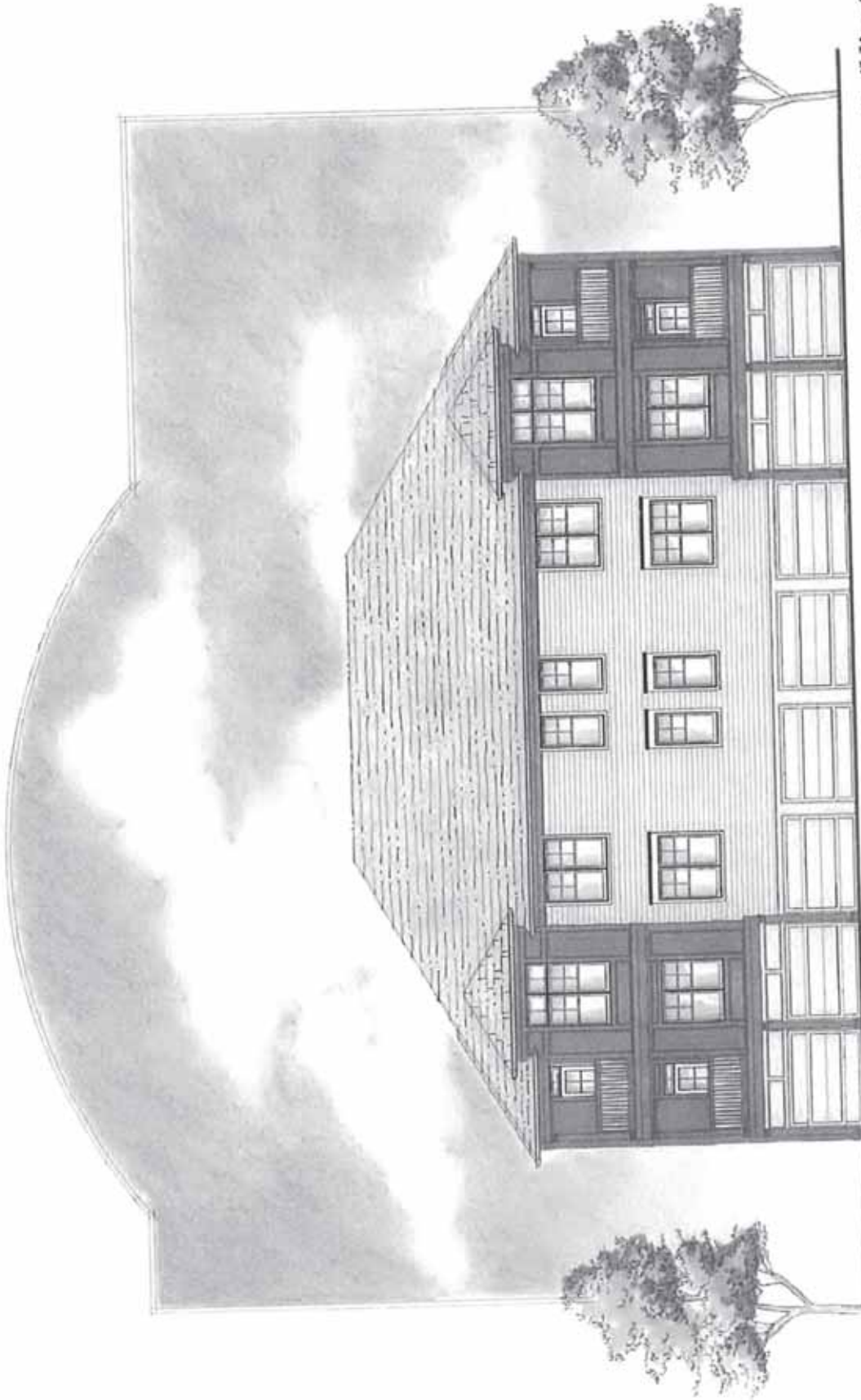
Union Street Flats

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Alternate Front Elevation - Building Type 2

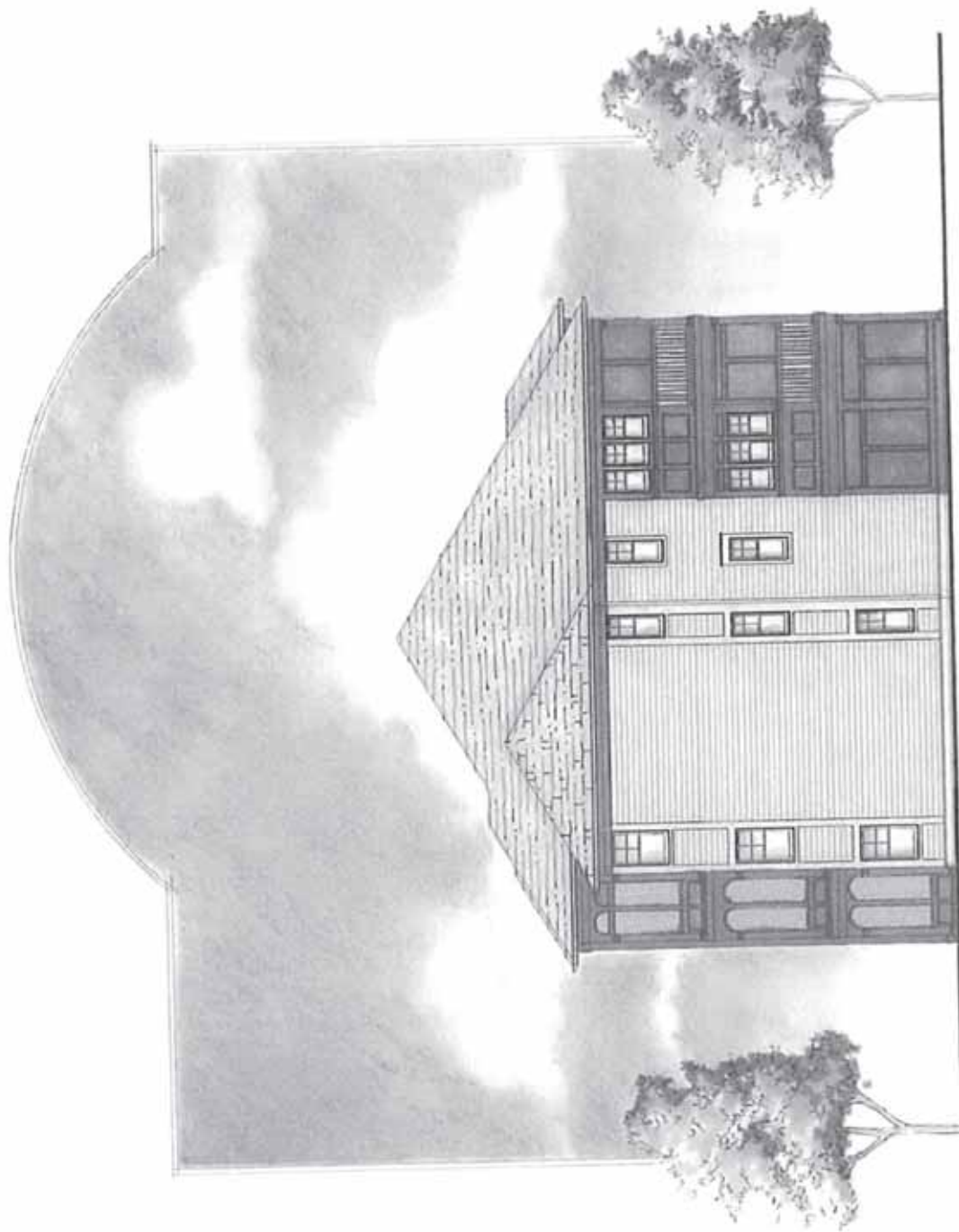


Alternate Rear Elevation - Building Type 2

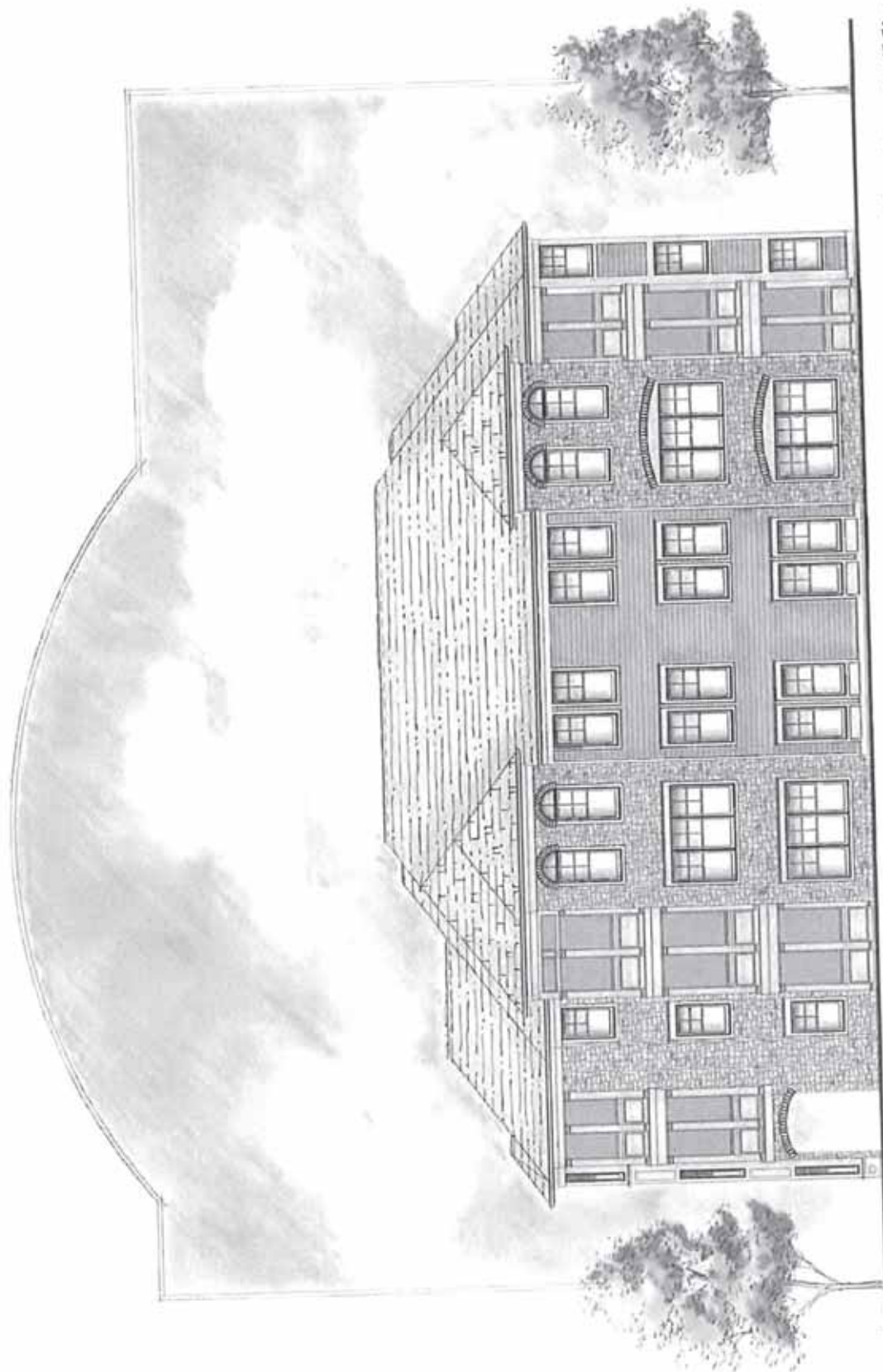
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Alternate Left and Right Side - Building Type 2

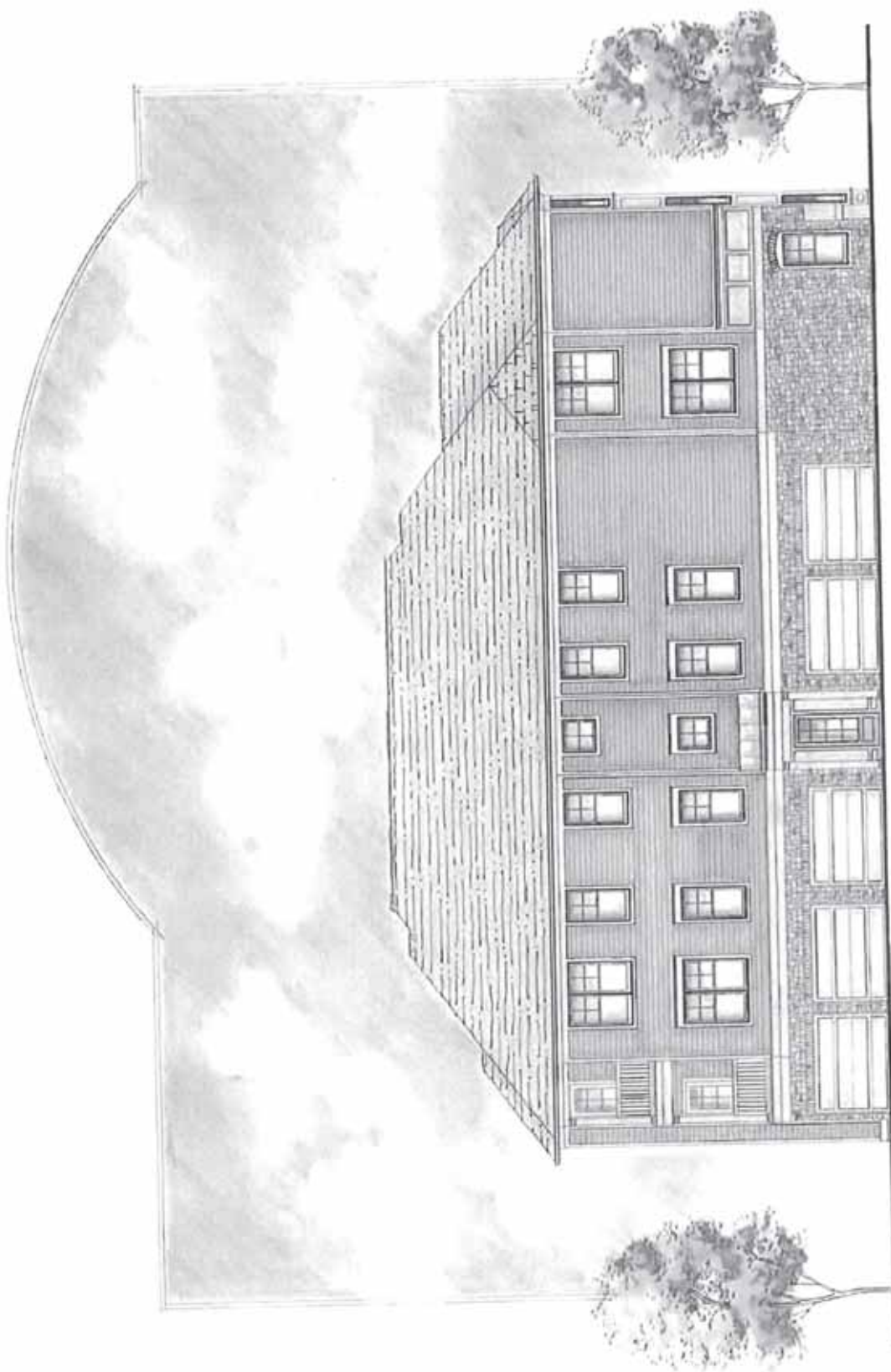


Front Elevation - Building Type 3

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Builder • Developer • Designer

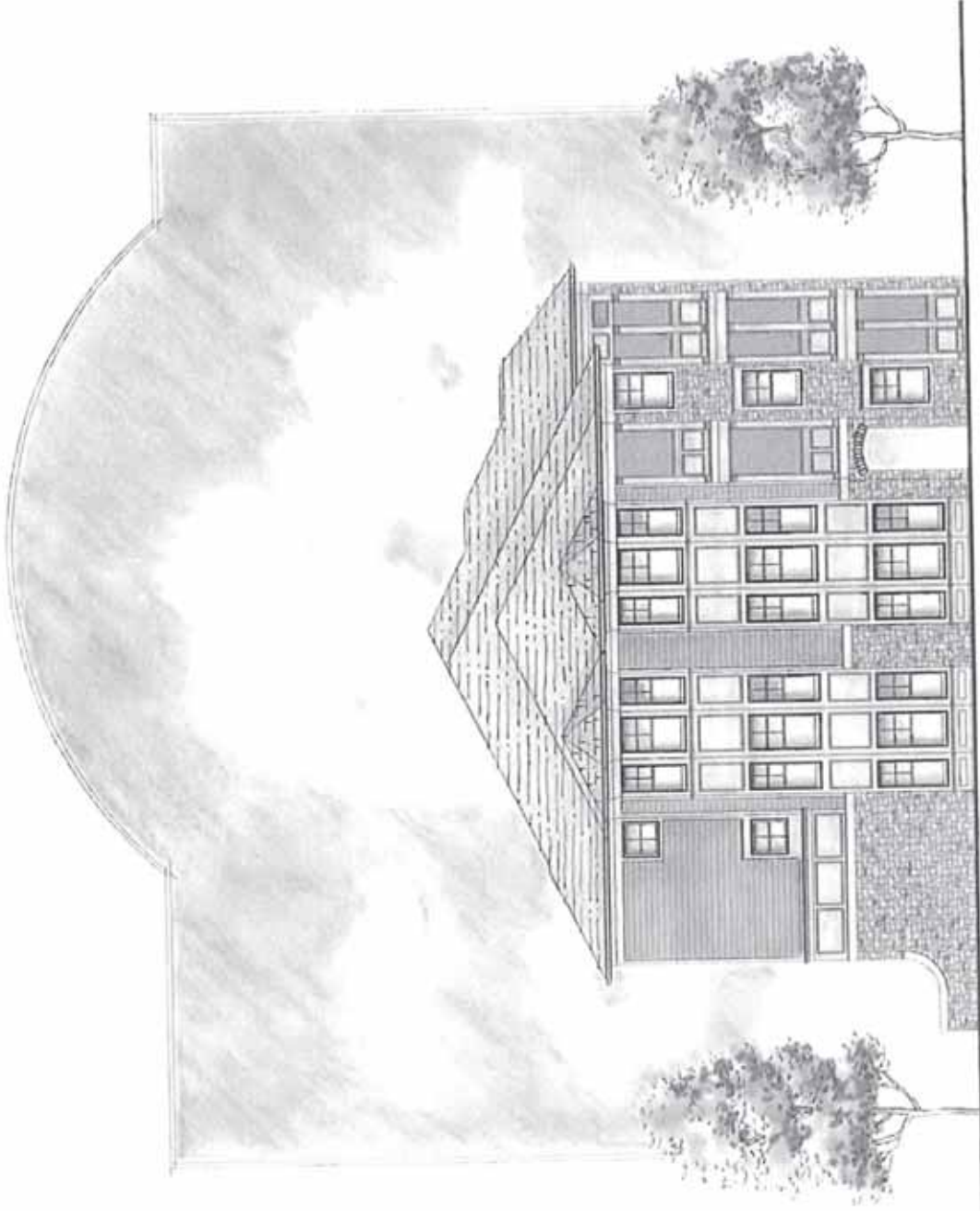


Rear Elevation - Building Type 3

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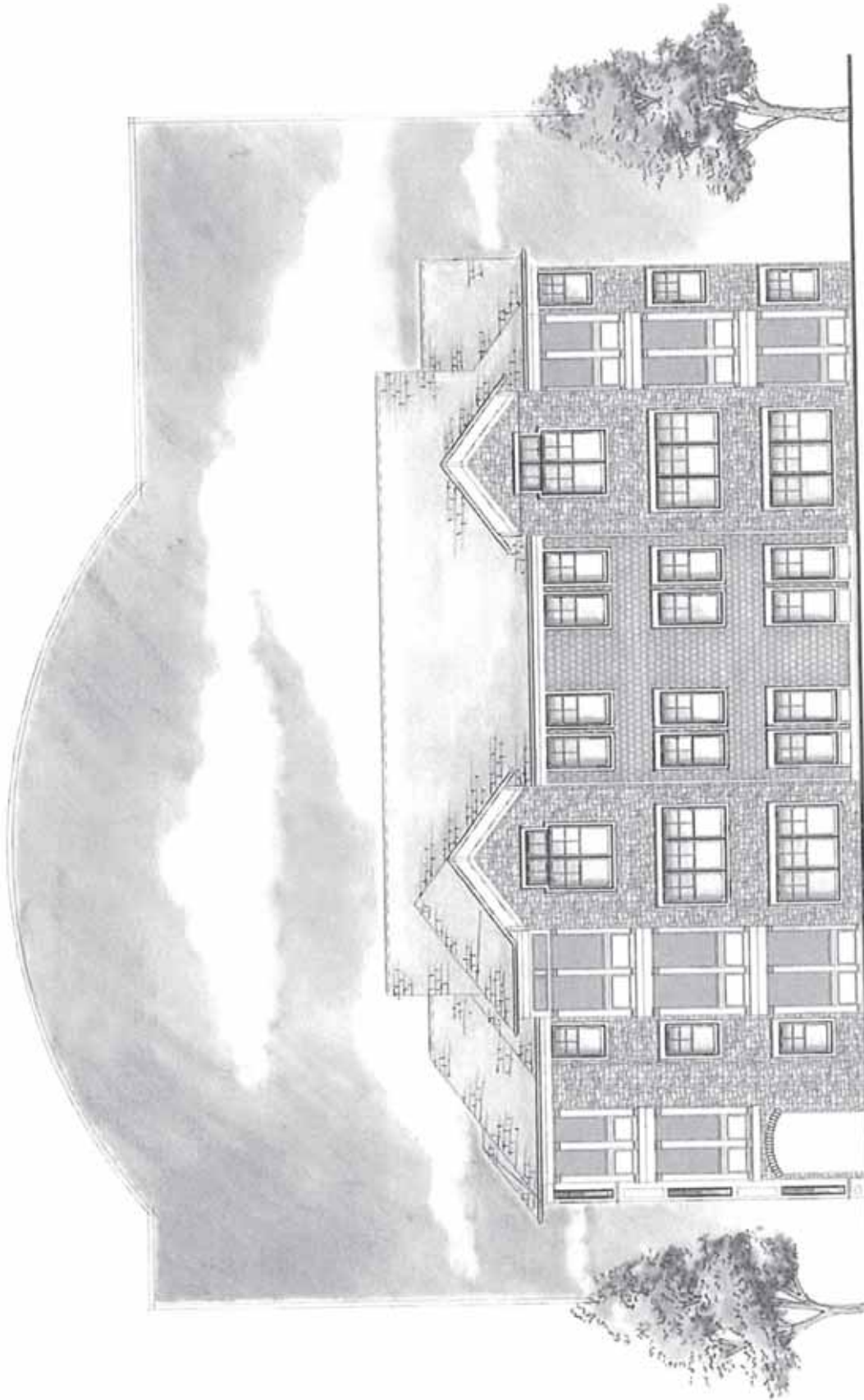
JCHART
Architects, Developers, Managers



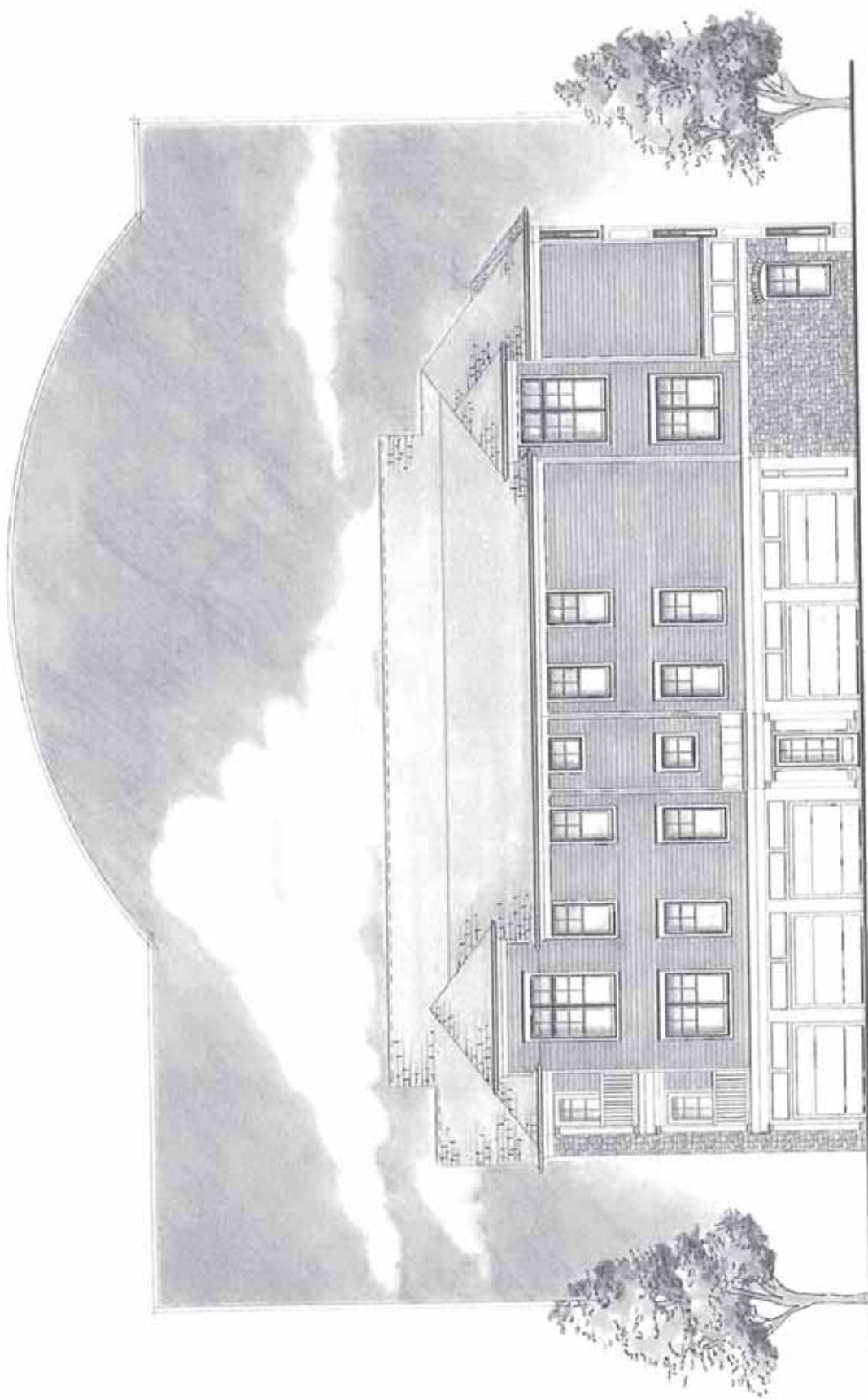
Left Side Elevation - Building Type 3



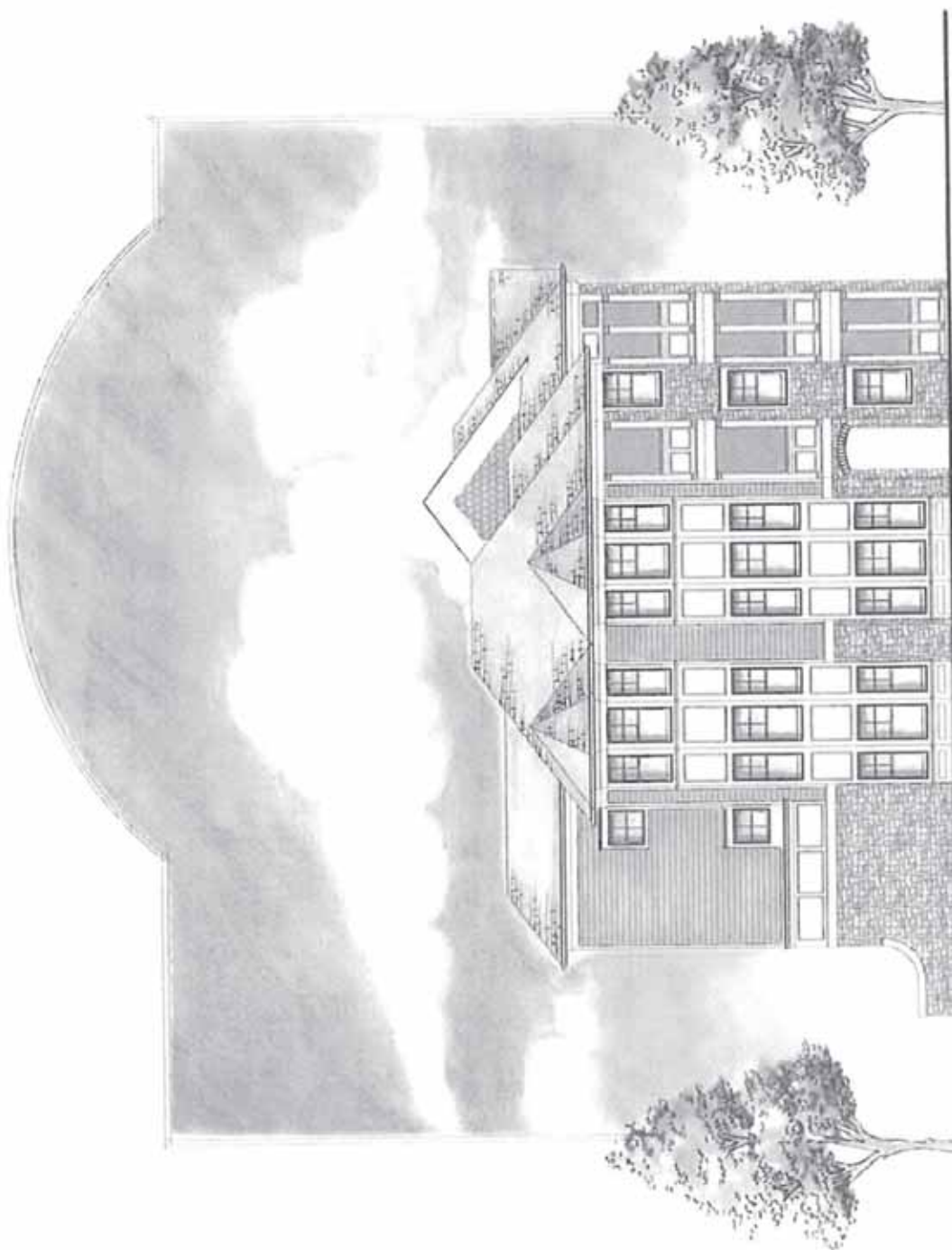
Right Side Elevation -Building Type 3



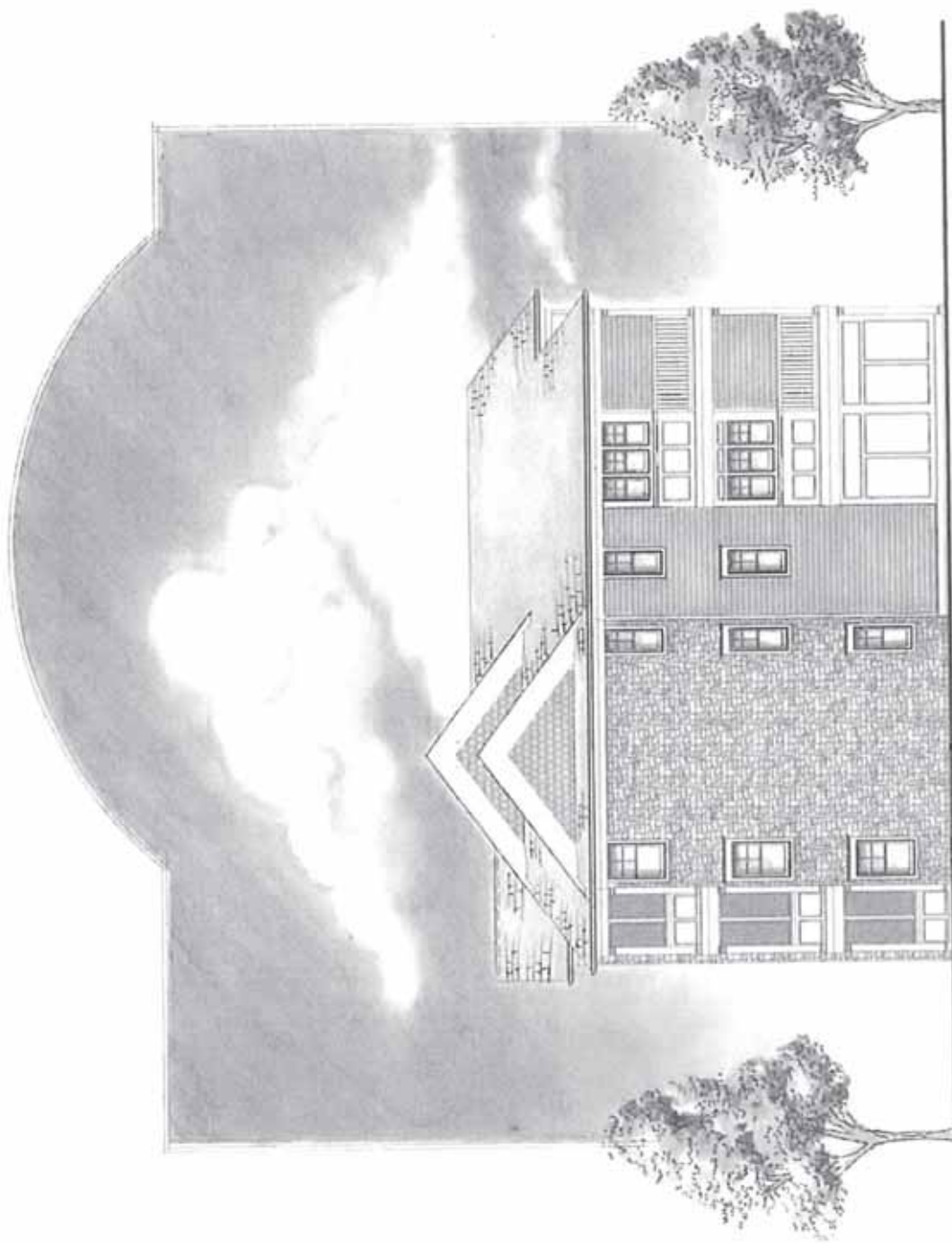
Alternate Front Elevation – Building Type 3



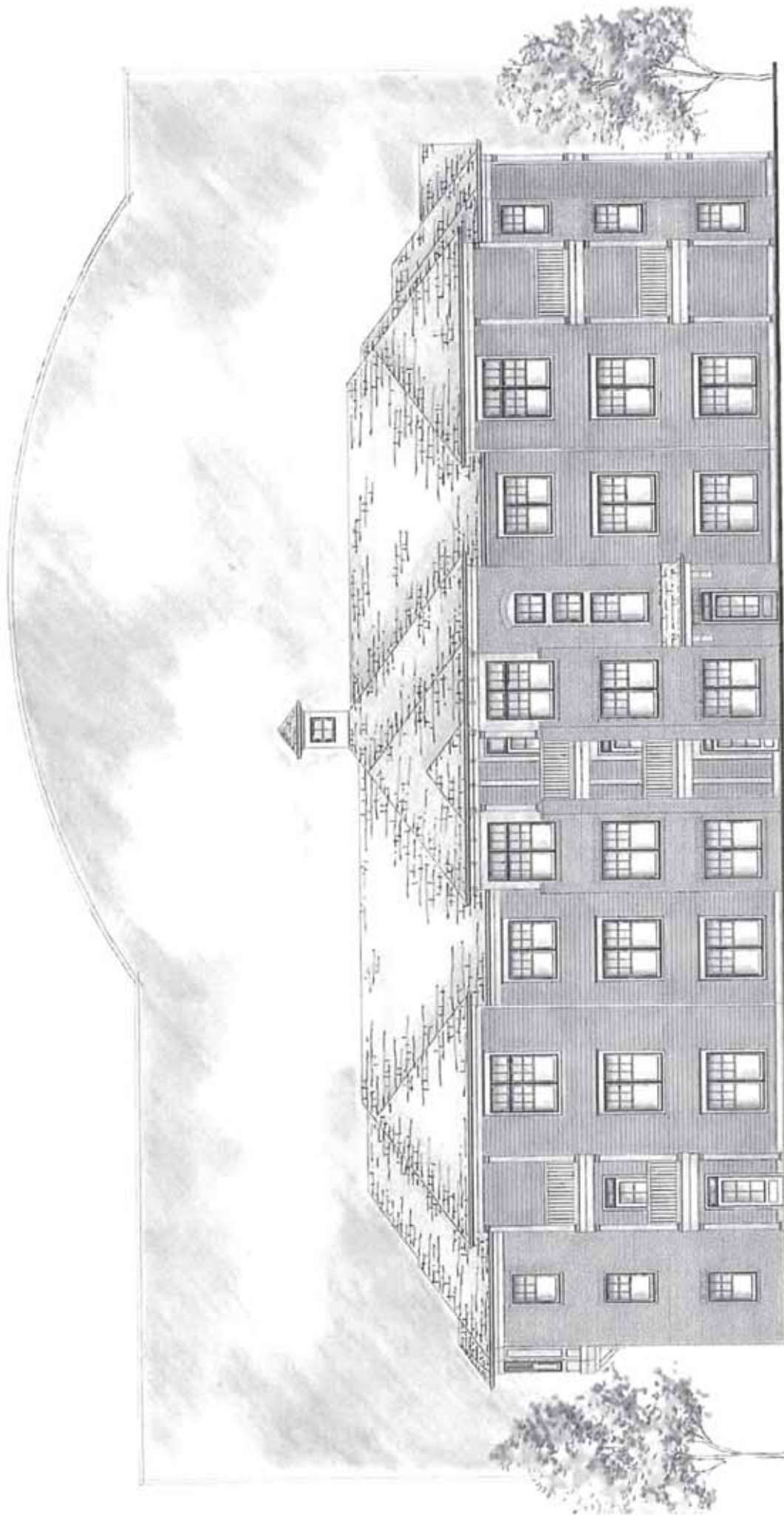
Alternate Rear Elevation - Building Type 3



Alternate Left Side Elevation - Building Type 3



Alternate Right Side Elevation - Building Type 3



Front Elevation - Building Type 4

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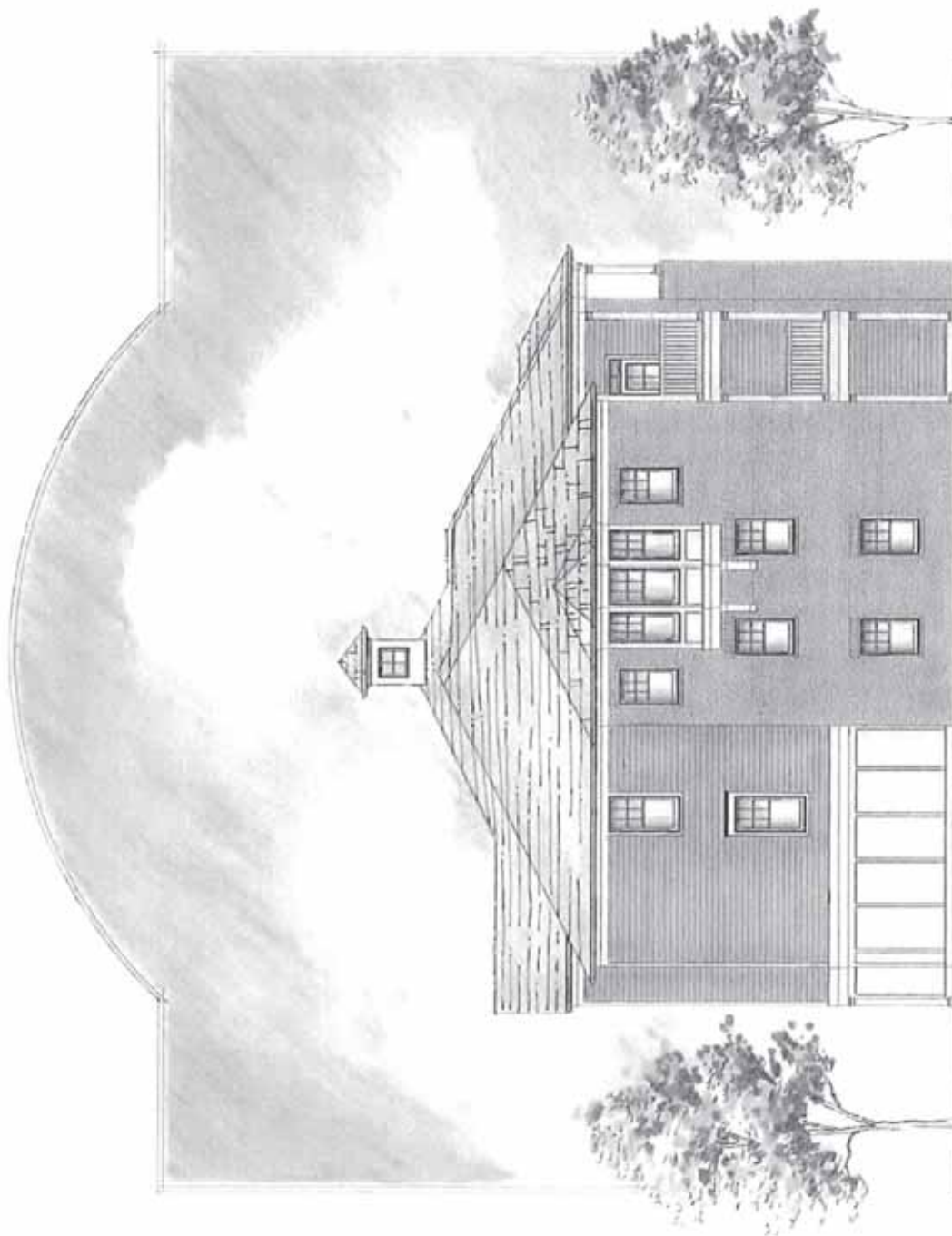


Rear Elevation - Building Type 4

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architects and land planners

Union Street Flats

JC HART
Buildings, Developers, Managers

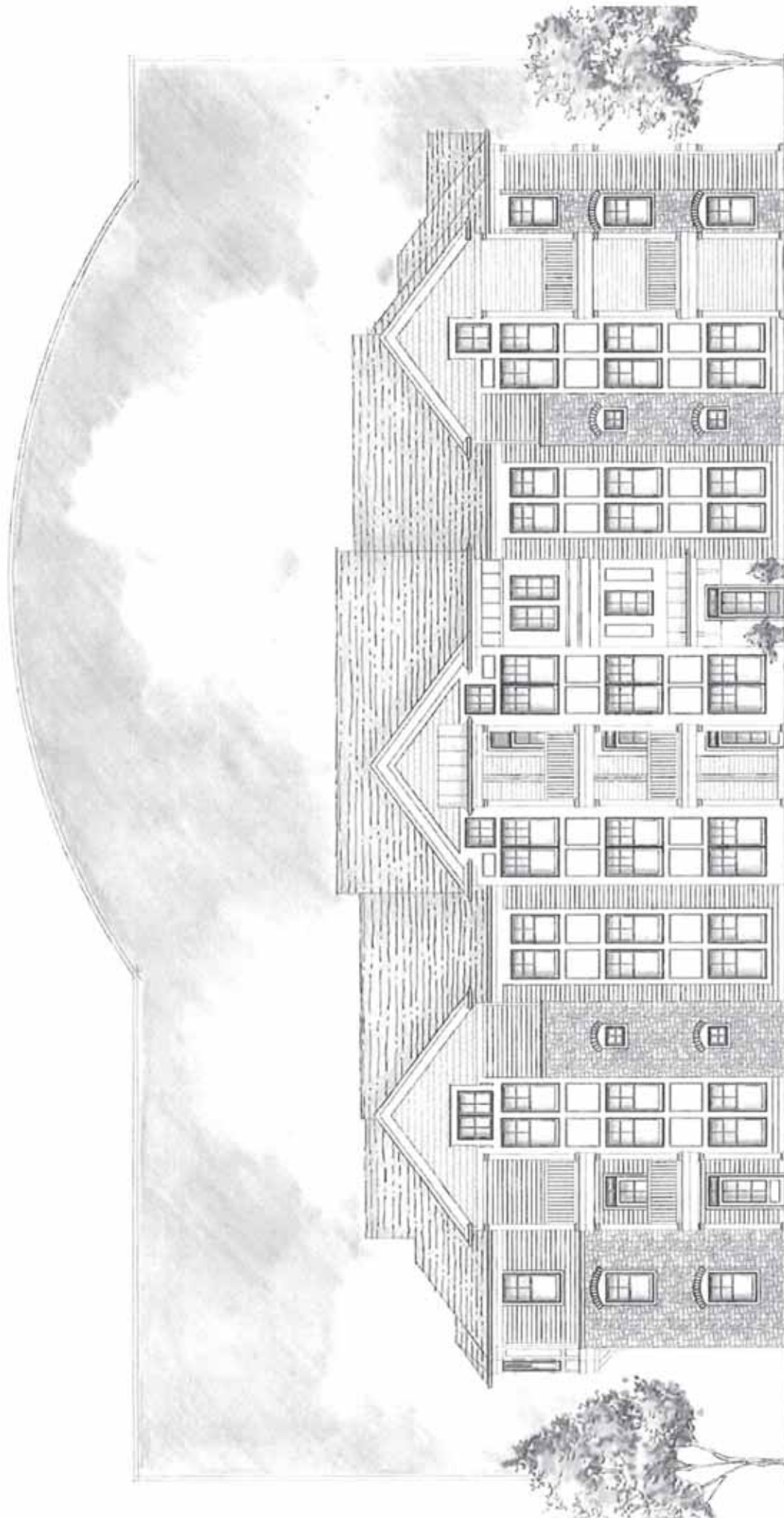


Left Side Elevation - Building Type

4



Right Side Elevation - Building Type 4



Alternate Front Elevation - Building Type 4

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Alternate Front Elevation – Building Type 4

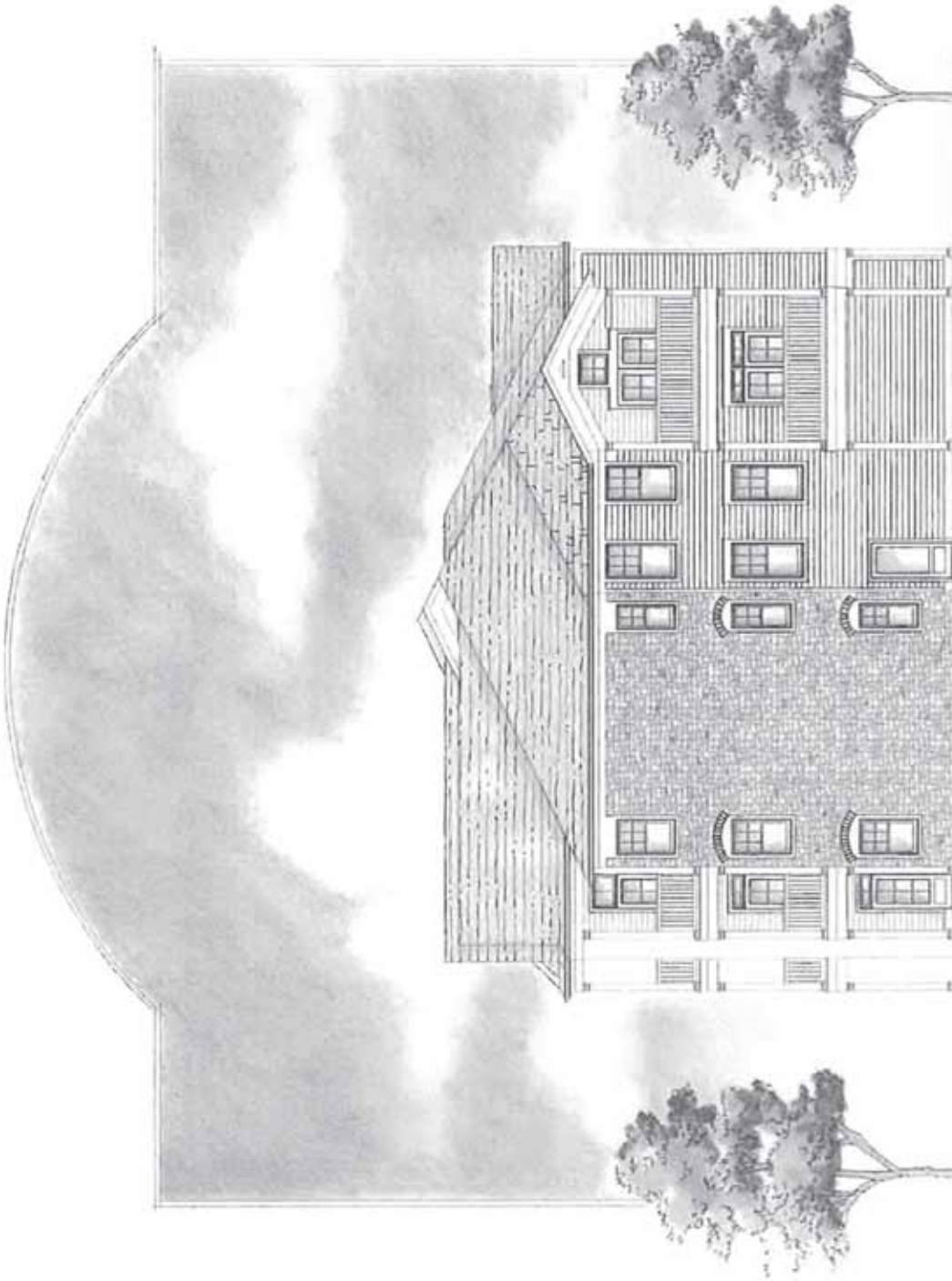
weaver sherman design
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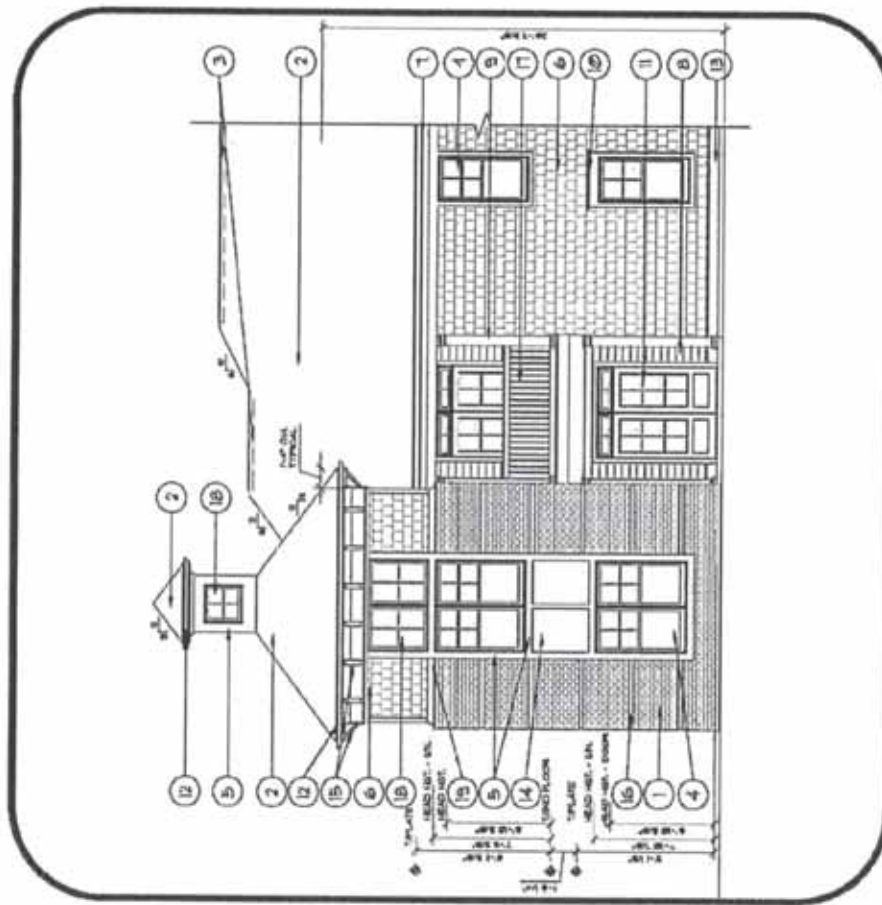
Alternate Left Side Elevation - Building Type 4



Alternate Right Side Elevation - Building Type 4

EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 FIBER CEMENT SHINGLES
- 7 PAINTED 1X FRIEZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 12 PRE-FINISHED ALUM. GUTTER
- 13 WOOD BAND BOARD W/ DRIIP EDGE ABOVE
- 14 SMOOTH FIBER CEMENT BOARD
- 15 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 16 SINGLE COURSE RUNNING BAND BRICK VENEER - RECESSED
- 17 PAINTED METAL RAIL
- 18 FIXED VINYL WINDOW
- 19 TRIM OVER INVERTED COVE TRIM ON LADDER BRICK TRANSITION DETAIL

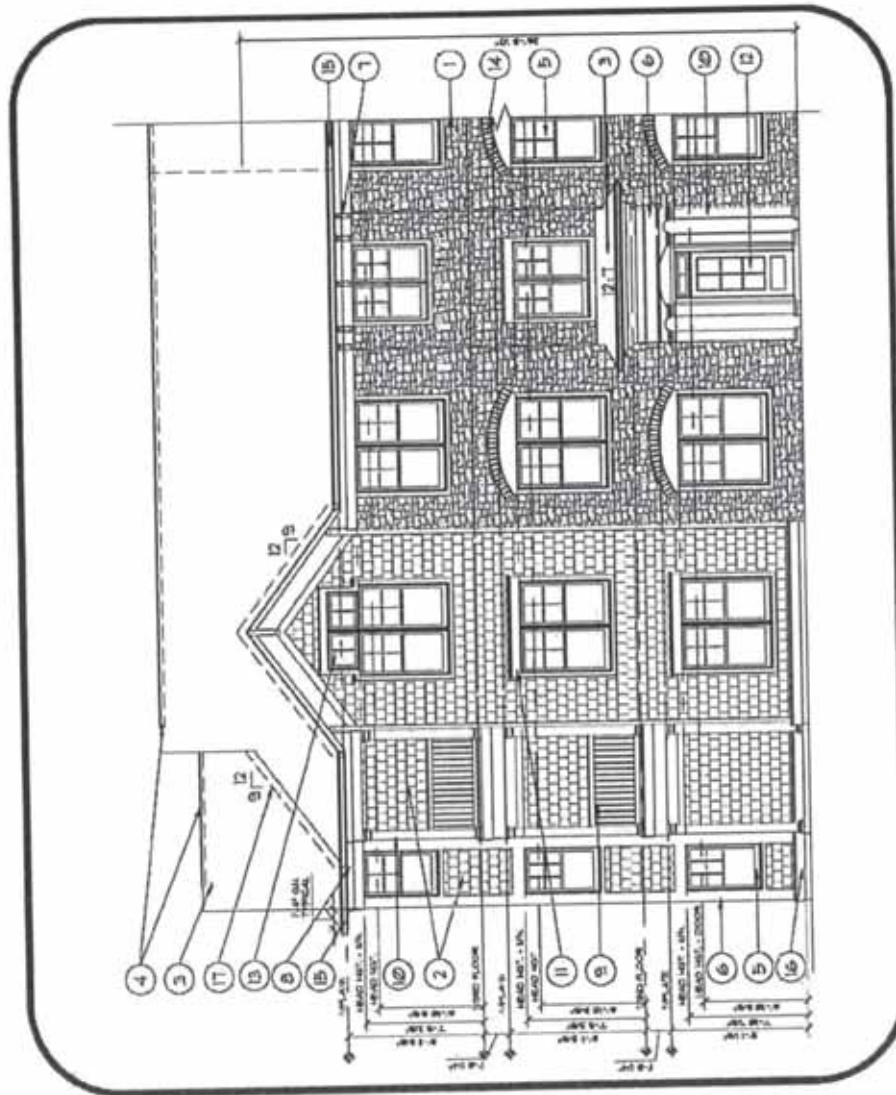


1 TYPICAL APARTMENT MATERIALS-BLDG TYPE I

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

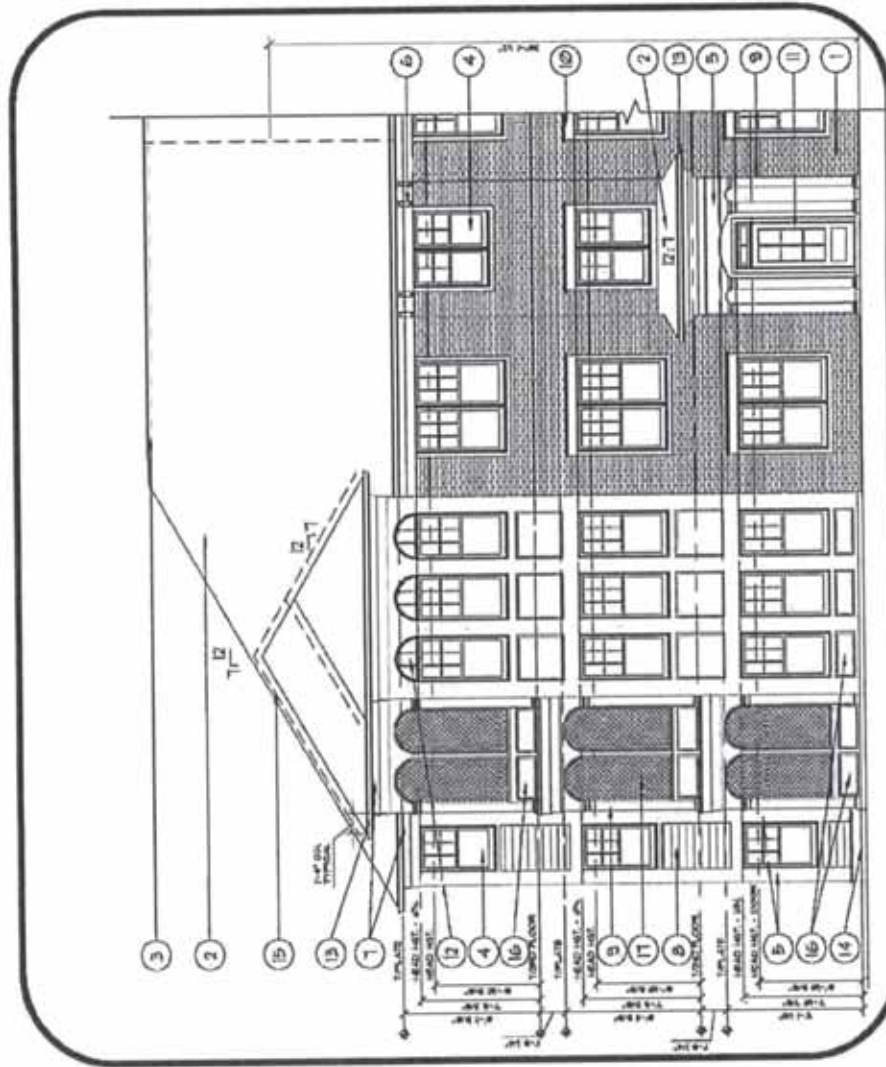
EXTERIOR MATERIALS KEY

- 1 DRY STACKED STONE VENEER
- 2 FIBER CEMENT SHINGLE
- 3 ARCH. TAB DIMENSIONAL SHINGLE
- 4 CONTINUOUS RIDGE VENT
- 5 SINGLE HUNG VINYL WINDOW
- 6 1 X TRIM
- 7 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 8 PAINTED 1X PRIZE TRIM
- 9 PAINTED METAL RAIL
- 10 1" SQUARE PAINTED COLUMN
- 11 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 12 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 13 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 14 ARCHED STONE HEAD
- 15 PRE-FINISHED ALUM. GUTTER
- 16 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 17 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS



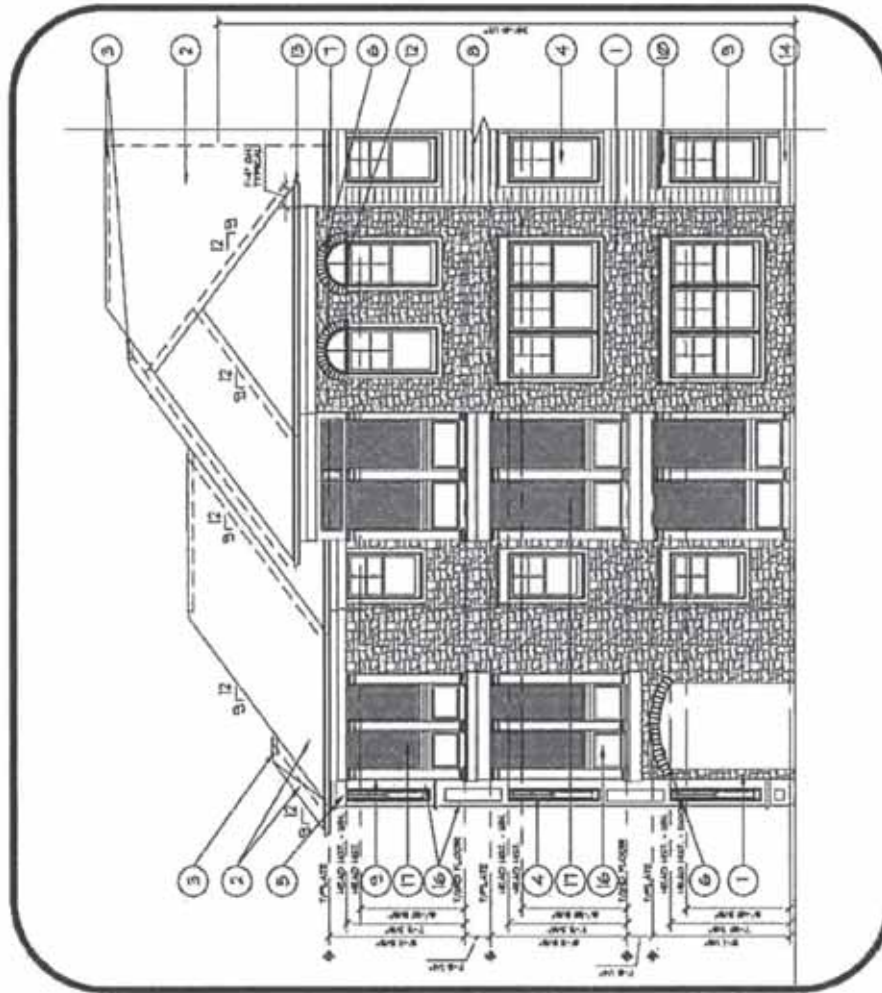
EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 7 PAINTED 1X FRIEZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 PRE-FINISHED ALUM. GUTTER
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 PRE-FIN. ALUM. FLASHING • VERTICAL INTERSECTIONS W/ ROOF LINES. VALLEY FLASH ALL VALLEYS
- 16 SMOOTH FIBER CEMENT BOARD
- 17 FIBERGLASS SCREENING PORCH



EXTERIOR MATERIALS KEY

- 1 DRY STACKED STONE VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 ARCHED STONE HEAD
- 7 PAINTED 1X PRIZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 3/4x8 HEAD TRIM WITH 5/4x3 JAMB TRIM WITH 5/4x3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 PRE-FINISHED ALUM. GUTTER
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 PRE-FIN. ALUM. FLASHING • VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 16 SMOOTH FIBER CEMENT BOARD
- 17 FIBERGLASS SCREENING PORCH

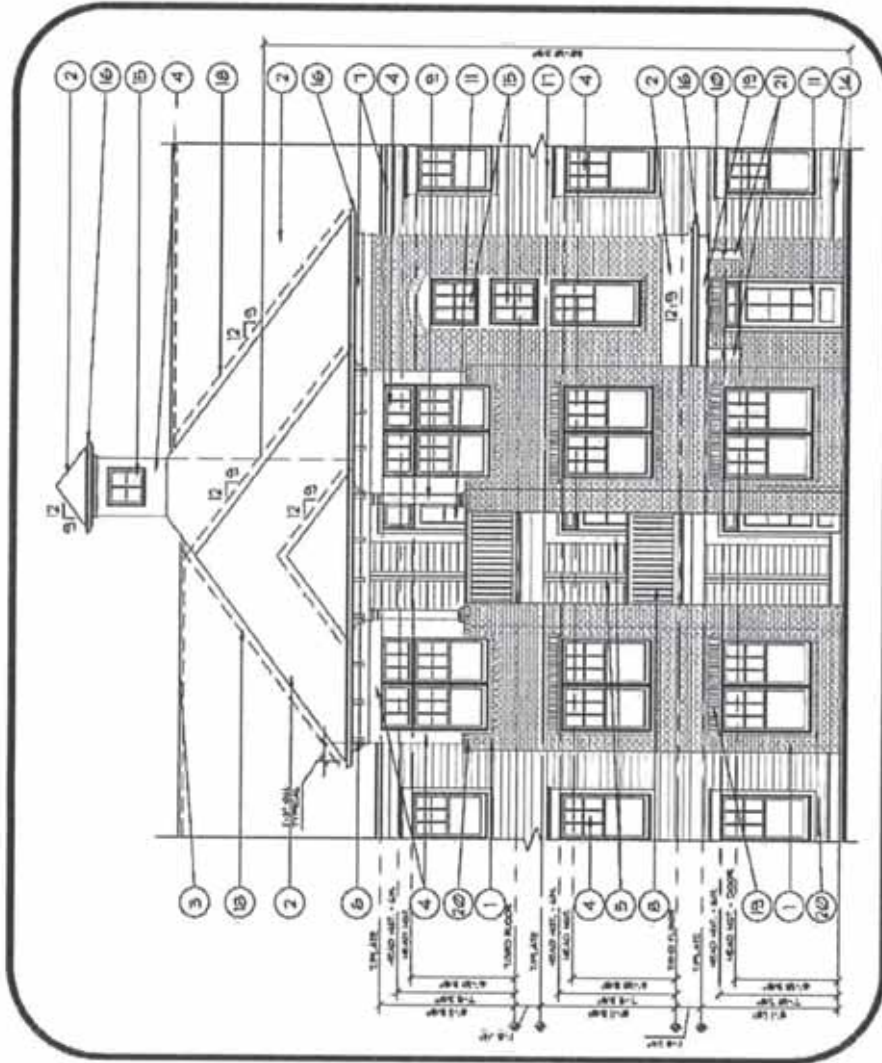


1 TYPICAL APARTMENT MATERIALS-BLDG TYPE 3

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

EXTERIOR MATERIALS KEY

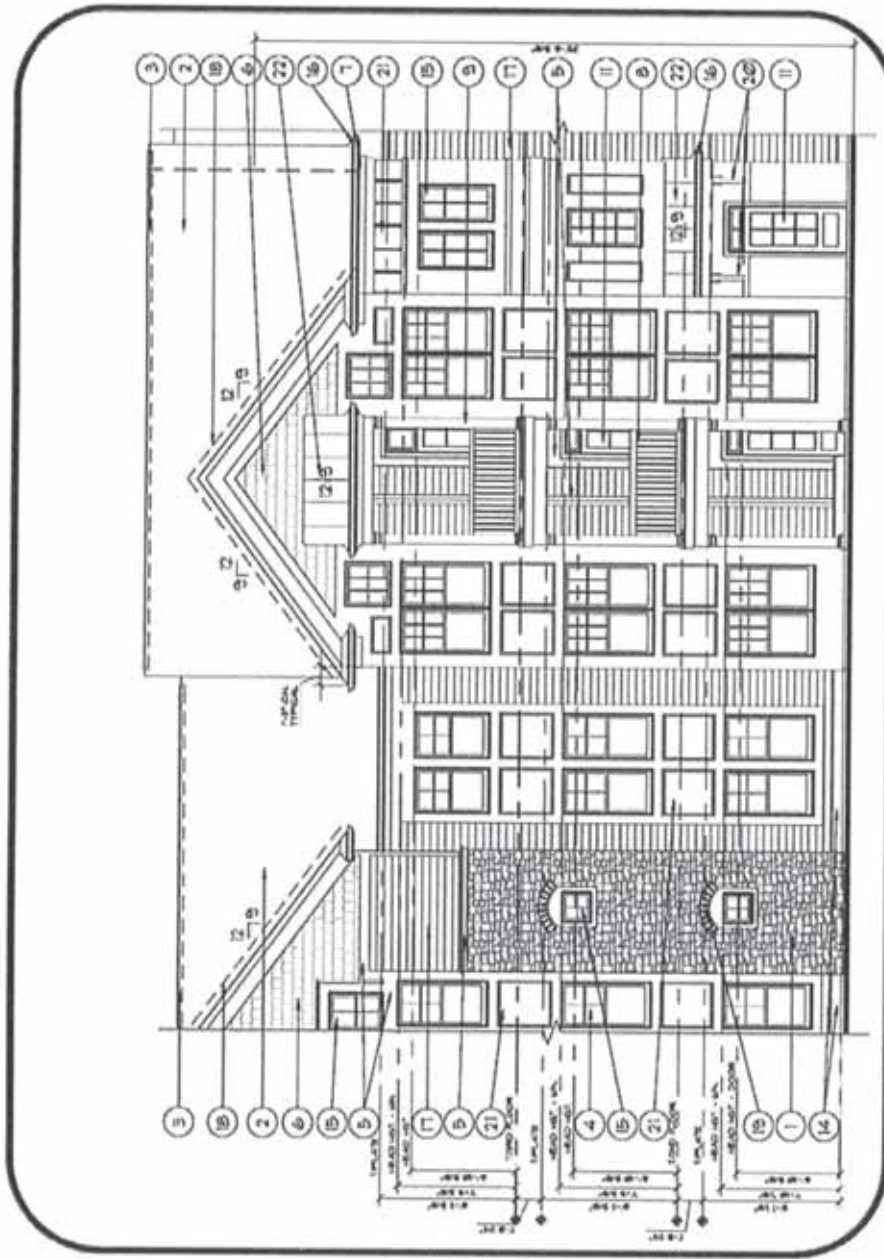
- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 7 PAINTED 1X FRIEZE TRIM
- 8 PAINTED METAL RAIL-ASSEMBLY TOP RAIL 442" AFF.
- 9 7" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 19 SOLDIER COURSE - BRICK VENEER
- 20 ROLLOCK COURSE - BRICK VENEER
- 21 SOLID WOOD BRACKETS



1 TYPICAL APARTMENT MATERIALS-BLOG TYPE 4
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

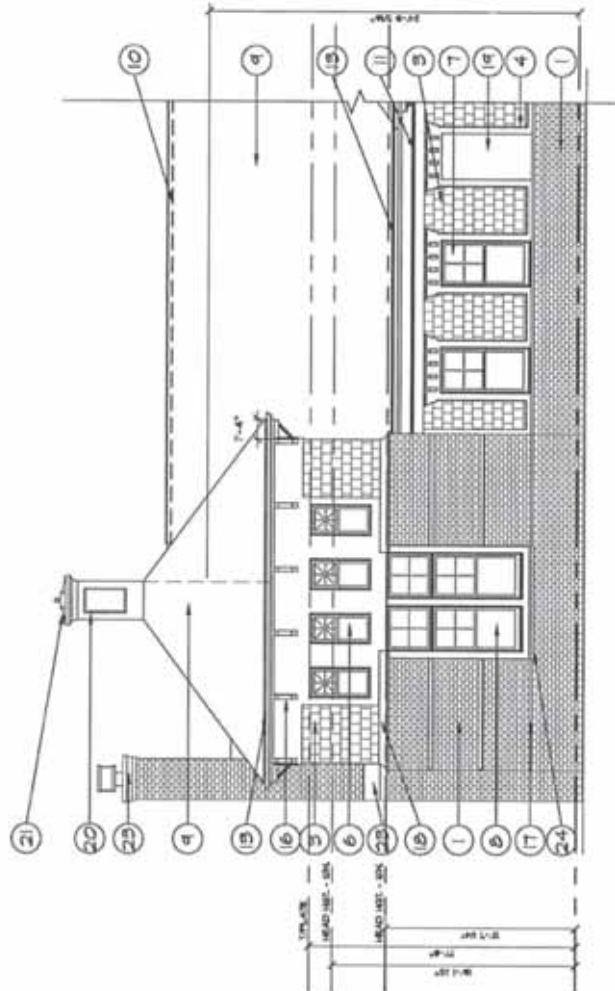
- 1 STONE VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1" X TRIM
- 6 FIBER CEMENT SHINGLES
- 7 PAINTED IX FRIEZE TRIM
- 8 PAINTED METAL RAIL-ASSEMBLY TOP RAIL 42" AFF.
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 19 ARCHED STONE HEAD
- 20 3 1/4" WIDE PAINTED WOOD BRACKETS
- 21 SMOOTH FIBER CEMENT BOARD
- 22 METAL ROOF



1 TYPICAL APARTMENT MATERIALS-BLDG TYPE 4-ALT. ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 FIBER CEMENT BOARD SIDING
- 3 FIBER CEMENT BOARD SHINGLES
- 4 1x TRIM
- 5 PAINTED FIBERGLASS OR STEEL DOOR (GLASS LITES WHERE INDICATED)
- 6 FIXED VINYL WINDOW
- 7 SINGLE HUNG VINYL WINDOW
- 8 SINGLE HUNG VINYL WINDOW w/ TRANSOM UNIT
- 9 ARCH. TAB DIMENSIONAL SHINGLES
- 10 CONTINUOUS RIDGE VENT
- 11 PAINTED 1x FRIEZE TRIM
- 12 10" DIA. PAINTED WOOD COLUMN
- 13 PRE-FINISHED ALUMINUM GUTTER
- 14 WOOD BAND BOARD w/ DRIP EDGE ABOVE
- 15 SMOOTH FIBER CEMENT BOARD
- 16 16" ROOF OVERHANG w/ PAINTED SOFFIT BRACKETS
- 17 SINGLE COURSE BRICK VENEER - RECESSED
- 18 TRIM OVER INVERTED COVE MOLDING ON LADDER - BRICK TRANSITION DETAIL
- 19 SIGNAGE/MESSAGE BOARD
- 20 1 1/2" PANEL MOLDING
- 21 PRE-FINISHED ALUMINUM STANDING SEAM ROOFING w/ BALL FINIAL
- 22 4'x1' FLUSH-PANEL SECTIONAL OVERHEAD DOOR
- 23 LIMESTONE TRIM
- 24 BRICK ROWLOCK COURSE



1 TYPICAL CLUBHOUSE MATERIALS
SCALE: 1/8" = 1'-0"

COPY

ORDINANCE NUMBER 16-12

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1606-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] 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 [REDACTED], 2016;

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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as

modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony PUD 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 or The Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit E.**
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, attached hereto as **Exhibit C.**
- 2.4 Restaurant Area: The real estate within Area B of the Mixed Use District of the Harmony PUD Ordinance identified as the “Restaurant Area” on **Exhibit B.**

Section 3. **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. Fast Food Restaurants shall be permitted and limited to the Restaurant Area.
 - B. One (1) Gasoline Service Station shall be permitted within Area C.

4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. Front Yard:

- i. Mixed Use District Interior Streets: 20 feet (10 feet setback from access easement connecting Ditch Road and Waterleaf Drive)
- ii. Area C South Property Line: 10 feet

B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

Section 5. **Off –Street Loading and Parking.** Article 4.2(C)(3)(b) Off –Street Loading and Parking; Off-Street Parking; Multifamily Residential Uses of the Harmony PUD Ordinance shall be amended as follows: The minimum number of garage parking spaces shall be equal to ~~60%~~ 50% of the total number of dwelling units within the multifamily area of the Mixed Use District.

Section 6. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. The Mixed-Use District shall comply with the UDO’s External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

- i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.

B. Buffer A of the UDO (Article 6.8(N)) shall apply along the west property line of Area A, and shall be a minimum width of twenty (20) feet.

C. Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or Block’s Detailed Development Plan.

Section 7. **Sign Standards.** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. In addition to permitted signage by the Harmony PUD Ordinance, a Multi-family Dwelling development within Area A shall be permitted a blade sign along the 146th Street frontage of Area A in substantial compliance with the Multi-Family Blade Sign illustrated on **Exhibit F.**

B. A Gasoline Service Station shall be permitted signs in accordance with the

UDO for an Individual Non-Residential Use.

Section 8. **Architectural Design Standards.** Article 7 of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Medium Intensity Retail Use - Pharmacy: A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.
- 8.2 Gasoline Service Station: A Gasoline Service Station shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – GetGo, which shall replace and supersede the otherwise applicable architectural standards.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Harmony PUD - 2016 Mixed Use District Text Amendment 052716

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Restaurant Area
Exhibit C	Concept Plan – Area C (GetGo)
Exhibit D	Illustrative Character Exhibit – GetGo
Exhibit E	Illustrative Character Exhibit - CVS
Exhibit F	Multi-Family Blade Sign

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT 1:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
REATAURANT AREA
(Page 1 of 1)

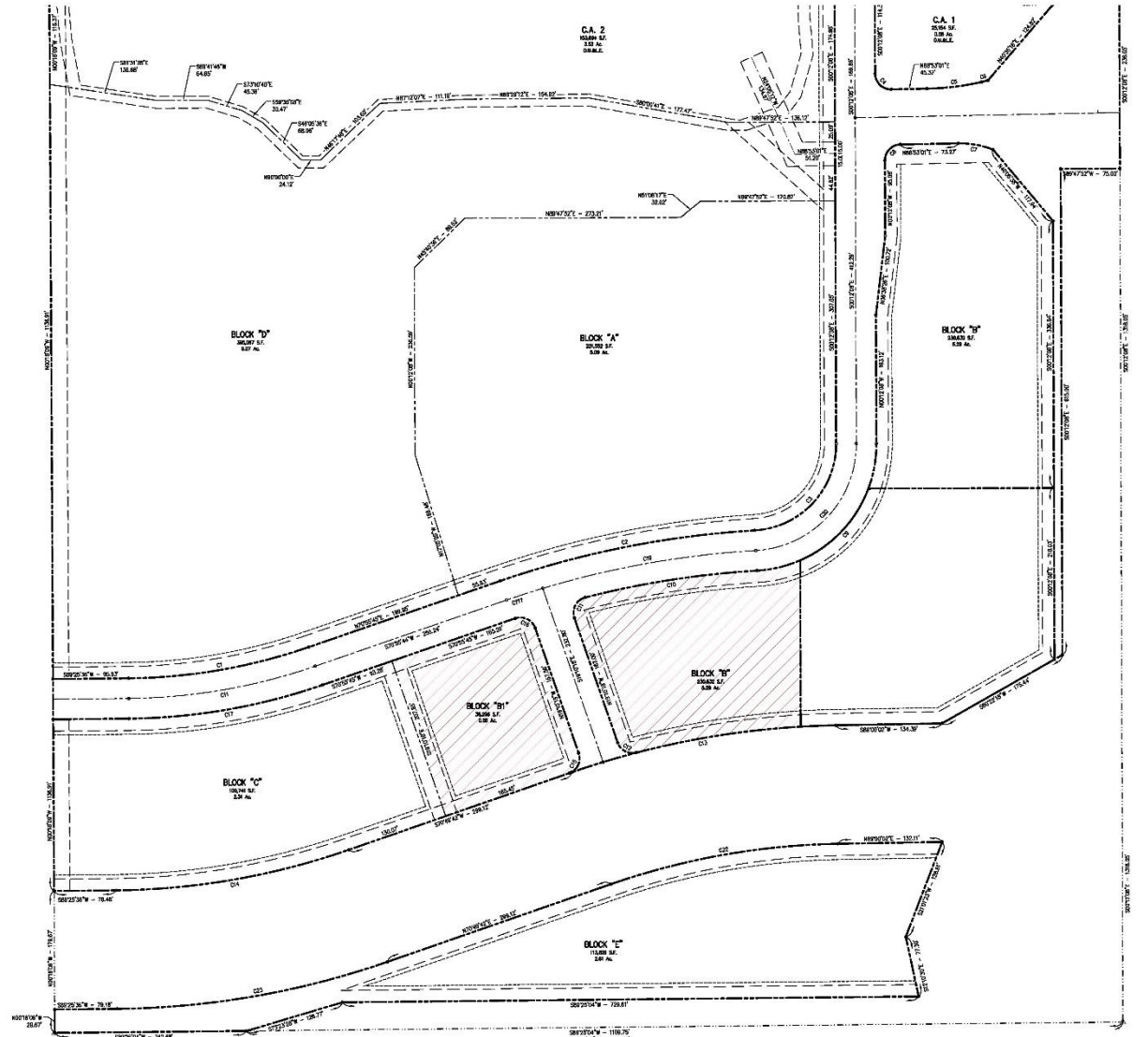
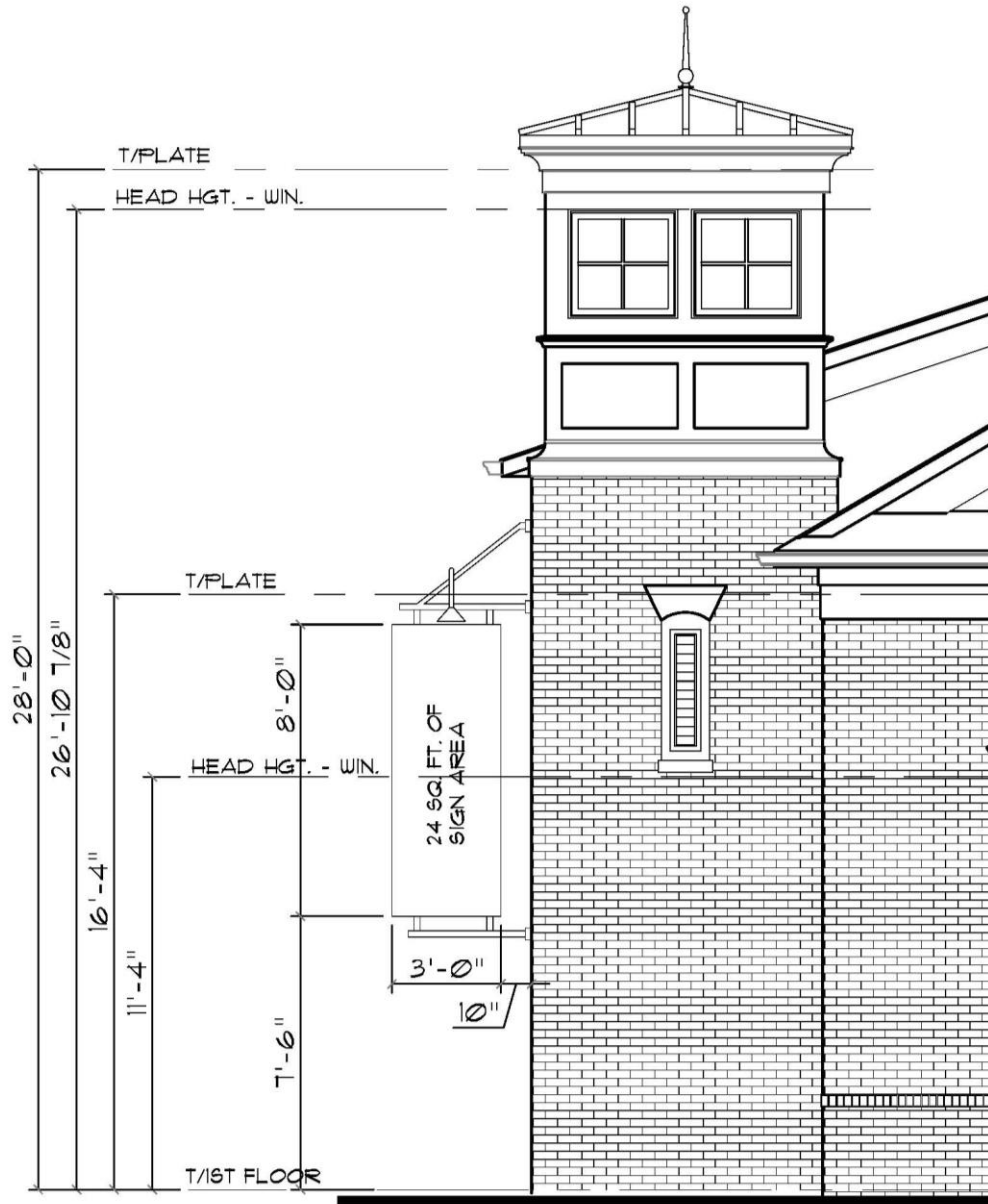


EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 2 of 2)



EXHIBIT F
Multi-Family Blade Sign
(Page 1 of 1)





Petition Number: 1606-DDP-21

Subject Site Address: 303 E. 161st Street

Petitioner: Noah Herron of Urban Vines, LLC

Request: Detailed Development Plan approval for 2.45 acre +/- vineyard (crop area) and 4,015 sq. ft. +/- winery building on 5 acres +/-, and associated waivers.

Current Zoning: AG-SF1: Agriculture/Single Family Rural District

Current Land Use: Agriculture

Approximate Acreage: 5 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan
6. Acknowledgement of Variance

Zoning History:

1604-SE-01 Special Exception (04/12/16)
1604-VS-07 Variances of Development Standard (04/12/16)

Staff Reviewer: Rachel Johnson, AICP, PLA, ASLA
Loci Creative, LLC

PROCEDURAL

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

PROJECT OVERVIEW

The 5 acre +/- site is located on the south side of 161st Street, between Oak Ridge Road and Spring Mill Road (see **Exhibit 2**), and is currently undeveloped agricultural land. The applicable zoning district is AG-SF1: Agriculture/Single Family Rural District. The project is for the construction of a vineyard and winery on 5 acres +/-, and associated waivers. On April 12, 2016, the Board of Zoning Appeals approved a Special Exception of an Agritourism Use to allow the

proposed vineyard and winery (1604-SE-01) and related Variances of Development Standard for landscaping, architecture and parking standards (1604-VS-07).

SUBDIVISION CONTROL WAIVERS:

As further noted herein, the Petitioner is requesting two (2) subdivision control waivers for the following standards:

Article 8.7(D) 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 UDO standards.

Article 8.7(C)(4) Internal Pedestrian Network Standards: Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures.

Pursuant to Article 7.3(C) of the UDO, the Plan Commission, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of the UDO. Such waiver shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments of the UDO. A waiver may only be granted upon finding that:

1. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standard will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

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

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

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.

- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Petitioner is coordinating with the Public Works Department and utility providers.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

Comment: The Department is working with petitioner to ensure compliance.

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

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

- 21) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: The property is not subject to an Overlay District.

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

Comment: The petitioner is coordinating with the Public Works Department and utility providers.

COMPLIANCE WITH CONDITIONS OF APPROVAL

On April 12, 2016, the Board of Zoning Appeals approved a Special Exception of an Agritourism Use to allow the proposed vineyard and winery (1604-SE-01) and related Variances of Development Standard for landscaping, architecture and parking standards (1604-VS-07). The approvals were subject to the following conditions:

- 24) The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised and attached hereto as Exhibit B and Exhibit C, respectively, subject to review and approval for compliance with applicable ordinances and laws of the development plan and appropriate permits. Any expansion or substantial alteration to the scope and operation of the Agritourism Use, as determined by the Director, shall require approval by the Board.
- 25) The standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance that are applicable to nonresidential uses and buildings in a Business District shall apply to the Agritourism Use, except as otherwise varied by an approved variance of development standard, or waiver by the Plan Commission as part of a Detailed Development Plan approval.
- 26) The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to the approval of a development plan and/or issuance of a building permit for the property.
- 27) Approval shall be subject to the approval of a Detailed Development Plan that ensures that adequate surface design, parking space delineation, and maintenance is provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access), as deemed appropriate by the City (e.g., Department of Public Works, Fire Department, Economic and Community Development Department) and County Surveyor's Office.
- 28) Buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, attached hereto as Exhibit D.

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1: Single-Family Rural District) unless otherwise noted below.

- 29) Permitted Land Uses: The proposed use is permitted pursuant to 1604-SE-01.
- 30) Minimum Lot Area: 3 acres
- 31) Minimum Lot Frontage: 250 feet

32) Minimum Building Setback Lines:

- a) Front Yard: 100 feet
- b) Side Yard: 30 feet
- c) Rear Yard: 30 feet

33) Minimum Lot Width: 100 feet

34) Maximum Building Height: 2.5 stories

35) Agricultural-Related Buildings:

Comment: Please see review comments herein regarding Chapter 6 of the UDO.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

36) Accessory Use and Building Standards (Article 6.1)

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

Comment: The Department is working with petitioner to ensure compliance.

37) Architectural Standards (Article 6.3)

Comment: Does not apply pursuant to 1604-VS-07; however, the condition of approval states that buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, Exhibit D of Variance 1604-VS-07. The Department is working with the petitioner to ensure compliance.

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8):

- a) General Landscape Design Standards (Article 6.8 (G))

Comment: Please correct scale on Landscaping Plan sheet C2.4.

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

Comment: The Department is working with the petitioner to ensure compliance.

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

Comment: The Department is working with the petitioner to ensure compliance.

- d) Street Trees (Article 6.8(J))

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

Comment: Does not apply pursuant to 1604-VS-07.

- f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Comment: The Department is working with the petitioner to ensure compliance.

- g) External Street Frontage Landscaping (Article 6.8M)

Comment: Does not apply pursuant to 1604-VS-07.

- h) Buffer Yard Requirements

Comment: Does not apply pursuant to 1604-VS-07.

- i) Parking Area Landscaping:

Comment: Does not apply pursuant to 1604-VS-07.

- j) Perimeter Parking Area Landscaping: 1 tree per 30 linear feet of parking area length. Minimum 1 shrub per 3 feet of parking area length.

Comment: The Department is working with the petitioner to ensure compliance.

45) Lighting Standards (Article 6.9)

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

Comment: The Department is working with the petitioner to ensure compliance.

42) Lot Standards (Article 6.10)

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Article 6.14)

Comment: The Department is working with the petitioner to ensure compliance.

- 46) Setback Standards (Article 6.16)
- 47) Sign Standards (Article 6.17)
- 48) Vision Clearance Standards (Article 6.19)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 49) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

- 50) Open Space and Amenity Standards (Article 8.6)
- 51) Pedestrian Network Standards (Article 8.7) All developments shall integrate interior and exterior pedestrian network.

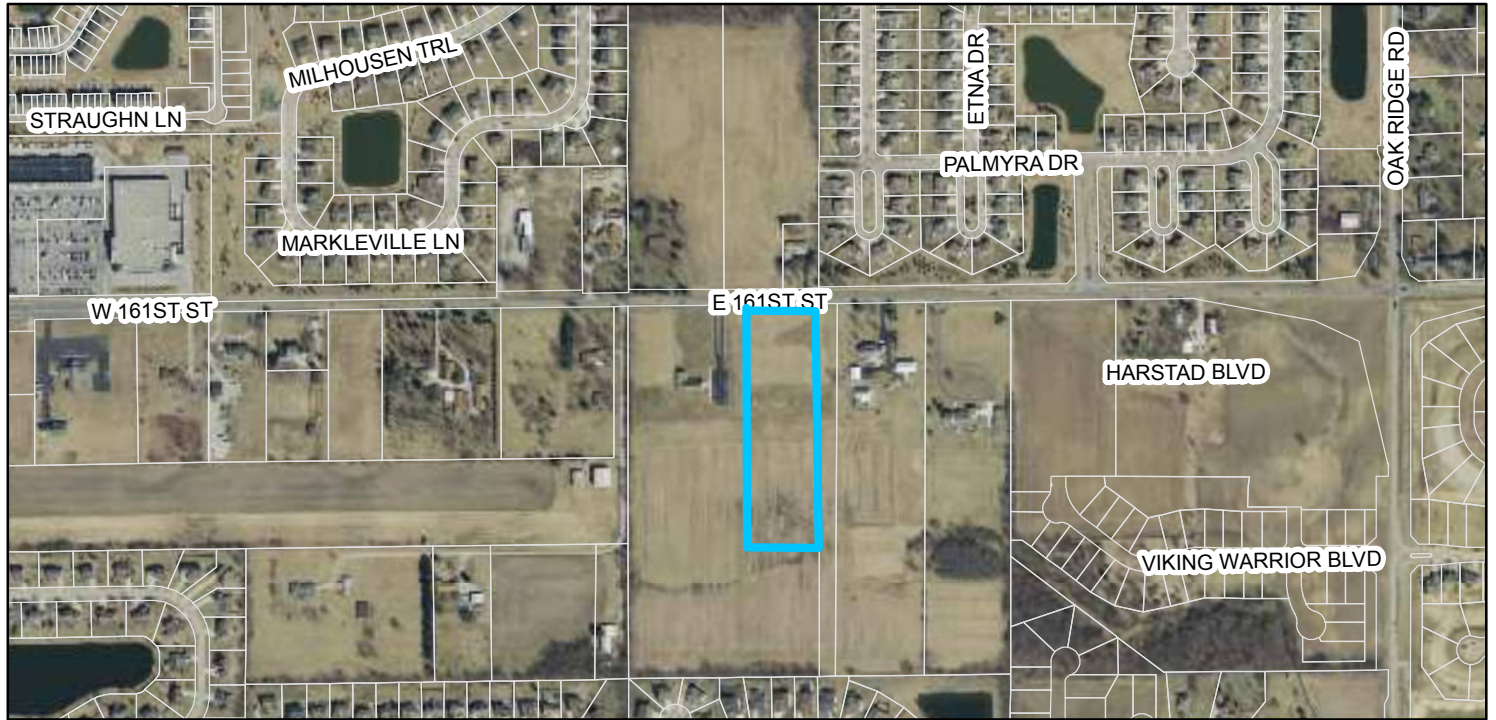
Comment: Petitioner has requested a waiver from the Pedestrian Network Standards in order to delay the installation of pedestrian facilities along 161st Street (Article 8.7(D)) and to not require a sidewalk connection from 161st Street to the non-residential structure's front entrance (Article 8.7(C)(4)).

- 52) Street and Right-of-Way Standards (Article 8.9)
- 53) Surety Standards (Article 8.12)
- 54) Utility Standards (Article 8.13)

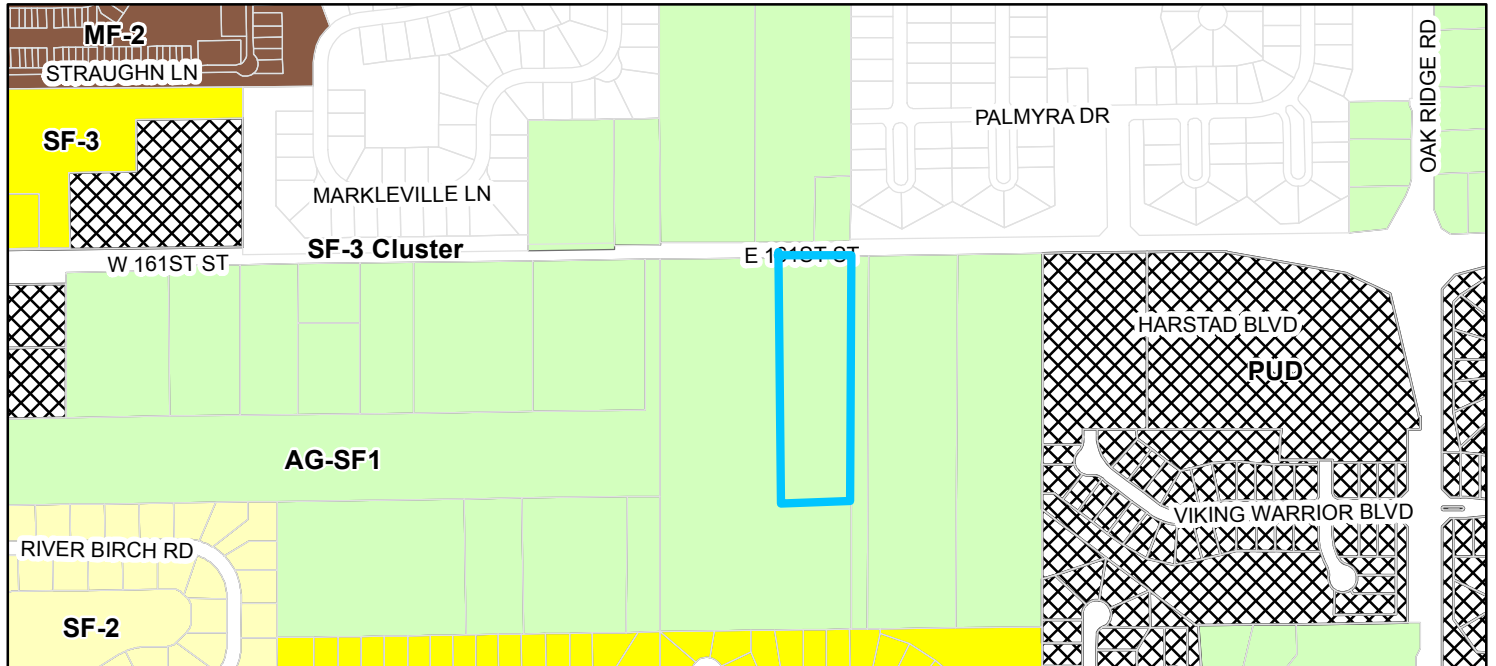
DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the June 6, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Johnson at 317-716-6682 or rachel@locicreativellc.com, or Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Aerial Location Map



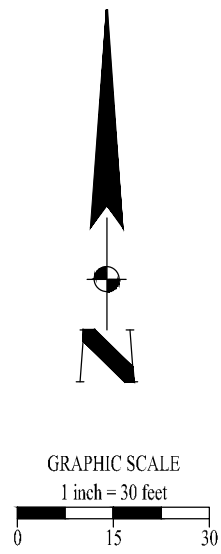
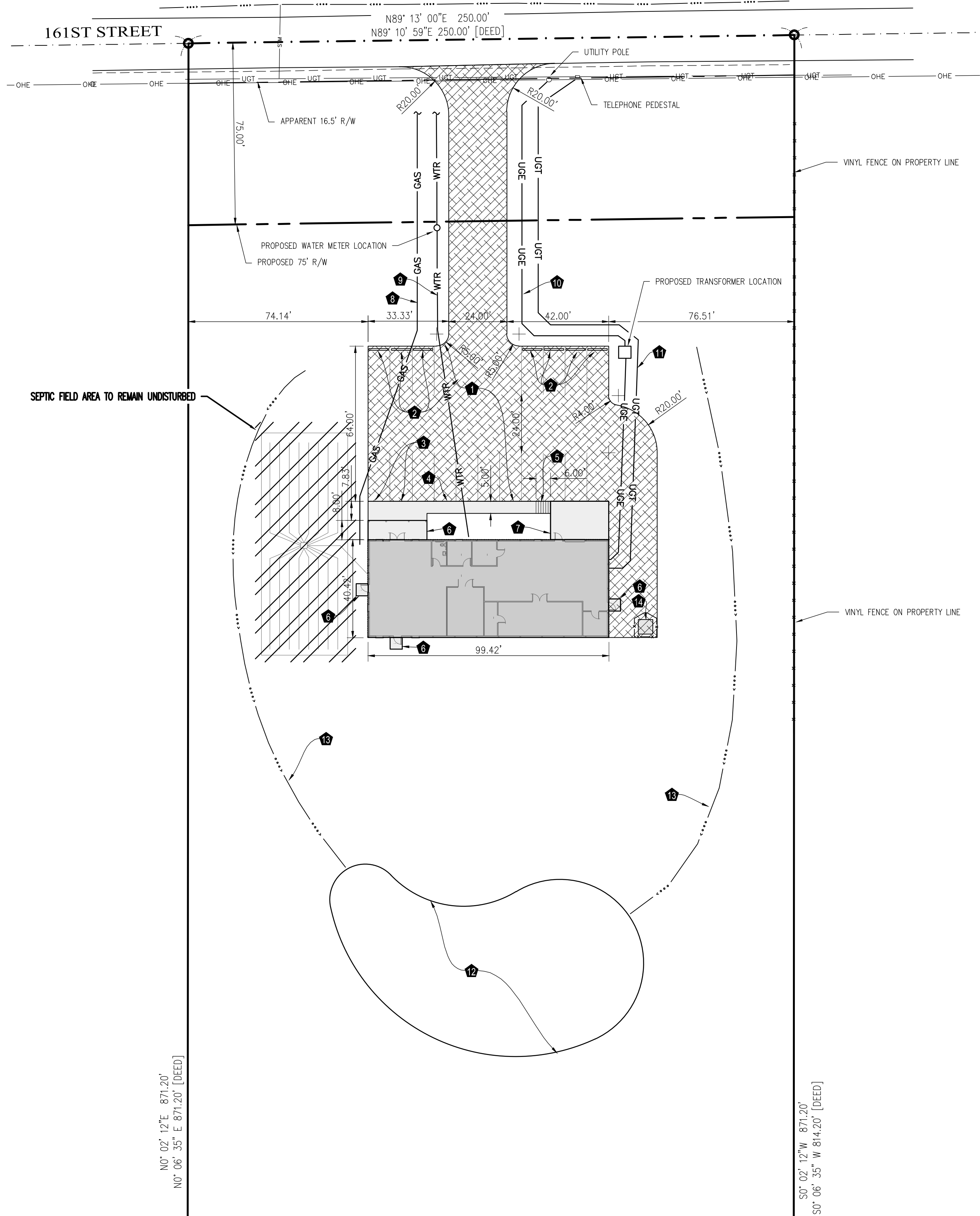
Zoning Map



	Parcel	Zoning		MF-2 (Multiple Family - 2)		SF-2 (Single Family - 2)
	AG-SF1 (Agriculture - Single Family - 1)		PUD (Planned Unite Development)		SF-3 (Single Family - 3)	

Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibeck Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 - Fax 317-536-6220 : Urban Farmer Site Plans v1.1.dwg : Apr 29, 2016, 10:28:50 am

- GENERAL NOTES**
- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.
- F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SODDING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.
- H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.
- J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.
- K. CONFIRM ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS. HOLD ALL BUILDING DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.
- L. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION.



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

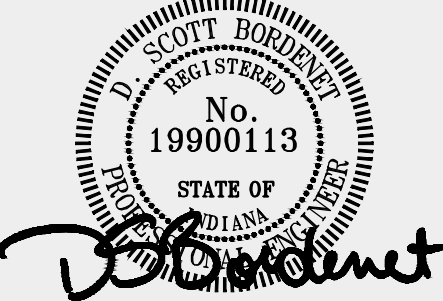
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

SITE PLAN

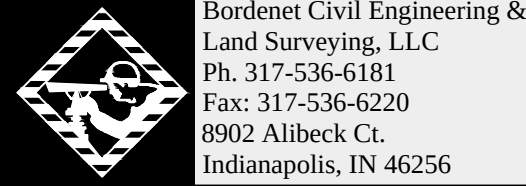
FINAL CONSTRUCTION PLANS

Plan Date: April 26th, 2016



PLAN NOTES		
NOTE	DETAIL/SHT.	DESCRIPTION
1.		GRAVEL PARKING LOT. 4" No. 53 STONE.
2.		CONCRETE WHEEL STOP. NOTE: PARKING SPACES SHOWN ARE NOT TO BE MARKED. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES.
3.	HC/C3.1	HANDICAPP PARKING SPACE.
4.	MWC/C3.1	5' MONOLITHIC CURB & SIDEWALK.
5.		6" SIDEWALK RAMP. SEE GRADING PLAN FOR GRADES.
6.	SCP/C3.1	4" STANDARD DUTY CONCRETE APRON. APPROX. 5' EQUALLY SPACED JOINT PATTERN.
7.	HCP/C3.1	6" HEAVY DUTY CONCRETE APRON. APPROX. 5' EQUALLY SPACED JOINT PATTERN.
8.		GAS SERVICE. PLACE METER AT BUILDING FACE. COORDINATE WITH UTILITY PROVIDER.
9.		1" WATER SERVICE. PLACE METER(S) AT PROPOSED R/W WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
10.		ELECTRIC SERVICE. PLACE METER AT BUILDING FACE. PUT TRANSFORMER WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
11.		TELEPHONE SERVICE. COORDINATE WITH UTILITY PROVIDER.
12.		POND. SEE GRADING PLAN FOR DETAILS.
13.		DRAINAGE SWALE. SEE GRADING PLAN FOR DETAILS.
14.		DUMPSTER ENCLOSURE. CEDAR PLANK FENCING AND SWING GATE ON ALL SIDES.

REVISION BLOCK		
REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16



Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

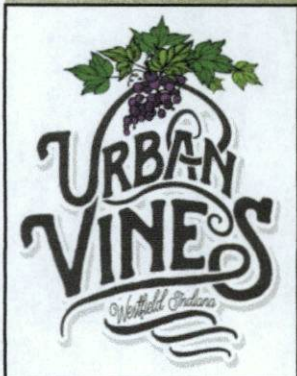
Project Number:
2015-158

Sheet No. :

C2.1

Urban Vines Overall Site Plan with Aerial

Westfield, Indiana



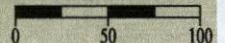
870'

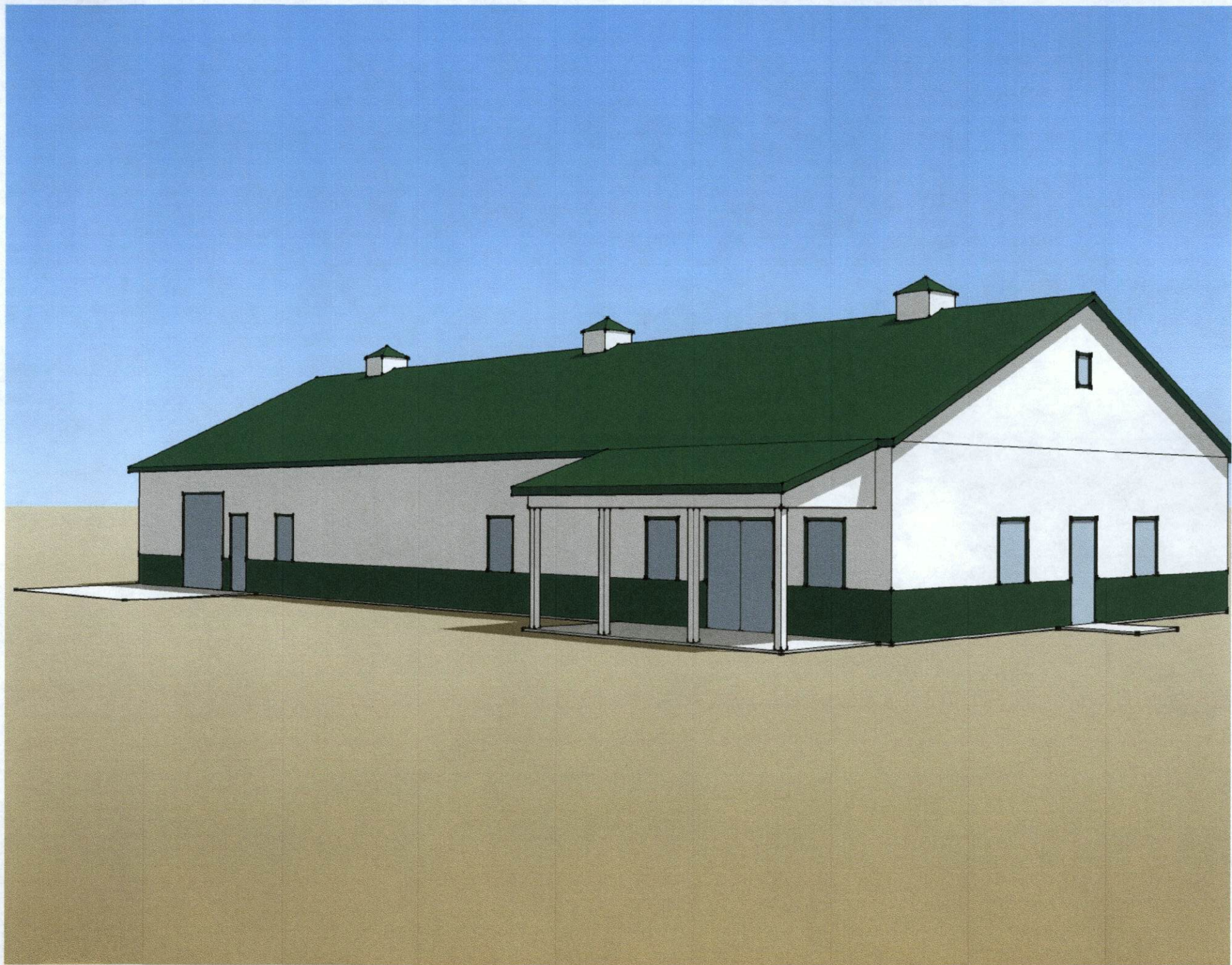
161st Street

250'

GRAPHIC SCALE

1 inch = 100 feet

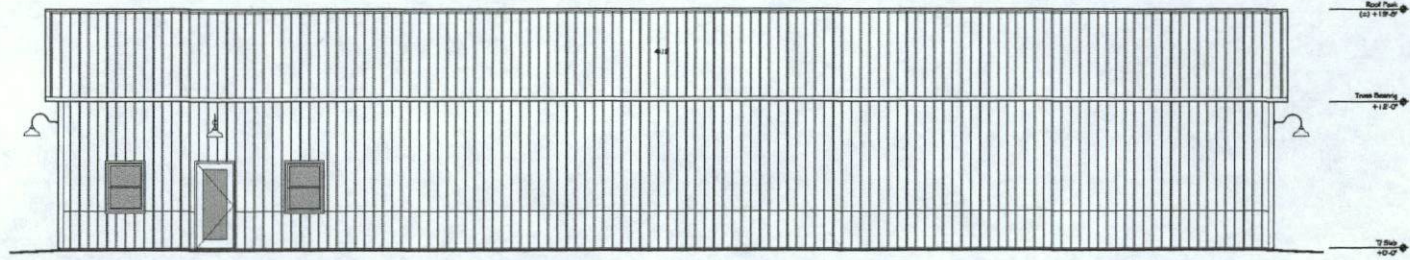




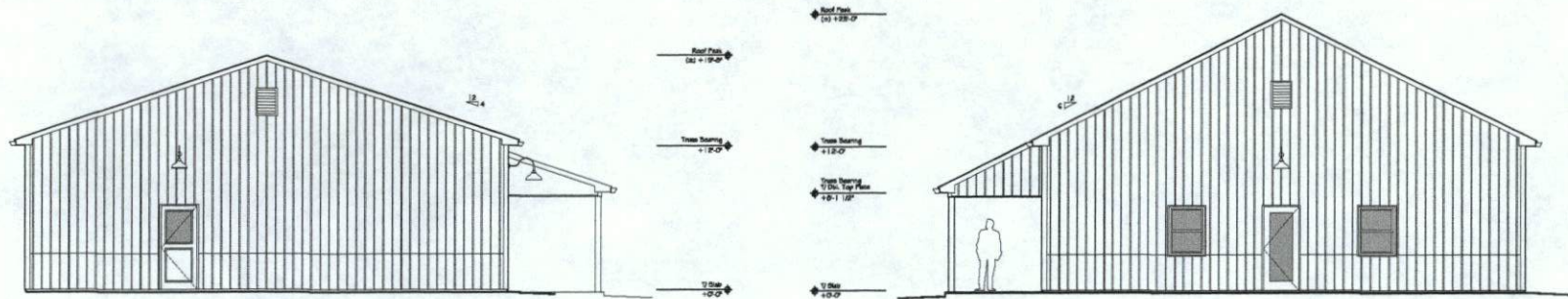


the
**CREIGHTON
STUDIOS LLC**
109 W. West Main Street
Lebanon IN 46053
765.485.2212

CERTIFICATION

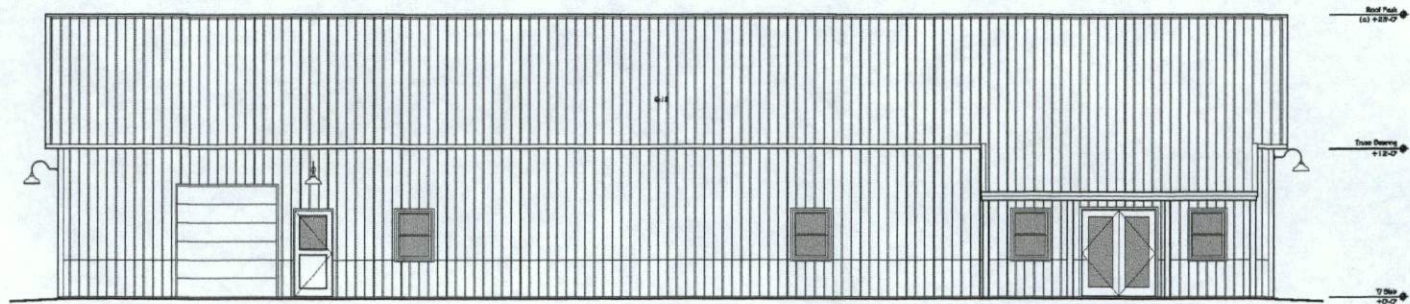


4 South Elevation
Scale: 1/4" = 1'-0"



3 East Elevation
Scale: 1/4" = 1'-0"

2 West Elevation
Scale: 1/4" = 1'-0"



1 North Elevation
Scale: 1/4" = 1'-0"

URBAN VINES
Vineyard & Winery

Urban Vines LLC

303 East 16th Street
Westfield, Indiana 46074

Project No. 121
Project Date April 28, 2016
Drawn: cdc
Checked: dpc
Built: 2016

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These drawings are preliminary and are not to be used for construction without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings or for any consequences arising from their use.

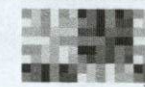
Exterior
Elevations

A301

General Plan Notes

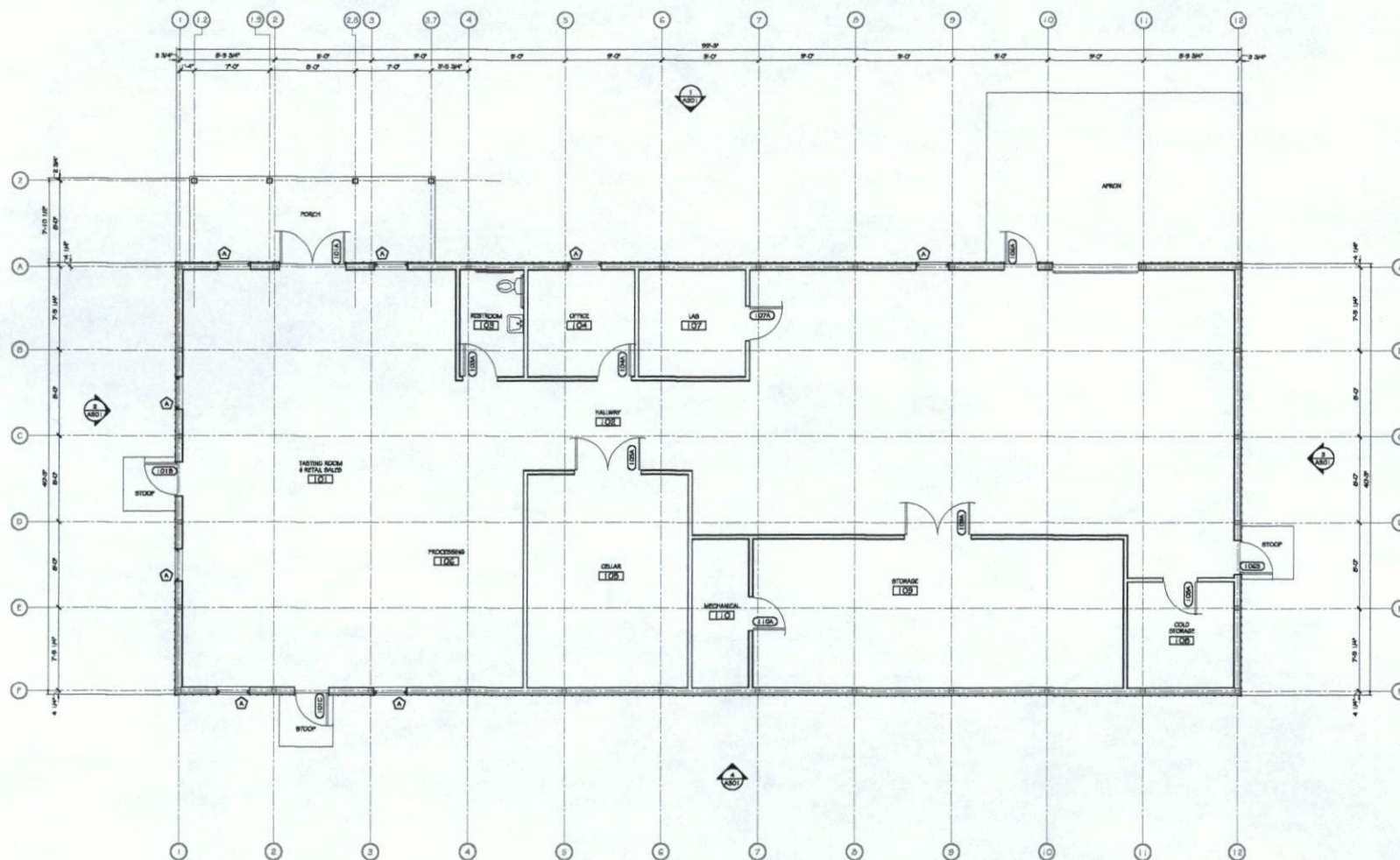
1. All dimensions to the finished top of materials are indicated with arrows (→), whereas all dimensions to the base of materials are indicated with dashed arrows (---).
2. All vertical dimensions are measured from the base, unless otherwise noted (e.g., 12' 0" to top of wall).
3. All vertical dimensions are indicated with dashed arrows (---), unless otherwise noted.

ARCHITECTURE OF RECORD



the
**CREIGHTON
STUDIOS LLC**
109 W. West Main Street
Lebanon IN 46033
765.485.2212

CERTIFICATION



1 Floor Plan
Scale: 1/4" = 1'-0"

URBAN VINES Vineyard & Winery

Urban Vines LLC

303 East 161st Street
Westfield, Indiana 46074

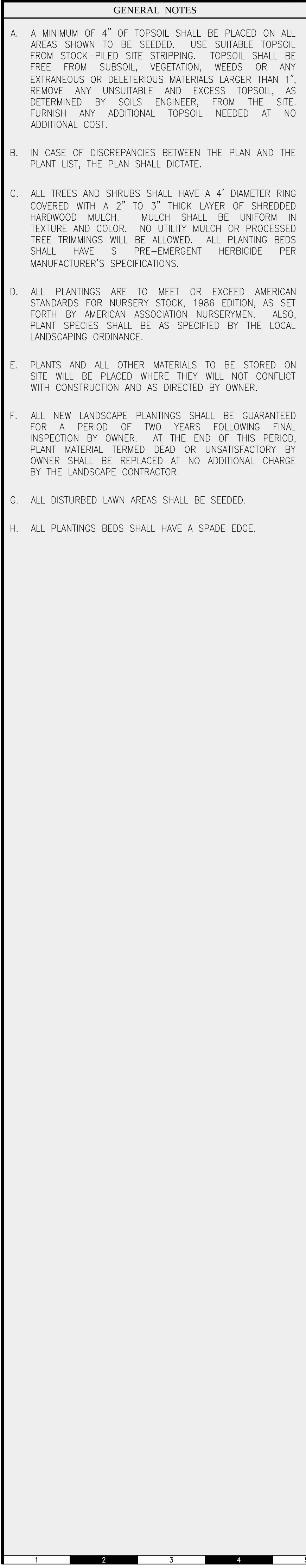
Project No. 121
Project Date April 28, 2016
Drawn: cdc
Checked: jdc
Revised:

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Architectural Floor Plan A101

GENERAL NOTES			
A.	A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDED. USE SUITABLE TOPSOIL FROM STOCK-PILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEIOUS OR DELETERIOUS MATERIALS LARGER THAN 1", REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST.		
B.	IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.		
C.	ALL TREES AND SHRUBS SHALL HAVE A 4' DIAMETER RING COVERED WITH A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.		
D.	ALL PLANTINGS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION NURSERYMEN. ALSO, PLANT SPECIES SHALL BE AS SPECIFIED BY THE LOCAL LANDSCAPING ORDINANCE.		
E.	PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.		
F.	ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING FINAL INSPECTION BY OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.		
G.	ALL DISTURBED LAWN AREAS SHALL BE SEEDED.		
H.	ALL PLANTINGS BEDS SHALL HAVE A SPADE EDGE.		
	1	2	3
			4

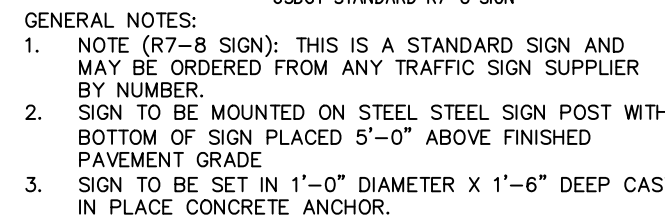
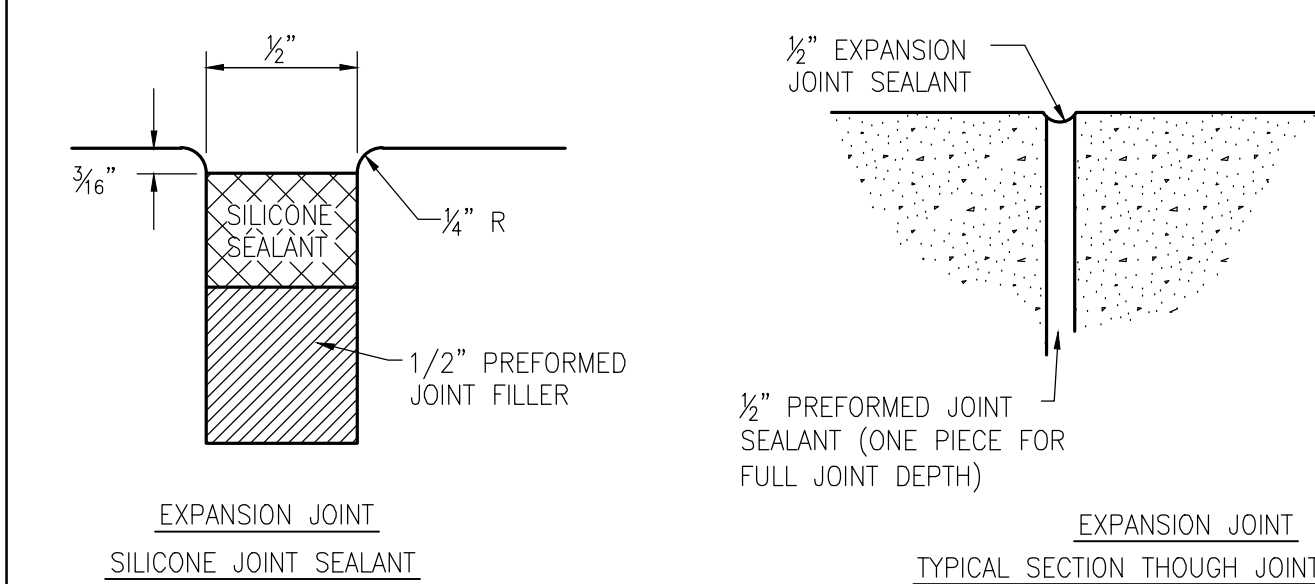
GENERAL NOTES			
A.	A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDED. USE SUITABLE TOPSOIL FROM STOCK-PILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEIOUS OR DELETERIOUS MATERIALS LARGER THAN 1", REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST.		
B.	IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.		
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D.	ALL PLANTINGS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION NURSERYMEN. ALSO, PLANT SPECIES SHALL BE AS SPECIFIED BY THE LOCAL LANDSCAPING ORDINANCE.		
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F.	ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING FINAL INSPECTION BY OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.		
G.	ALL DISTURBED LAWN AREAS SHALL BE SEEDED.		
H.	ALL PLANTINGS BEDS SHALL HAVE A SPADE EDGE.		
	1	2	3
			4

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

URBAN VINES SITE PLAN		
Westfield, Indiana		
Owner:	Noah Herron Ph. 317-600-2807 120 E. 161st Street Westfield, Indiana 46074	
Site Engineer:	Bordenet Civil Engineering & Land Surveying, LLC Ph. 317-536-6181 8902 Alibeck Ct. Indianapolis, IN 46256	
Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074	
LANDSCAPING PLAN		
FINAL CONSTRUCTION PLANS		
Plan Date: April 26th, 2016		
 <i>[Signature]</i>		
PLAN NOTES		
NOTE	DETAIL/SHT.	DESCRIPTION
1.	DT/C3.1	PLACE DECIDUOUS CANOPY TREES WHERE INDICATED.
REVISION BLOCK		
REV.	DESCRIPTION	DATE
INITIAL RELEASE		4-26-16
Bordenet Civil Engineering & Land Surveying, LLC Ph. 317-536-6181 Fax: 317-536-6220 8902 Alibeck Ct. Indianapolis, IN 46256		
Project Number:		
2015-158		
Sheet No. :		
C2.4		

[illegible][illegible][illegible][illegible][illegible][illegible]

A cross-sectional diagram of a concrete slab. The slab is divided into sections by vertical lines representing joints. From left to right: a section labeled "1/2\" JOINT FILLER", a section labeled "VARIES" with a vertical double-headed arrow, a section labeled "6'-0\" BETWEEN CONSTRUCTION JOINTS" with a horizontal double-headed arrow, a section labeled "1/2\" JOINT FILLER" with a wavy line indicating a joint, and a final section. A horizontal dimension line at the bottom indicates "48\" BETWEEN EXPANSION JOINTS" between the first and last vertical joint lines.



HANDICAP PARKING DETAILS (HC)

URBAN VINES SITE PLAN

Westfield, Indiana

Owner:	Noah Herron Ph. 317-600-2807 120 E. 161st Street Westfield, Indiana 46074
--------	--

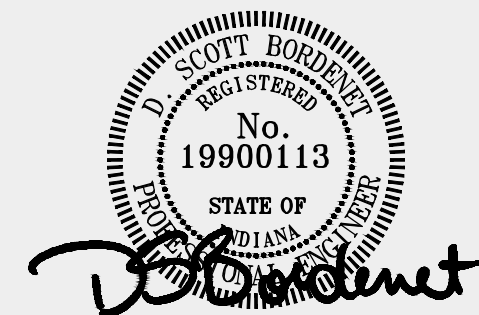
Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074
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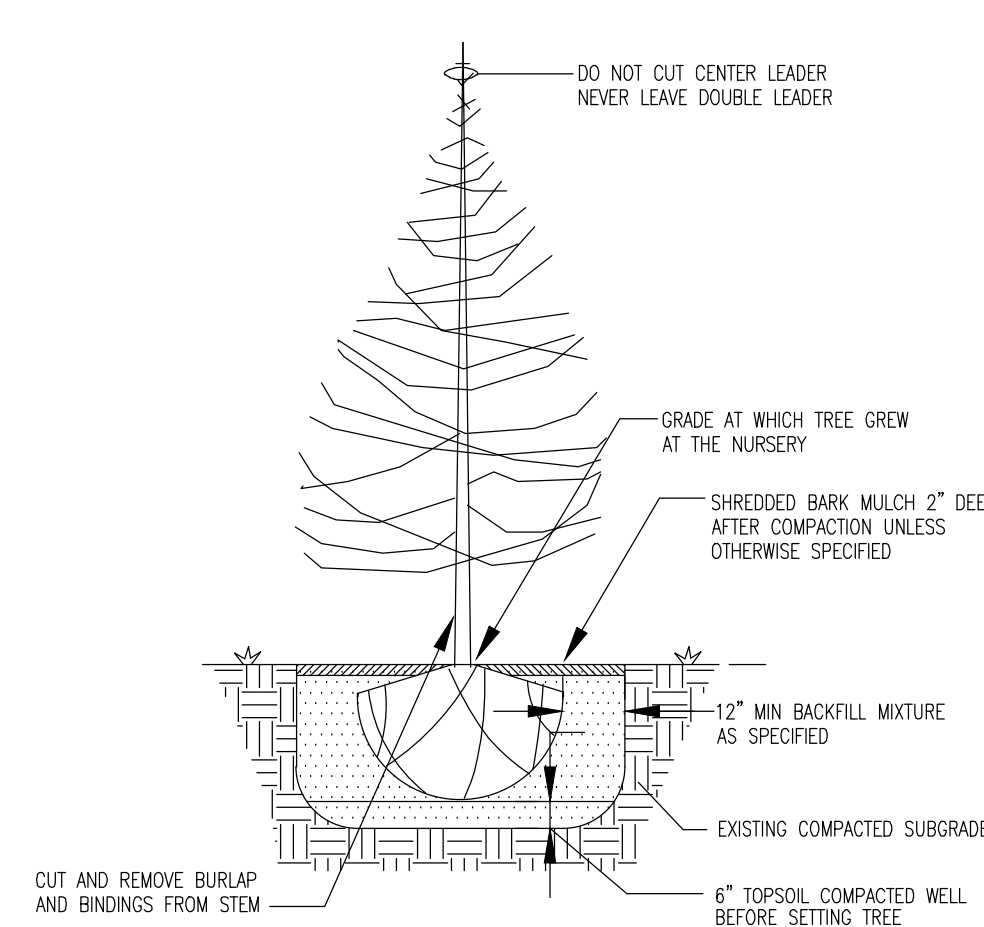
SITE DETAILS

FINAL CONSTRUCTION PLANS

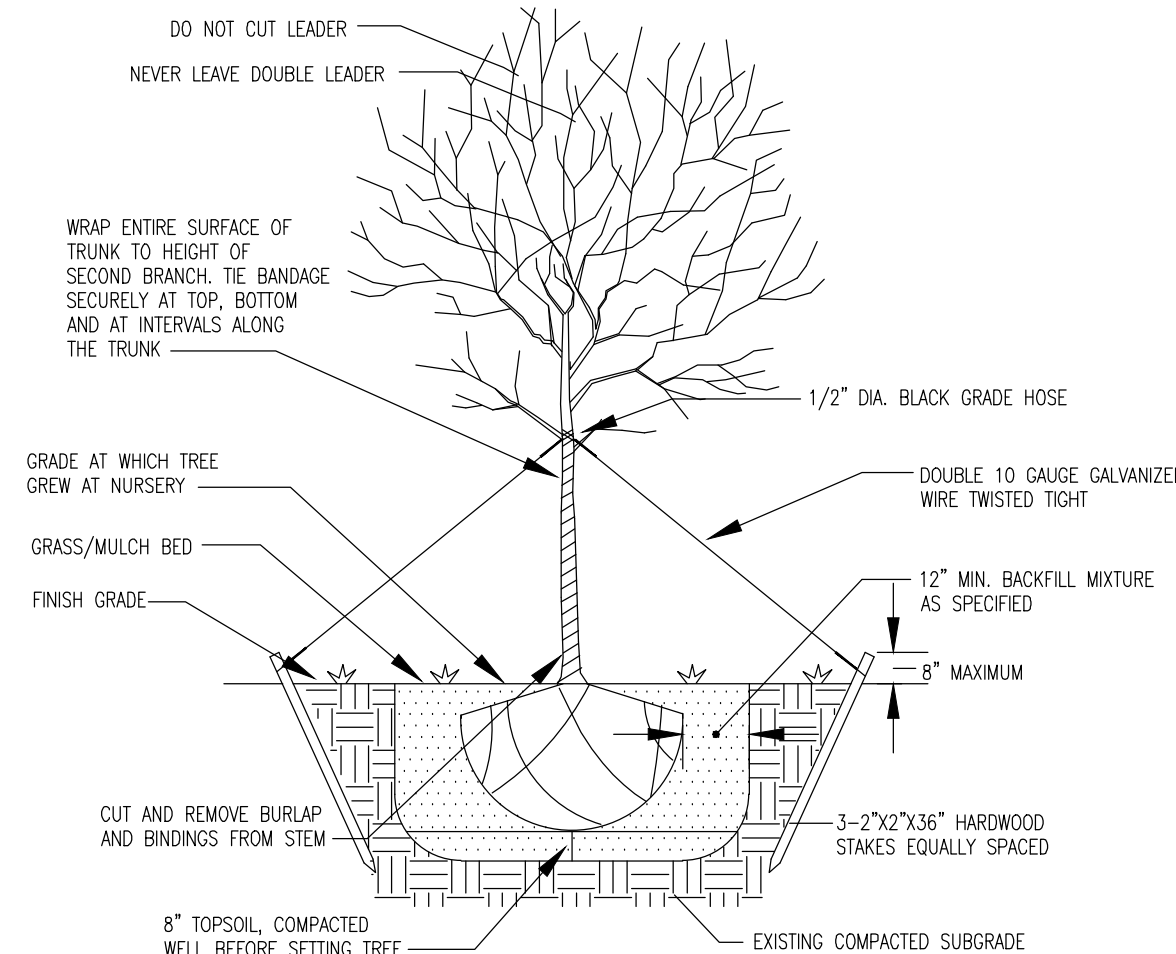
Plan Date: April 26th, 2016



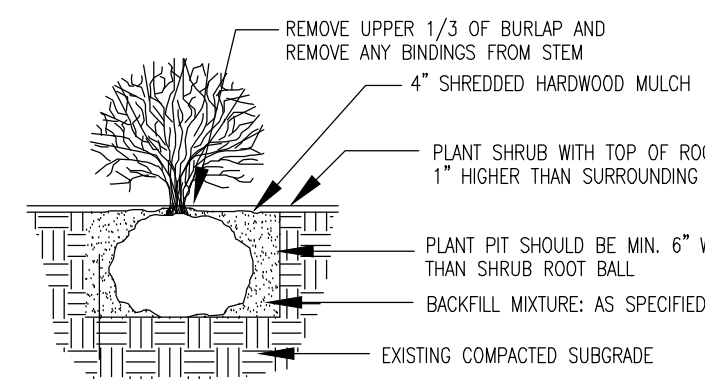
General Notes:



TYPICAL EVERGREEN TREE PLANTING DETAIL (CT)

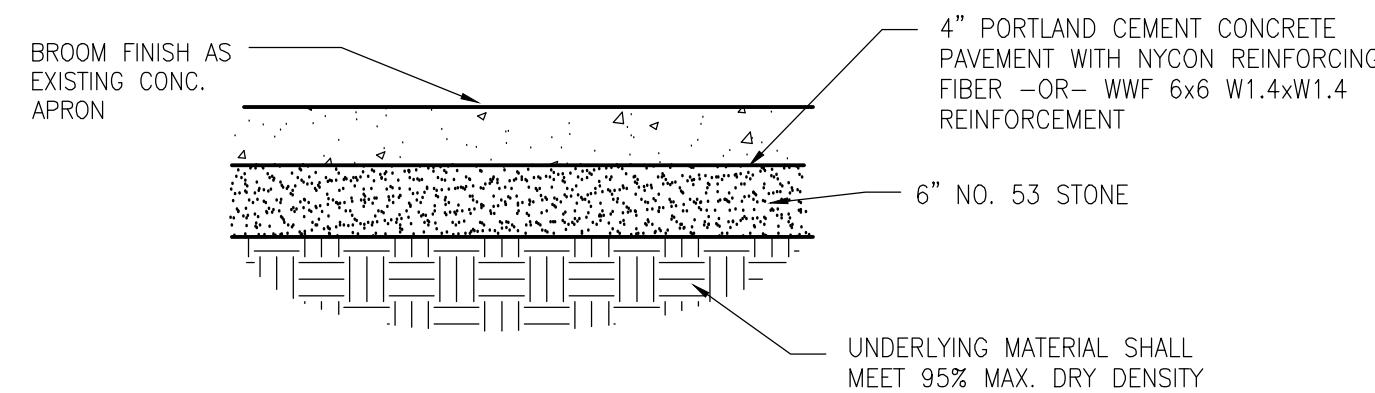
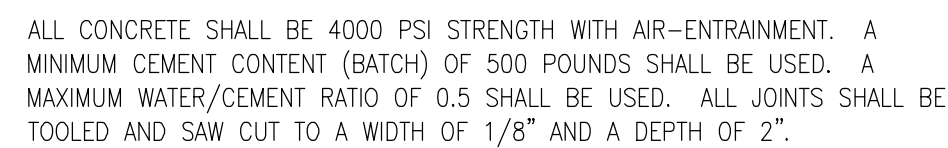
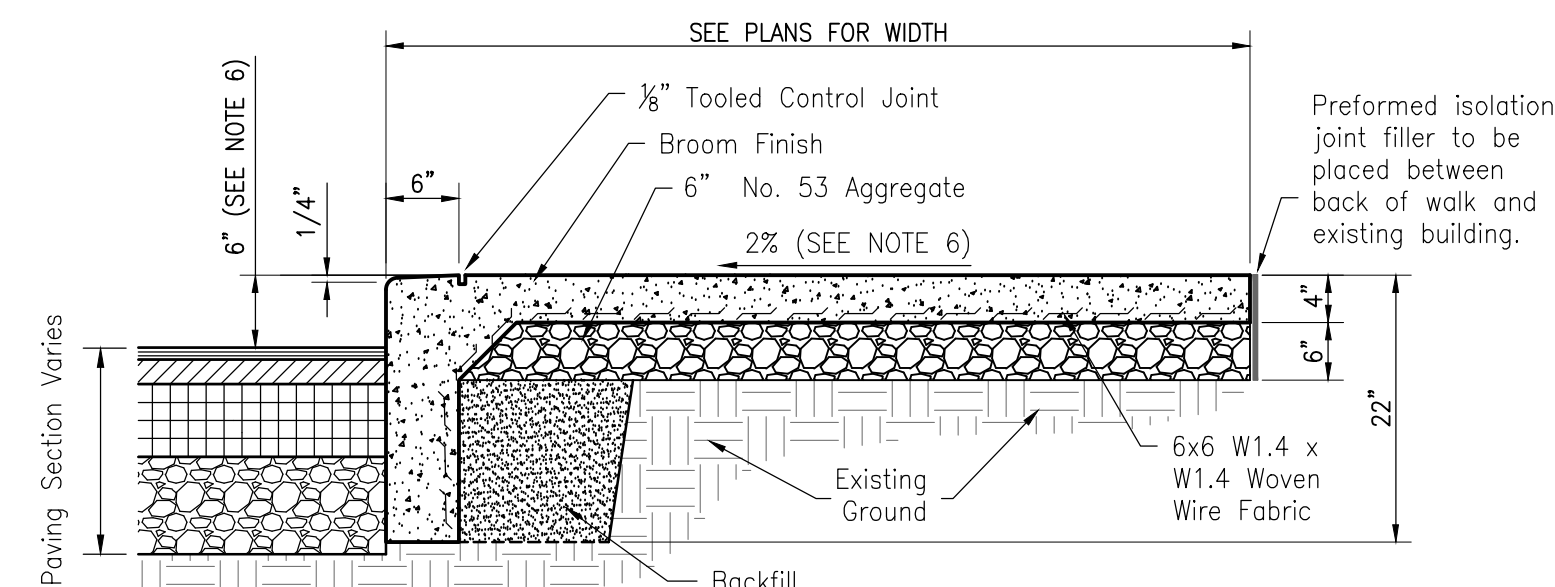


TYPICAL TREE PLANTING DETAIL (DT)



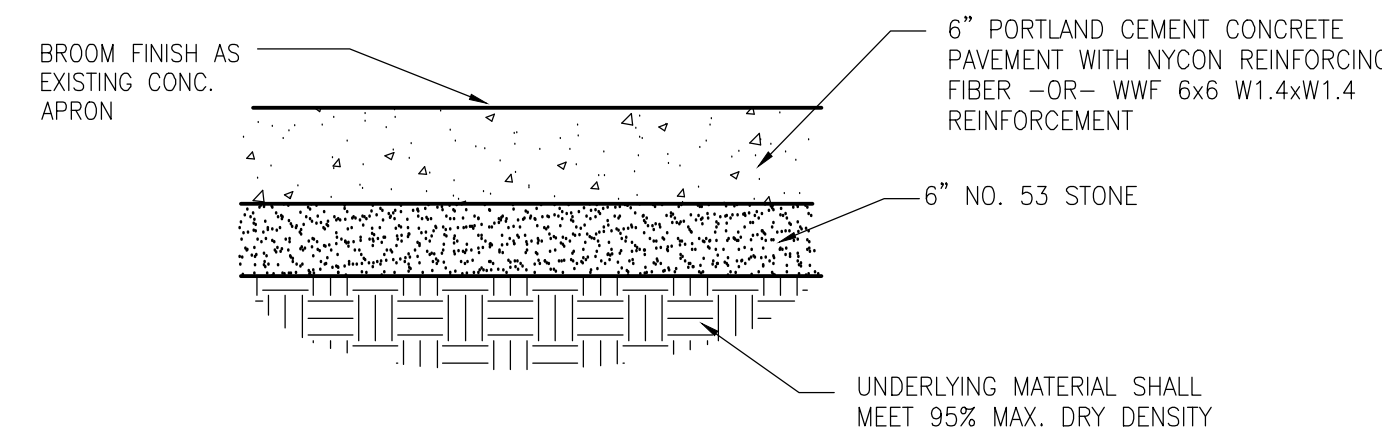
SHRUB PLANTING DETAIL (SD)

MONOLITHIC WALK AND CURB (MWC)



STANDARD DUTY CONCRETE PAVING SECTION (HCP)

ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH AIR-ENTRAINMENT. A MINIMUM CEMENT CONTENT (BATCH) OF 500 POUNDS SHALL BE USED. A MAXIMUM WATER/CEMENT RATIO OF 0.5 SHALL BE USED. ALL JOINTS SHALL BE TOOLED AND SAW CUT TO A WIDTH OF 1/8" AND A DEPTH OF 2".



HEAVY DUTY CONCRETE PAVING SECTION ((SCP)

REVISION BLOCK

[illegible]

**Bordenet Civil Engineering &
Land Surveying, LLC**
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

Project Number:

2015-158

Sheet No. :

C3.1



2016020974 VARIANCE \$27.00
05/10/2016 01:37:13P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ACKNOWLEDGEMENT OF VARIANCE

Document Cross Reference Number: 2013052337

This **ACKNOWLEDGEMENT**, made this 14th day of April, 2016, by Matthew S. Skelton, Economic and Community Development Director, City of Westfield, Indiana (the "Director") WITNESSETH:

Mayor
Andy Cook

City Council
Chuck Lehman
Jim Ake
Joe Edwards
Steven Hoover
Robert L. Horkay
Dr. Mark Keen
Cindy L. Spoljaric

Clerk Treasurer
Cindy J. Gossard

WHEREAS, on Tuesday, April 12, 2016, the Westfield-Washington Township Board of Zoning Appeals (the "Board") heard Petition No. 1604-SE-01 (the "Special Exception") and Petition No. 1604-VS-07 (the "Variances of Development Standard") (collectively, the "Petition"), filed by Noah Herron (d/b/a Urban Vines) (the "Petitioner"), for approval of a Special Exception and Variances of Development Standard from the Westfield-Washington Township Unified Development Ordinance regarding property commonly known as 303 East 161st Street, Westfield, Indiana 46074 (Parcel No. 08-09-11-00-00-013.103), and more particularly described in the attached **Exhibit A** (the "Property").

WHEREAS, the Petitioner requested approval of a Special Exception to allow an Agritourism Use (vineyard and winery) within the AG-SF1: Agriculture / Single-Family Rural District.

WHEREAS, the Board voted five (5) to zero (0) to approve the Special Exception with the following conditions:

1. The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised and attached hereto as **Exhibit B** and **Exhibit C**, respectively, subject to review and approval for compliance with applicable ordinances and laws of the development plan and appropriate permits. Any expansion or substantial alteration to the scope and operation of the Agritourism Use, as determined by the Director, shall require approval by the Board.
2. The standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance that are applicable to nonresidential uses and buildings in a Business District shall apply to the Agritourism Use, except as otherwise varied by an approved variance of development standard, or waiver by the Plan Commission as part of a Detailed Development Plan approval.
3. The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to the approval of a development plan and/or issuance of a building permit for the property.

COPY

**Economic and
Community
Development**

(317) 804-3170

2728 East 171st Street
Westfield, IN 46074

westfield.in.gov

WHEREAS, the Petitioner requested the following Variances of Development Standard:

1. Petitioner requests the following landscaping standards not apply: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)).
2. Petitioner requests the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply.
3. Petitioner requests the standards of Article 6.3 (Architectural Standards) not apply.

WHEREAS, the Board voted five (5) to zero (0) to approve the Variances of Development Standard with the following conditions:

1. Approval shall be subject to the approval of a Detailed Development Plan that ensures that adequate surface design, parking space delineation, and maintenance is provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access), as deemed appropriate by the City (e.g., Department of Public Works, Fire Department, Economic and Community Development Department) and County Surveyor's Office.
2. Buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, attached hereto as Exhibit D.

NOW, THEREFORE, the Director hereby declares that all the Property as it is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, or occupied and improved, is subject to the Special Exception and Variances of Development Standard approved by the Board on April 12, 2016. Unless otherwise modified herein, this Special Exception and Variances of Development Standard shall run with the land, and shall be binding upon the owner, heirs and assigns, and all parties having an interest in and to the Property or any part or parts thereof subject to such Special Exception and Variances of Development Standard, and shall inure to the benefit of the owner and every one of his/her successors in title to any real estate in the Property.

WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
"DIRECTOR"



MATTHEW S. SKELTON, ESQ., DIRECTOR
Economic and Community Development Department, City of Westfield, IN

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Mteck, LLC, the Property Owner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Property Owner has executed this instrument, on the 3rd day of May, 2016.

Mteck LLC

Mteck, LLC

By: Steve Schneider

Title: President

5/31/2016

Date

STATE OF Indiana

)

) SS:

COUNTY OF Hamilton

)

Signed and acknowledged before me this 3rd day of May, 2016.

(SEAL)

Jacqueline G. Morgan

Signature of Notary Public



Jacqueline G. Morgan

Printed name of Notary Public

My County of Residence: Hamilton

My Commission Expires: 9/4/21

PREPARED BY:

[Signature]

"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."

(name) [Signature]

nistration

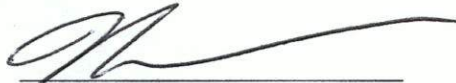
3040 office
4-3190 fax

71st Street
, IN 46074

Id.in.gov

Noah Herron (d/b/a Urban Vines), the Petitioner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Petitioner has executed this instrument, on the 10th day of MM, 2016.



Noah Herron

5-10-16

Date

STATE OF INDIANA)

COUNTY OF HAMILTON)

SS:

Signed and acknowledged before me this 10 day of May, 2016.

(SEAL)

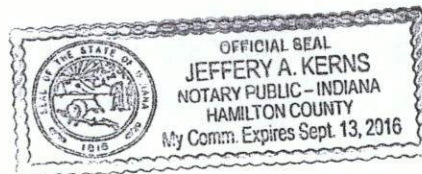


Signature of Notary Public

JEFFERY ALLEN KERNS
Printed name of Notary Public

My County of Residence: HAMILTON

My Commission Expires: September 13, 2016



Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT A
THE PROPERTY

Property Address: Vacant Land, 303 East 161st Street, Westfield, IN 46074

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083566 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s):

08-09-11-00-00-013.103

29-09-11-000-013.103-015

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT B
PETITIONER'S NARRATIVE

We intend to purchase 303 East 161st Street in Westfield, Indiana and start a vineyard and winery to be known as "Urban Vines". As a result, this request is to allow a Special Exception for an Agritourism Use and related Variances of Development Standard to accommodate our proposed use. The Agritourism Use will include a vineyard (4.5 acres +/-) and 4,000 sq. ft. +/- building. The building is proposed to include wine processing (i.e. grape crushing, fermenting, aging, storage) and related sales (i.e. retail, tasting facilities). Urban Vines will host wine tours and small events on the premises, which may on accession include live music. Event sizes will be limited to the capacity of the parking lot and tasting room, as regulated by the Fire Department.

The requested Variances of Development Standard include:

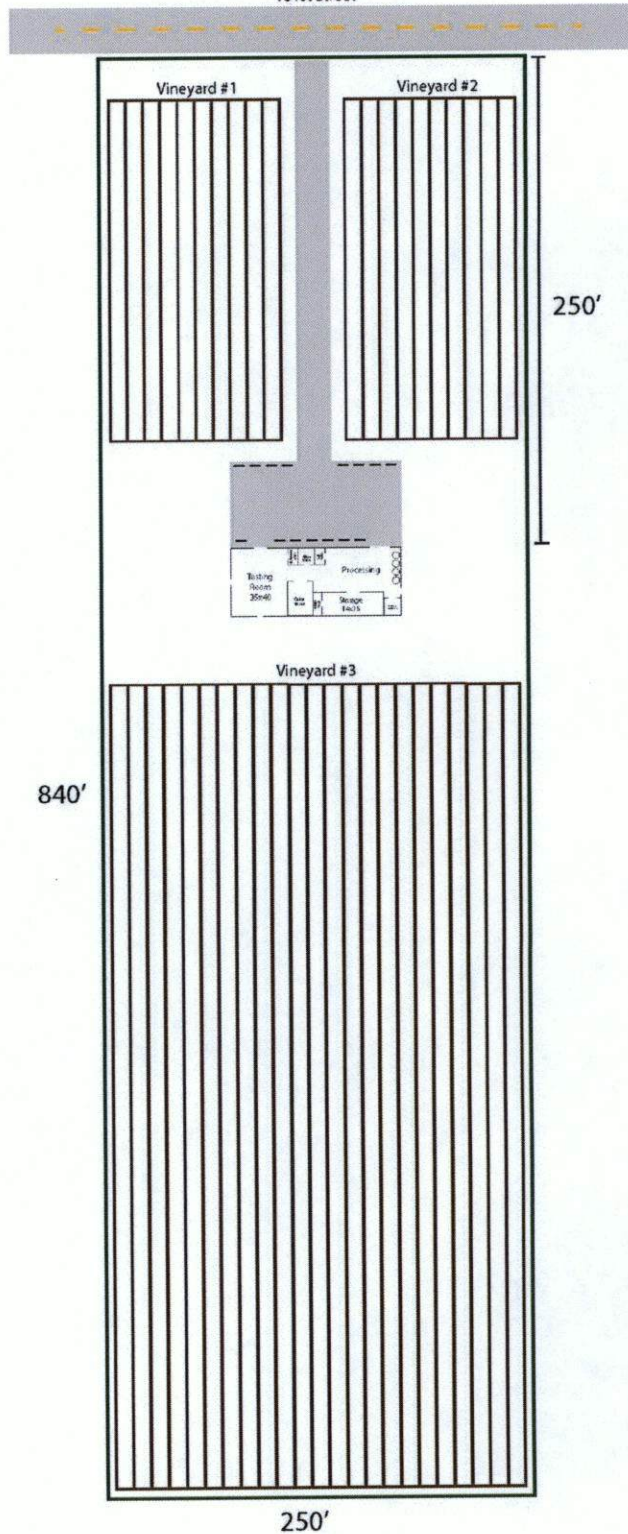
1. **Landscaping Standards (Article 6.8).**
Petitioner requests that the following landscaping standards not apply to the property: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)). The property is proposed to consist of over 2,000 grape vines that will span the entire area of property. The grape vines will require full sun and air circulation for viability, and the property will otherwise include the required foundation plantings and perimeter parking area landscaping required by the UDO.
2. **Off-street Parking Surfacing and Curbs (Article 6.14).**
Petitioner requests that the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply to the property; rather, a gravel driveway and parking surface is proposed to better allow for storm water management for the grape vines. Petitioner agrees to work with the City and County to ensure adequate surface design, parking space delineation, and maintenance is being provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access).
3. **Architectural Standards (Article 6.3).**
Petitioner requests that the standards of Article 6.3 (Architectural Standards) not apply to the property; rather, to enhance and contribute to the desired agricultural theming of the proposed use and surrounding properties, the petitioner agrees that buildings on the property shall be substantially similar in quality and character to the illustrative building exhibits attached hereto.

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C-1
SITE PLAN EXHIBIT: SITE PLAN
161st Street

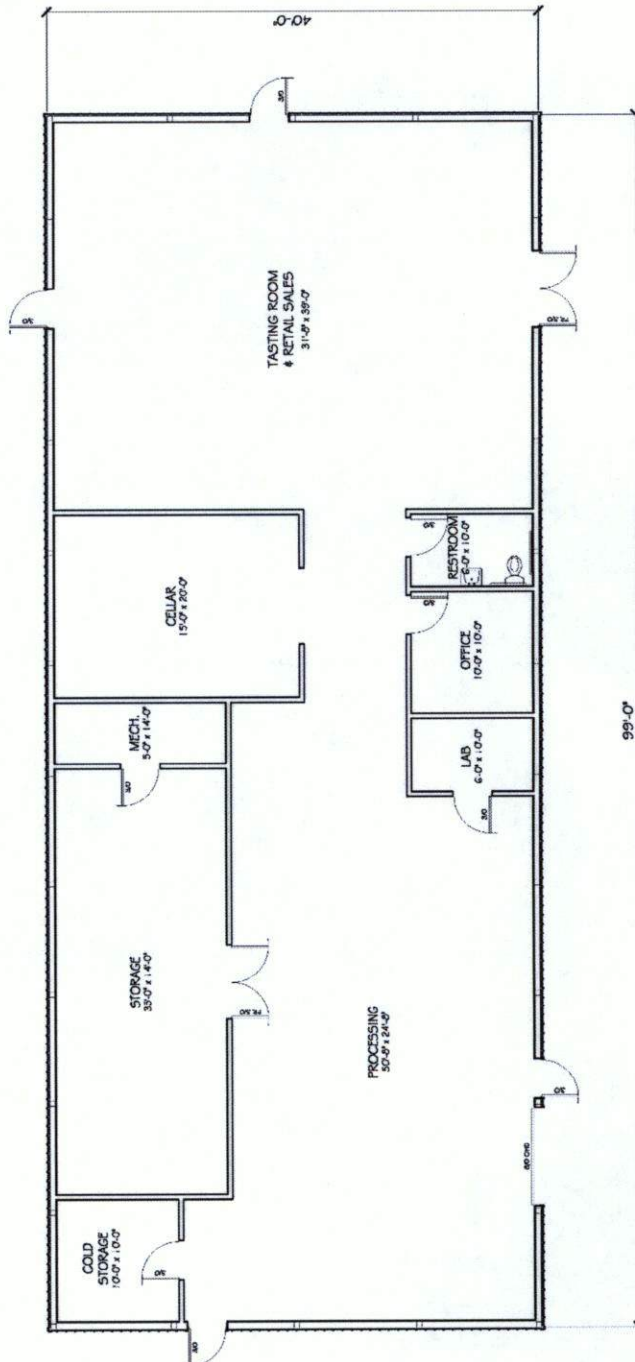


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C-2
SITE PLAN EXHIBIT: FLOORPLAN

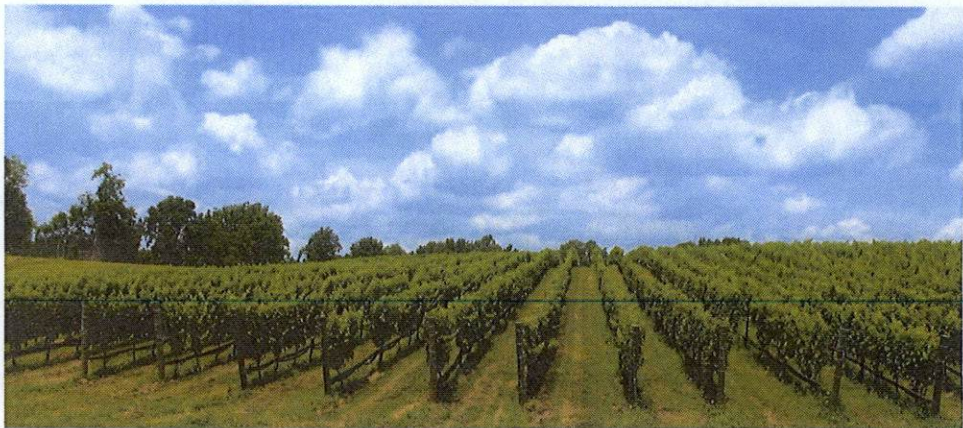
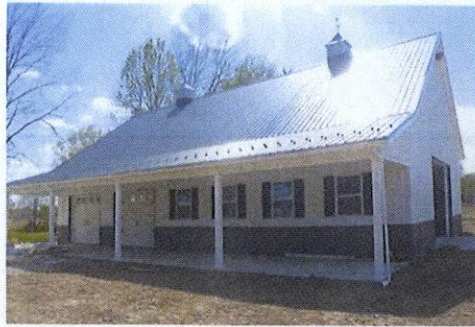


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT



Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2016

1605-ODP-08, 1605-SPP-07, 1605-DDP-17

Petition Number: 1605-ODP-08, 1605-SPP-07, 1605-DDP-17

Subject Property: South side of 161st Street and the Monon Trail

Petitioner: Pulte Homes of Indiana, LLC by Weihe Engineers, Inc.

Request: Primary Plat, Overall Development Plan and Detailed Development Plan approval for 86 Townhouse Dwellings to be known as the Retreat on the Monon

Current Zoning: Viking Meadows PUD District Ord. 12-14 (Parcel E & F)

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 13.52 acres+/-

Zoning History: 0311-PUD-07 Viking Meadows PUD District (Ord. 04-22) (06/14/04)
1308-PUD-09 Parcel E & F Amendment (Ord. 13-25) (10/14/13)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Development Plan
5. Landscape Plan
6. Elevations
7. Public Comment

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Primary Plat and Overall 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 Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

Location: The 13.52-acre+/- site is located on both the southeast and southwest corners of 161st Street and the Monon Trail (collectively, the "Property") (see **Exhibit 2**).

Description: The request is for approval of a Primary Plat and Overall/Detailed Development Plan (see **Exhibit 3**) that includes eighty-six (86) townhouse dwellings. The development is proposed to include six (6) buildings (thirty (30) units) west of the Monon Trail (Parcel E) and eleven (11)

buildings (fifty-six (56) units) east of the Monon Trail (Parcel F) (see **Exhibit 4**). The development is proposed to include 4.8 acres+/- of common area/open space.

Applicable Zoning: The applicable zoning district is the Viking Meadows Planned Unit Development (PUD) District, as established by Ordinance No. 04-22 (the “PUD Ordinance”), and amended by Ordinance 13-25 with respect to this property (the “Parcel E & F Amendment”). The subject property encompasses “Parcels” E and F of the Viking Meadows PUD District.

The Parcel E and F Amendment was requested by the petitioner at the request of neighbors in conjunction with the petitioner’s proposed Enclave and Springs PUD Ordinance (southwest corner of 161st Street and Oak Ridge Road) in 2013. The Parcel E and F Amendment: (i) expanded the types of permitted amenities for Parcels E and F; (ii) removed the provision that required the Viking Meadows amenities to be available for use by residents of Parcel E and F; (iii) removed commercial (LB-H businesses) uses as a permitted use for the Property; and (iv) expanded the applicability of which facades that garages may be located for multi-family dwellings.

Pursuant to the original PUD Ordinance (04-22), the proposed dwellings are a permitted use for the Property. The PUD Ordinance provides that if the Property is developed for the proposed dwelling type, then the MF2: Multi-Family Medium Density District shall be the underlying zoning district, as it was in force and effect at the time of the enactment of the PUD Ordinance (2004).

The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition was properly noticed and received a public hearing at the Plan Commission’s May 2, 2016, meeting.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

Comment: Please see District Standards and underlying zoning district comments herein.

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

Comment: Property is located within The Viking Meadows Planned Unit Development (PUD) District. Please see District Standards comments herein.

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

DISTRICT STANDARDS (SECTIONS 6, 7, 8 AND EXHIBIT 15 OF THE PUD)

The plans comply with WC 16.04.040(B), as modified by the Viking Meadows PUD Ordinance (Exhibit 15).

- 22) Section 7.2 (Parcel E) and 7.4 (Parcel F): The Permitted Use Exhibit (Exhibit 13 of the Original PUD) provides that Multifamily Dwellings, as proposed, are permitted. Multifamily Dwellings are defined in Exhibit 13 as “the use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.”
- 23) Maximum Density: 133 dwelling units (82 in Parcel E, 51 in Parcel F)
- Comment: Plans comply. 86 units are proposed (56 in Parcel E, 30 in Parcel F).**
- 24) Maximum per Structure: 10 dwelling units
- Comment: Plans comply. Proposed plans range between 4 and 6 du/structure.**
- 25) Minimum Unit Widths: 20 feet (see footnote *** in Exhibit 15 of Ord. 04-22)
- 26) Minimum Lot Area: 5,000 sq. ft.
- 27) Maximum Building Height: 45 feet
- 28) Minimum Dwelling Size: 1,500 sq. ft. (Parcel E) and 1,800 sq. ft. (Parcel F)
- 29) Minimum Building Setback Requirements:
- a) Front Yard: 25 feet

- b) Side Yard: 12 feet
- c) Rear Yard: 20 feet
- d) 161st Street: 65 feet

30) Minimum Building Separation: 20 feet

31) Off-Street Parking (WC 16.04.120): Two (2) parking spaces per multi-family dwelling unit is required, with a minimum size of ten (10) feet by twenty (20) feet. Parallel parking shall require twenty-four (24) feet in length.

32) Parcel Sizes: The size, dimensions, and acreage of each of the Parcels may be increased or decreased by up to fifteen percent (15%).

Comment: Plans comply. The PUD Ordinance established Parcel E as 8.16 acres and Parcel F as 5.12 acres. The plans establishes Parcel E as 8.4 acres and Parcel F as 5.12 acres.

ARCHITECTURAL STANDARDS (SECTION 9.6 AND 9.8 OF THE PUD)

Two building types have been submitted for review (see **Exhibit 6**) that include a “rear load” building for Block M and Block N (buildings parallel to 161st Street) and a “front load” building for the remaining buildings. As revised, plans comply.

33) All new buildings or building additions shall utilize two (2) or more exterior building materials. Permitted materials include: brick, hardi-plank, wood, exterior insulation and finish system (EIFS). At least fifty percent (50%) of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building shall be hardi-plank, wood, or EIFS, in such percentages and amounts as determined by developer in its sole discretion.

Comment: The front elevation is applied as the building façade with the residence’s front door. As a result, the plans comply with this standard.

34) Neither vinyl nor aluminum siding are permitted.

35) No one (1) building shall contain more than ten (10) attached single family residences.

36) A light shall be installed at the front of each attached residence; shall be equipped with photoelectric cell or similar to insure automatic illumination from dusk till dawn.

Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.

37) All mailboxes shall be uniform in design, coloring, lettering, numbering.

Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.

- 38) Number of street address shall be placed on the residence and mailbox and shall be of uniform design, coloring, and numbering. The number attached to residence shall be etched in stone, concrete, or other brass-type plate.

Comment: Will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.

- 39) Design elements and detailing shall be continued completely around each building. Such design elements shall include, but are not limited to: windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.

Comment: Submitted floorplans depict the building façade offsets, including the change in vertical plane as a result of the site's topography. The plans have been revised to now carry around the design elements and detailing from the front elevations (e.g., exterior wall materials) for all buildings and all facades. As a result, the revised plans comply.

- 40) Roof form and design will include, where appropriate, varied pitches and ridge levels.
- 41) Minimum of eight-inch (8") overhangs.
- 42) Buildings shall have windows on at least three (3) sides; provided however, that in the event of a side of a building does not have a window, then it shall have two (2) architectural breaks, such as a chimney or corner break.
- 43) All buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.
- 44) A multi-family building within one hundred and fifty (150) feet of a Viking Meadows Common Area (not including common areas within Parcels E and F) shall not include a garage door on the façade that is most parallel to and facing that common area.
- 45) There shall be no garage doors on the elevation of a multi-family building facing 161st Street (with respect to buildings closest to 161st Street).

LANDSCAPING STANDARDS (SECTION 10 OF THE PUD)

46) **Section 10.1 Minimum Lot Landscaping:** One (1) shade tree, one (1) ornamental tree or evergreen tree, and four (4) shrubs per dwelling unit.

Comment: Plans comply.

	Required	Provided	Revision
Shade Trees	1 per d/u 86 total	90	complies
Ornamental Trees	1 per d/u 86 total	17	complies
Evergreen Trees		69 (39)*	complies
Shrubs	4 per d/u 344 total	226 shrubs*	complies

**Plan Commission may approve a landscape plan that substitutes up to 60% of the required shrubs with an evergreen tree at a 1:3 (tree:shrub) ratio. 118 shrubs are proposed to be substituted with 39 evergreen trees.*

47) **Section 10.2 Buffer Yard Requirements:**

- Neither buffer yard nor buffer yard landscaping shall be required in those areas along the perimeter of the Real Estate which are occupied by a common area which is greater than or equal to fifty (50) feet in width.
- Neither buffer yards nor buffer yard landscaping shall be required on lots which abut the perimeter of Parcel C and/or Parcel D and which are greater than or equal in size to three-quarters (3/4) of an acre.
- Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of the Real Estate abutting the Monon Trail.
- Within buffer yards, at least one (1) evergreen tree will be planted per twenty (20) linear feet and no shrubs shall be required.
- Exhibit 21 of the PUD requires the following adjacent to 161st Street: a berm (undulating between 3 and 4 feet in height), one (1) evergreen tree per twenty (20) feet, and one (1) shade tree per thirty (30) feet.

Comment: Plans comply.

	Shade Trees		Evergreen Trees	
	Required	Provided (Revision)	Required	Provided (Revision)
Parcel E (433 feet)	14	15 (complies)	22	22 (complies)
Parcel F (280 feet)	9	11 (complies)	14	14 (complies)

LIGHTING STANDARDS (SECTION 12 AND EXHIBIT 24 OF THE PUD)

Plans comply and will be further reviewed by the Department for compliance at the time of the building permit review for each individual building.

- 48) Coach lights, dusk to dawn lights, and landscape lights shall be permitted.
- 49) All light fixtures shall be fully shielded and direct light downward toward the earth's surface. All lights shall have shield, adjustable reflector, and non-protruding diffuser.
- 50) All lighting sources shall be directed away from reflective surfaces to minimize glare.
- 51) All lighting sources shall direct light away from adjacent property owners and public rights-of-way.
- 52) Light meter readings shall not exceed 0.5 foot-candles at property line.
- 53) All lights shall be fully shielded and direct light downward toward the earth's surface. All lights shall have a shield, adjustable reflector, and non-protruding diffuser.

DESIGN STANDARDS (Chapter 8 of UDO)

Plans comply.

- 54) Block Standards (Article 8.1)
- 55) Easement Standards (Article 8.3)
- 56) Monument and Marker Standards (Article 8.5)
- 57) Open Space and Amenity Standards (Article 8.6 and Section 13 & 16 of the PUD)
 - a) At least 20% of the gross land area shall be designated as secondary green space areas. The ownership of green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.

Comment: Plans comply. 2.7 acres of open space is required, and 4.79 acres (35.4%) of open space is proposed.

- b) A minimum of three (3) amenities shall be provided (Table 16.04.040-1 of Exhibit 12 of the Original PUD), which may include (as amended by the Amendment Ordinance): picnic/barbeque areas and playgrounds (one picnic/barbeque area that shall include **at least one barbeque grill and one picnic table per 50 dwelling units** and/or one large playground at least 5,000 square feet in area per 150 dwelling units); **dog park**; outdoor entertainment area to include a minimum of one gas grill, one table and seating for eight people; and, **a connection to the Monon Trail to include a minimum of seating for four (4) people, two (2) trees, and twelve (12) shrubs, and "Monon Trail" sign.**

Comment: Plans comply and label three (3) amenities as follows: (1) Monon Trail Access; (2) Two (2) Picnic/Barbeque Areas; (3) Dog Park. Preliminary amenity area improvement details are provided on Sheet L-3 of the Landscape Plan.

58) Pedestrian Network Standards (Article 8.7) and Monon Trail (Section 18 of the PUD)

- a) The developer shall have the right to cross the Monon Trail, within Parcel E and Parcel F, with streets connecting Parcel E and Parcel F, and shall have the right to connect to the Monon trail system installed and internal to the Real Estate.

Comment: In coordination with the Public Works Department, Fire Department, and Parks Department, the private street crossing the Monon Trail is proposed at grade, just south of 161st Street. The Petitioner will continue to work with the Public Works Department on the final design of the crossing at the time of construction plan approval. As presented at the public hearing, the proposed crossing does not preclude the City from improving the Monon Trail to go beneath 161st Street in the future.

59) Storm Water Standards (Article 8.8)

60) Street and Right-of-Way Standards (Article 8.9) and Road Cuts (Section 15 of the PUD)

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)

PRIMARY PLAT REVIEW COMMENTS

Plans comply.

65) Proposed name of subdivision.

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

67) Title, scale, north arrow and date.



- 68) 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.
- 69) Easements (locations, widths and purposes).
- 70) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 71) Layout of Lots (showing dimensions, numbers and square footage).
- 72) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 73) 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%).
- 74) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 75) Building setback lines.
- 76) Legend and notes.
- 77) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 78) Other features or conditions which would affect the subdivision favorable or adversely.
- 79) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 80) 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.
- 81) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 82) 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.
- 83) 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.

PUBLIC HEARING COMMENTS

At the May 2, 2016, public hearing, the following topics were broached (as summarized in the May 2, 2016, Plan Commission minutes): (i) land use; (ii) Monon Trail crossing and 161st Street; (iii) building height and architecture; (iv) 161st Street vehicular access; and (v) drainage.

The Petitioner has revised their plans since the public hearing and the proposed plans now comply with the applicable ordinances. The revisions were made in coordination with the Public Works Department, Fire Department, Parks Department and this Department, and in response to comments at the public hearing.

As summarized herein, the proposed development is a permitted land use and the proposed design of the development complies with the applicable ordinances. As a result, the Primary Plat, Overall Development Plan and Detailed Development Plan are eligible for approval by the Plan Commission.

DEPARTMENT COMMENTS

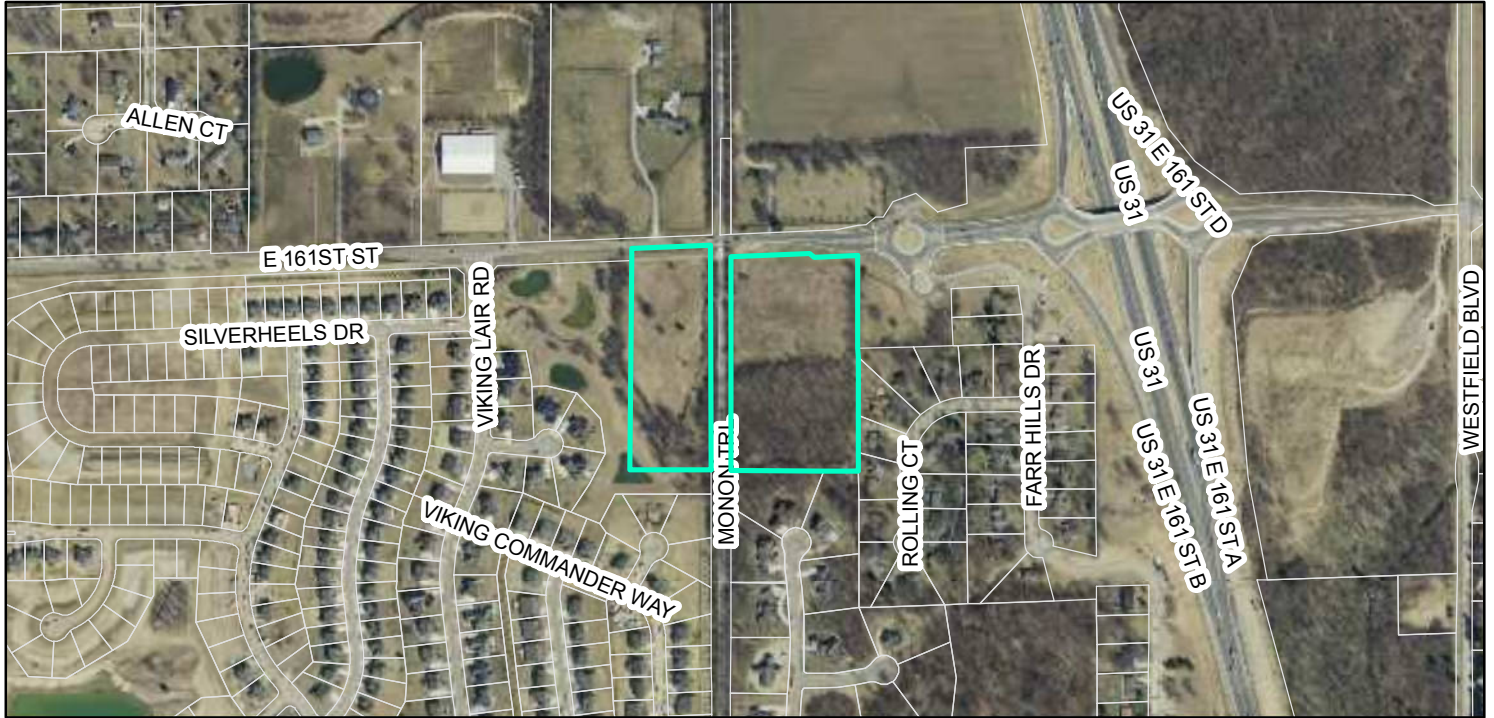
- 1) **The Primary Plat, Overall Development Plan and Detailed Development Plan comply with the applicable zoning ordinances.**
- 2) **Action: Approve the primary plat (1605-SPP-07), overall development plan (1605-ODP-08) and detailed development plan (1605-DDP-17) with the following conditions:**
 - ***All necessary permits and approvals be obtained from the Public Works Department and the County Surveyor's Offices prior to the issuance of an Improvement Location Permit.***
 - ***The final design of the Barringer Drive crossing of the Monon Trail shall be determined and approved by the Public Works Department prior to the issuance of an Improvement Location Permit.***
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Location Map Retreat on the Monon

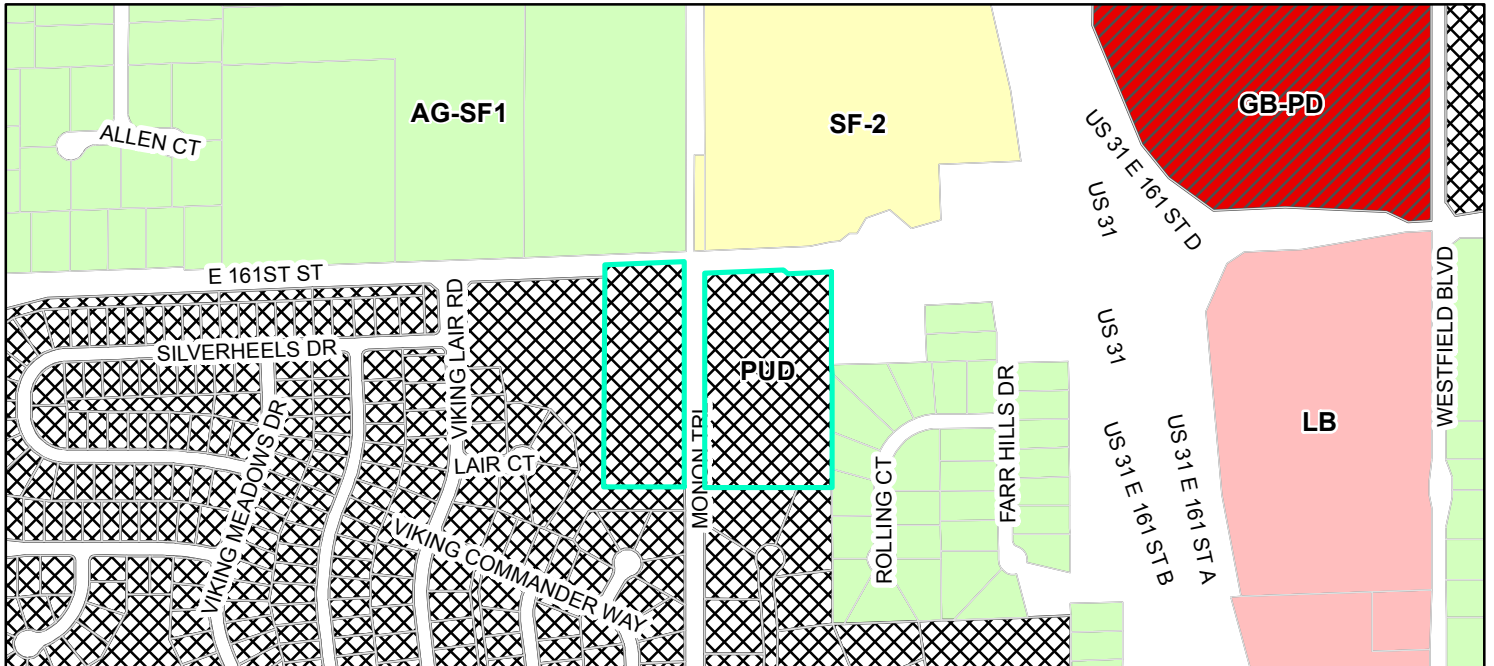


Aerial Location Map

 Site



Zoning Map



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

PARCEL "E"

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST 100 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE MOON RAILROAD; THENCE NORTH 00 DEGREES 09 MINUTES 41 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE 1807.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS EAST 100 FEET 19 MINUTES 19 SECONDS EAST 452.17 FEET TO A POINT ON THE EAST LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 97-45676 (EXHIBIT C) OF THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTHWEST ALONG SAID EAST LINE OF THE REAL ESTATE 822.59 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 26 MINUTES 20 SECONDS WEST ON SAID NORTH LINE 100 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SAID MOON RAILROAD; THENCE SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST ON SAID EAST RIGHT-OF-WAY LINE 803.81 FEET TO THE POINT OF BEGINNING, CONTAINING 8.40 ACRES,

PARCEL "F"

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA; THENCE NORTH 88 DEGREES 58 MINUTES 58 SECONDS (ASSUMED BEARING) ON THE NORTH LINE OF SAID SUNDRIED TRACT 2274.66 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED REAL ESTATE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 790.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 281.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE MONON RAILROAD; THENCE NORTH 00 DEGREES 09 MINUTES 41 POINTS WEST ON SAID WEST RIGHT-OF-WAY LINE 801.15 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 45 MINUTES 58 SECONDS WEST 2274.66 FEET TO A POINT OF BEGINNING, CONTAINING 5,112 ACRES, MORE OR LESS.

21	LOT NUMBER
D.U. & S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
I.E.E.	INGRESS, EGRESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE (25')TYP.
V.W. D.&U.E.	VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
	MORSE FENCE PER PUD
⑤	PROPOSED PARKING SPACES
	ADA RAMP
	PROPOSED STREET LIGHT
675	EXISTING CONTOUR
	EXISTING FENCE
P.O.B.	POINT OF BEGINNING
AC	ACRE
ROW	RIGHT OF WAY
EX.	EXISTING
	EXISTING WATER

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	13.52 AC.
TOTAL UNITS:	86
TOTAL BLOCKS:	17 BLOCKS
TOTAL COMMON AREA	4.79AC.
/GREEN SPACE:	(35.4% TOTAL GREEN SPACE)
PARKING:	9 SPACES
PRIVATE STREETS:	2166 L.F.

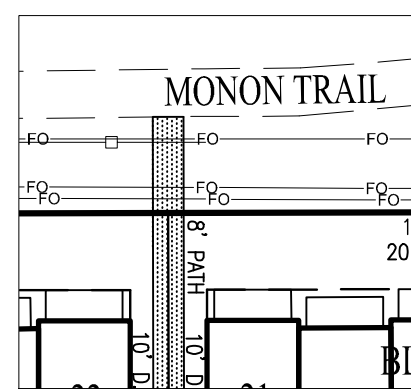
ALL STREETS ARE TO REMAIN PRIVATE UNLESS
NOTED OTHERWISE.

PARKING TO OCCUR ONLY IN DESIGNATED SPACES, NO ON STREET PARKING SHALL BE PERMITTED, UNLESS OTHERWISE SHOWN.

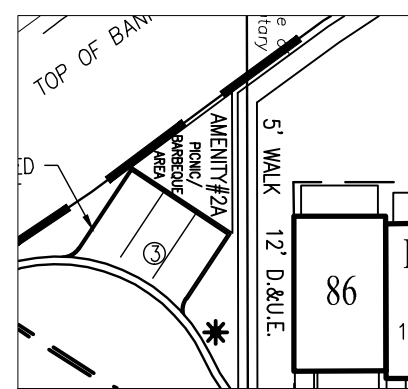
A GRAVEL TEMPORARY EMERGENCY ACCESS FOR PARCEL F SHALL BE CONSTRUCTED ACROSS PARCEL E PRIOR TO PARCEL E BEING CONSTRUCTED.

A schematic diagram of a building layout showing four vertical units labeled 87, 88, 89, and 90. Each unit has a 'DECK' at the top. Unit 87 has a 'DRIVE STAIRS' label with an arrow pointing to its base. Unit 90 has a 'COVERED PORCH' label with an arrow pointing to its base. Each unit has a 'DRIVE' label at its base. The units are connected by a horizontal line at the top and bottom.

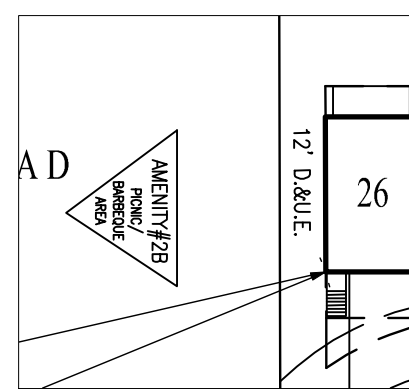
TYPICAL BUILDING LAYOUT



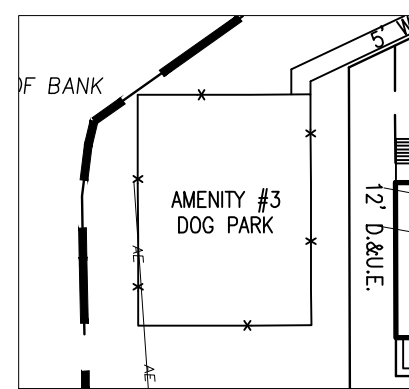
AMENITY NO. 1
MONON TRAIL ACCESS
COMMITMENTS:
-SEATING FOR FOUR (4) PEOPLE
-TWO (2) TREES
-TWELVE (12) SHRUBS
-MONON TRAIL SIGN



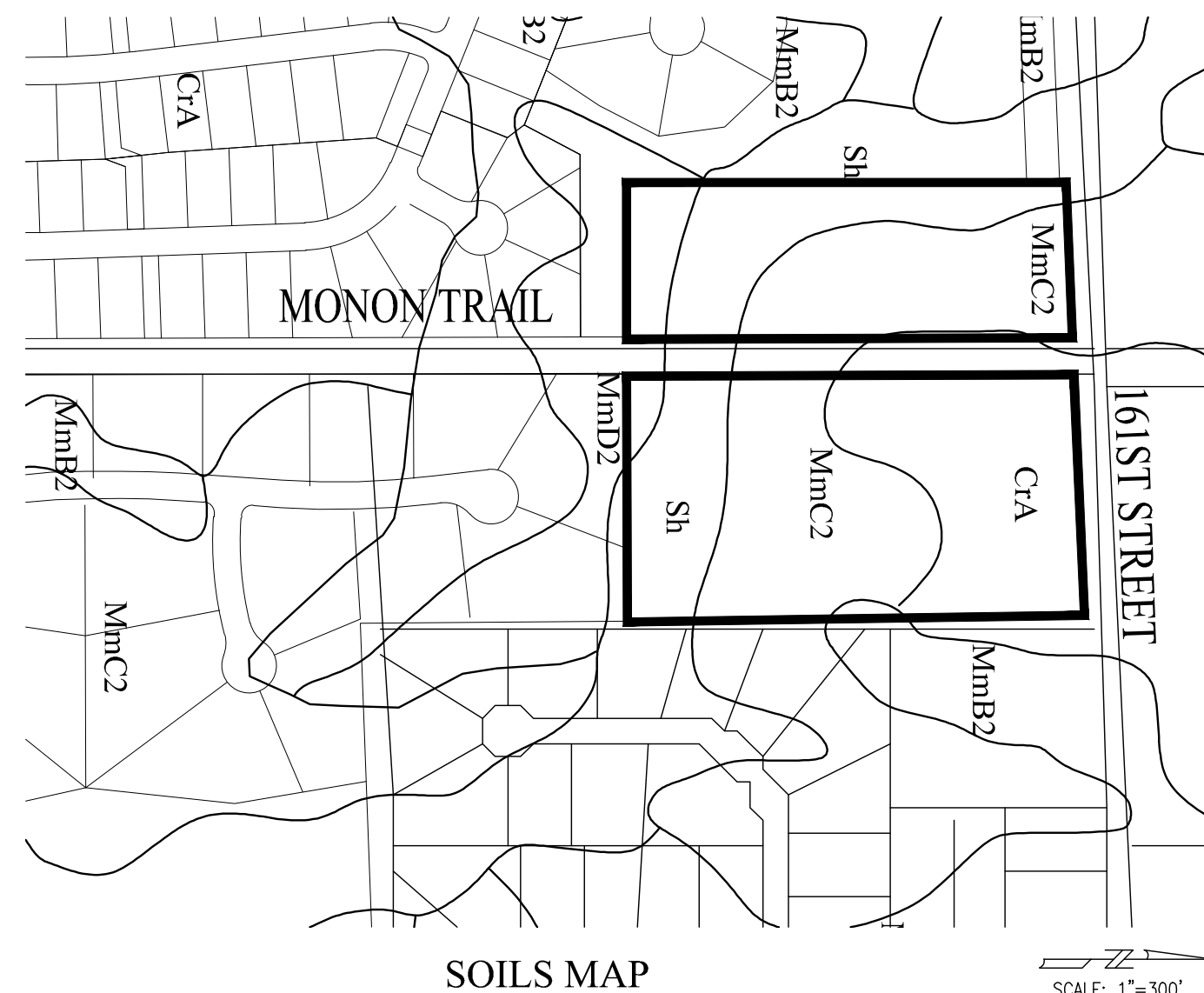
AMENITY NO. 2A
PICNIC/BARBEQUE AREA
COMMITMENTS:
-AT LEAST ONE (1) GAS GRILL AND ONE (1)
PICNIC TABLE PER 50 DWELLING UNITS



AMENITY NO. 2B
PICNIC/BARBEQUE AREA
COMMITMENTS:
-AT LEAST ONE (1) GAS GRILL AND ONE (1)
PICNIC TABLE PER 50 DWELLING UNITS



AMENITIES
DOG PARK
COMMITMENT
NONE



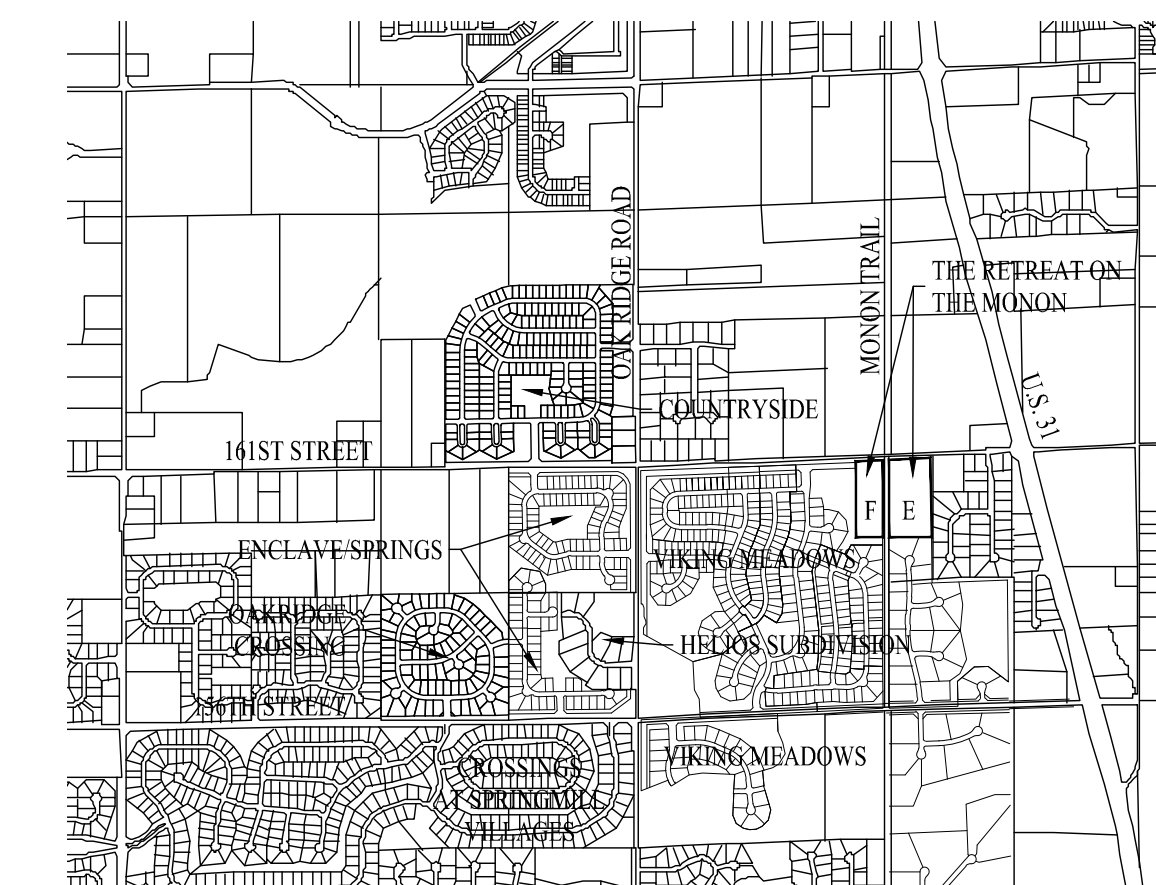
SOILS MAP

SOILS LEGEND

Br - BROOKSTON SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES.
CrA - CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES.
MmC2 - MIAMI SILT LOAM - 6 TO 12 PERCENT SLOPES.
MmD2 - MIAMI SILT LOAM - 12 TO 18 PERCENT SLOPES.
Sh - SHOALS SILT LOAM

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.
4. THE AREA SHOWN ON THE PLAT AS "PRIVATE STREET" INCLUDING WITHOUT LIMITATION, NOBLE COURT, BARRINGER DRIVE, HYDE DRIVE, CHAPMAN DRIVE, COLEMAN WAY AND TALMON DRIVE, SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



LOCATION MAP

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: RICK M. ELLIS
ellisr@weihe.net
SURVEYOR: BRADY KUHN
Kuhnbt@weihe.net

PLANS PREPARED FOR:

Pulte Group

11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 814-3313
CONTACT PERSON: ASHLEY BEDELL

SCALE: 1" = 50'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 25, 50, and 100, representing feet. The total length of the bar is 100 feet.

SHEET 1 of 2

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

317 | 846 - 6611

DATE: MAY 19, 2016

- LEGEND**
- 21 LOT NUMBER
- D.U.& S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- I.E.E. INGRESS, EGRESS EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE (25')TYP.
- V.W. D.&U.E. VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
- HORSE FENCE PER PUD
- PROPOSED PARKING SPACES
- ADA RAMP
- EXISTING CONTOUR
- EXISTING FENCE
- P.O.B. POINT OF BEGINNING
- AC ACRE
- ROW RIGHT OF WAY
- EX. EXISTING
- EXISTING WATER
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

DESIGN DATA

CURRENT ZONING: P.U.D.

TOTAL ACRES: 13.52 AC.

TOTAL UNITS: 86

TOTAL BLOCKS: 17 BLOCKS

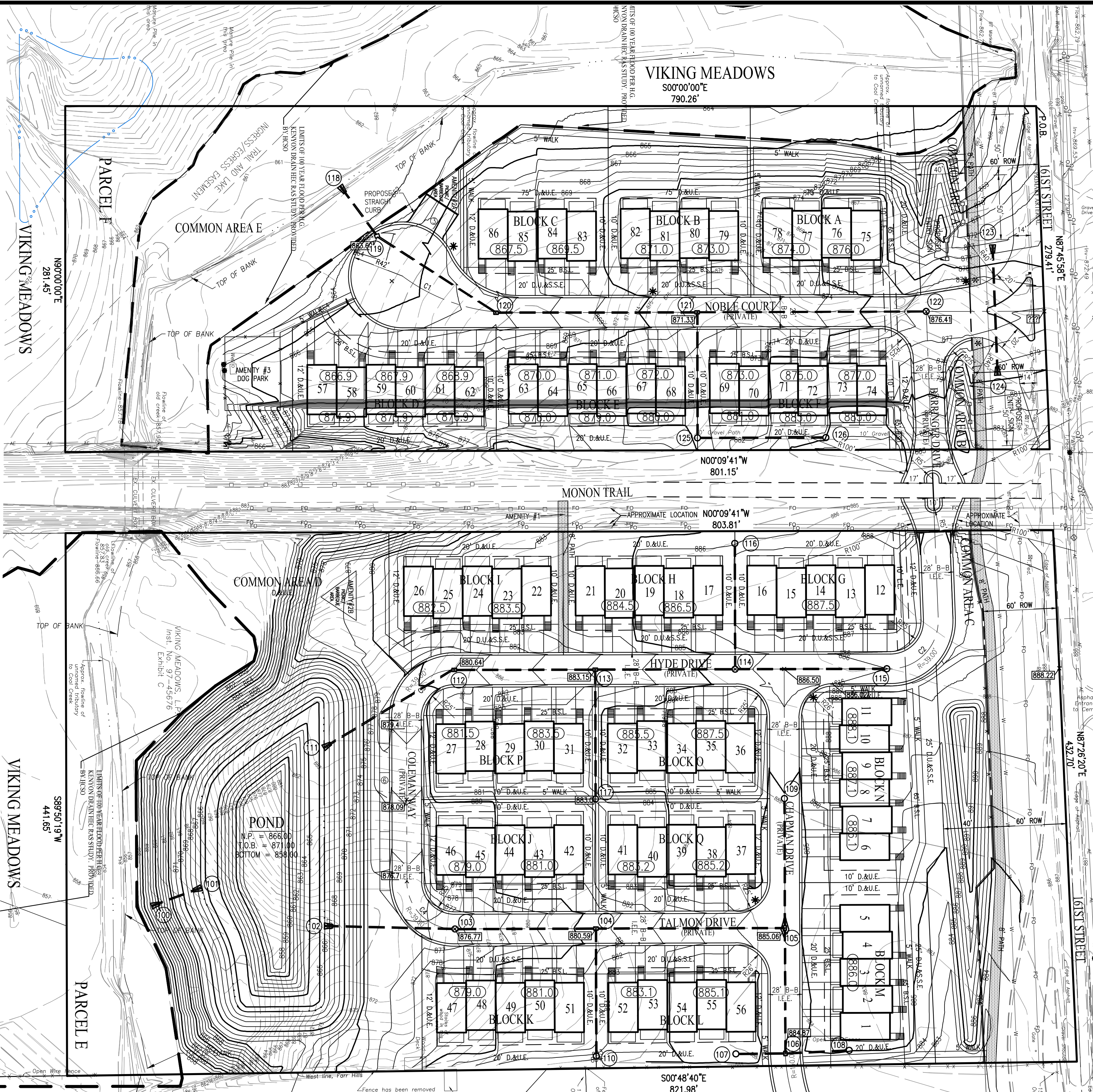
TOTAL COMMON AREA /GREEN SPACE: 4.79AC. (35.4% TOTAL GREEN SPACE)

PARKING: 9 SPACES

PRIVATE STREETS: 2166 L.F.

ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

NOTE:
ALL POWER POLES ALONG 161ST STREET NEED TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY PER CITY OF WESTFIELD CONSTRUCTION STANDARDS SECTION 02501.



Number of Units in Development	Minimum Number of Amenities Provided
1-60	2
61-90	3
91-120	4
121-150	5

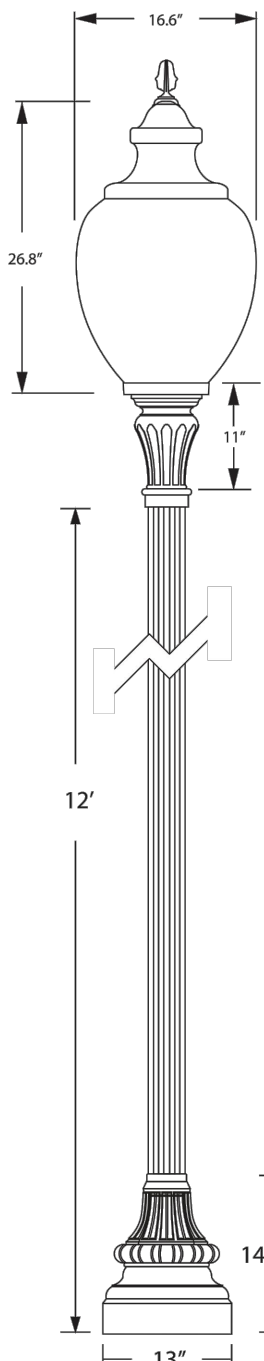
VIKING MEADOWS
Development Standards Matrix for Parcels E and F: Commercial and Multi-Family Options

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear					
E	MF-2	82	20'***	20'***	5,000 sq. ft.	45'	25'****	12' min.****	20'****	1200 sq. ft.	1500 sq. ft.	8.16	10 Units Per Acre	See Section 9.6 of PUD Ordinance
F	MF-2	51	20'***	20'***	5,000 sq. ft.	45'	25'****	12' min.****	20'****	1500 sq. ft.	1800 sq. ft.	5.12	10 Units Per Acre	See Section 9.6 of PUD Ordinance
Total:		133										13.28	10 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.
**Note: Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.
***Note: These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.
****Note: Provided, however, that the minimum building setback shall be 65' from the proposed right-of-way line along 161st Street.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	96.53'	150.00'	36°52'12"	N18°16'25"E	94.87'
C2	62.67'	39.00'	92°04'21"	N46°11'52"W	56.14'
C3	61.26'	39.00'	90°00'00"	N45°09'41"W	55.15'
C4	61.26'	39.00'	90°00'00"	N44°50'19"E	55.15'

Part String: GP123-12/BH1/AB40AC-CL/150WMH-MT-PS/FN1/BT



Customer:

Light Distribution:

- ☐ Type III Distribution
☐ Type V Distribution
☒ Standard Symmetrical
☐ Type III Reflector
☐ Type V Reflector
☐ Specify _____

Finish:

- ☐ BK Black
☒ BT Textured Black
☐ GN Green
☐ GV Green Vein
☐ WH White
☐ CV Copper Vein
☐ SB Statuary Bronze
☐ Custom _____

Voltage:

- ☐ 120
☐ 208
☐ 240
☐ Auto (LED)
☐ 277
☐ 480
☒ Multitap

Specify

Light Source:

- ☐ 50W MH
☐ 70W MH
☐ 100W MH
☒ 150W MH
☐ 175W MH-PS
☐ 250W MH-PS
☐ PL 13
☐ 26W LED
☐ 60W LED
☐ 120W LED
☐ 50 HPS
☐ 70 HPS
☐ 100 HPS
☐ 150 HPS
☐ 250 HPS
☐ Incandescent
☐ CFL
☐ 40W LED
☐ 80W LED
☐ MC96WLED

Position/Anchor Details:
(top view)

Specify

Note:

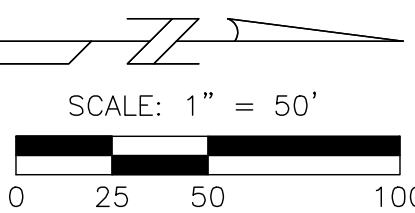
MH - Metal Halide
HPS - High Pressure Sodium
PL & CFL - Compact Fluorescents

Drawn By: ZP

Notes: Drawing for reference only, subject to change. Attach drawing with order. Do Not Scale.

STREET LIGHT

DEVELOPMENT PLAN
THE RETREAT ON
THE MONON
WESTFIELD, INDIANA



WEIHE
ENGINEERS

DATE: MAY 19, 2016

SHEET 2 of 2

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

317 | 846 - 6611

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: RICK M. ELLIS
ellisr@weihe.net
SURVEYOR: BRADY KUHN
kuhnb@weihe.net

PLANS PREPARED FOR:

Pulte Group

11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 814-3313
CONTACT PERSON: ASHLEY BEDELL





PULTEGROUP - CNZ - Retreat at the Monon

HORIZONTAL CEMENT SIDING 35%
VERTICAL CEMENT SIDING 35%
MASONRY 30%

REAR ELEVATION
MID LEVEL ENTRY - 6 Unit Front Load



PULTEGROUP - CNZ - Retreat at the Monon

MASONRY 69%
HORIZONTAL CEMENT SIDING 13%
VERTICAL CEMENT SIDING 18%

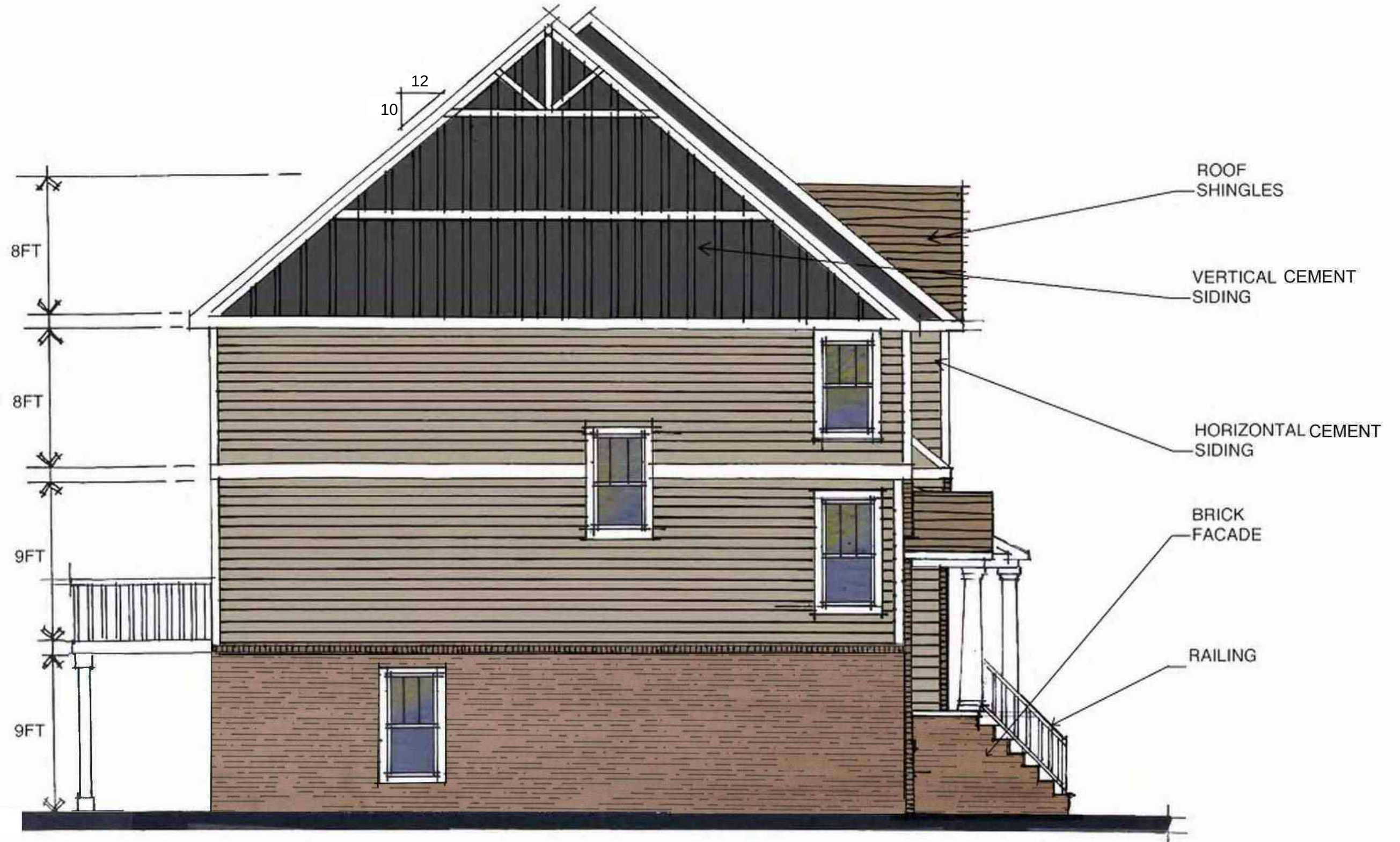
FRONT ELEVATION - MID LEVEL ENTRY - 6 Unit
Rear Load



PULTEGROUP - CNZ - Retreat at the Monon

HO
REAR ELEVATION TO BE UPDATED TO
INCLUDE MASONRY ON THE FIRST
FLOOR OF ALL UNITS AND UNITS WITH
VERTICAL SIDING ON THE FRONT WILL
BE CARRIED TO THE REAR.
0%

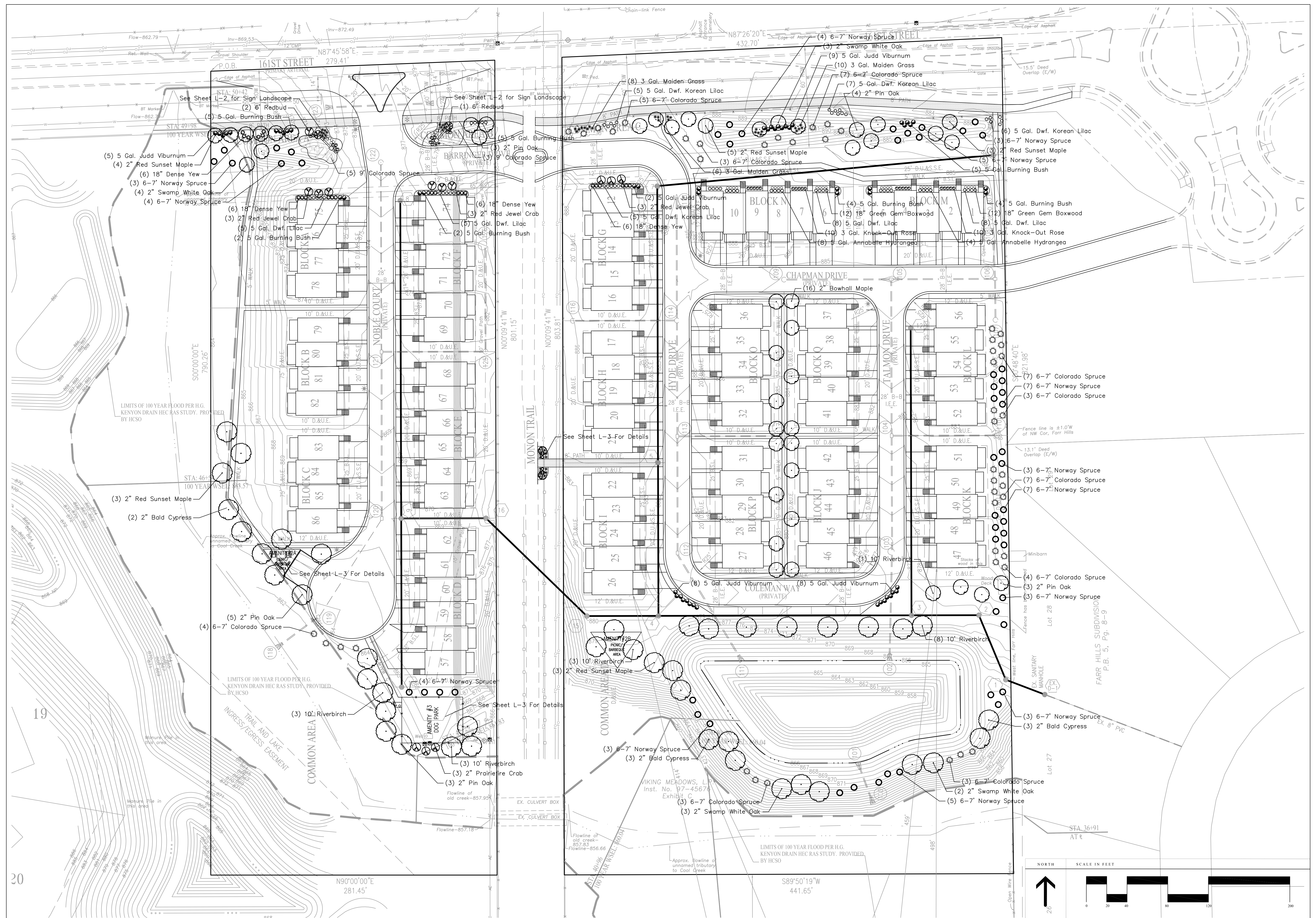
REAR ELEVATION - MID LEVEL ENTRY - 6 Unit
Rear Load



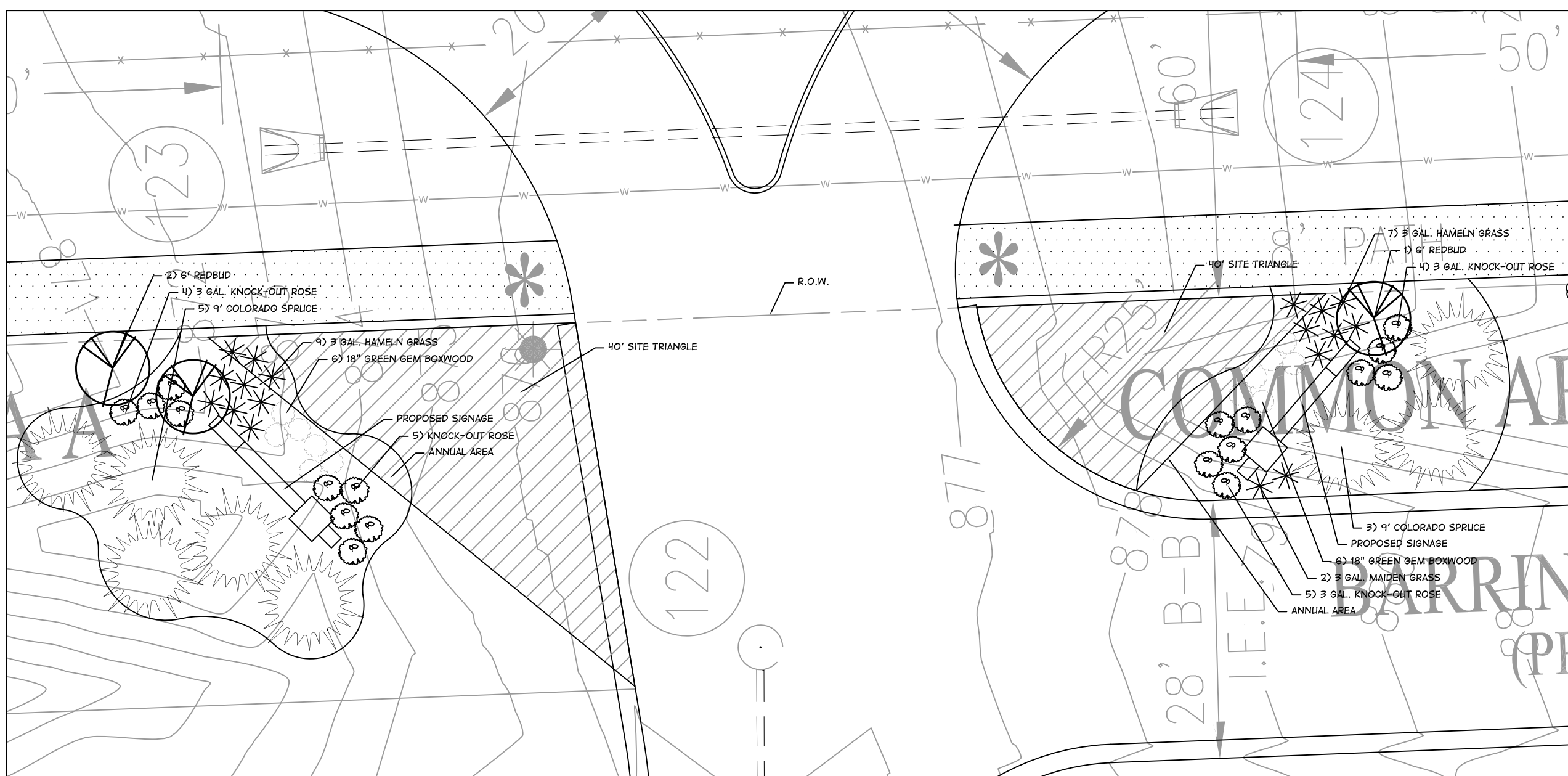
PULTEGROUP - CNZ - Retreat at the Monon

MASONRY 27%
 HORIZONTAL CEMENT SIDING 49%
 VERTICAL CEMENT SIDING 24%

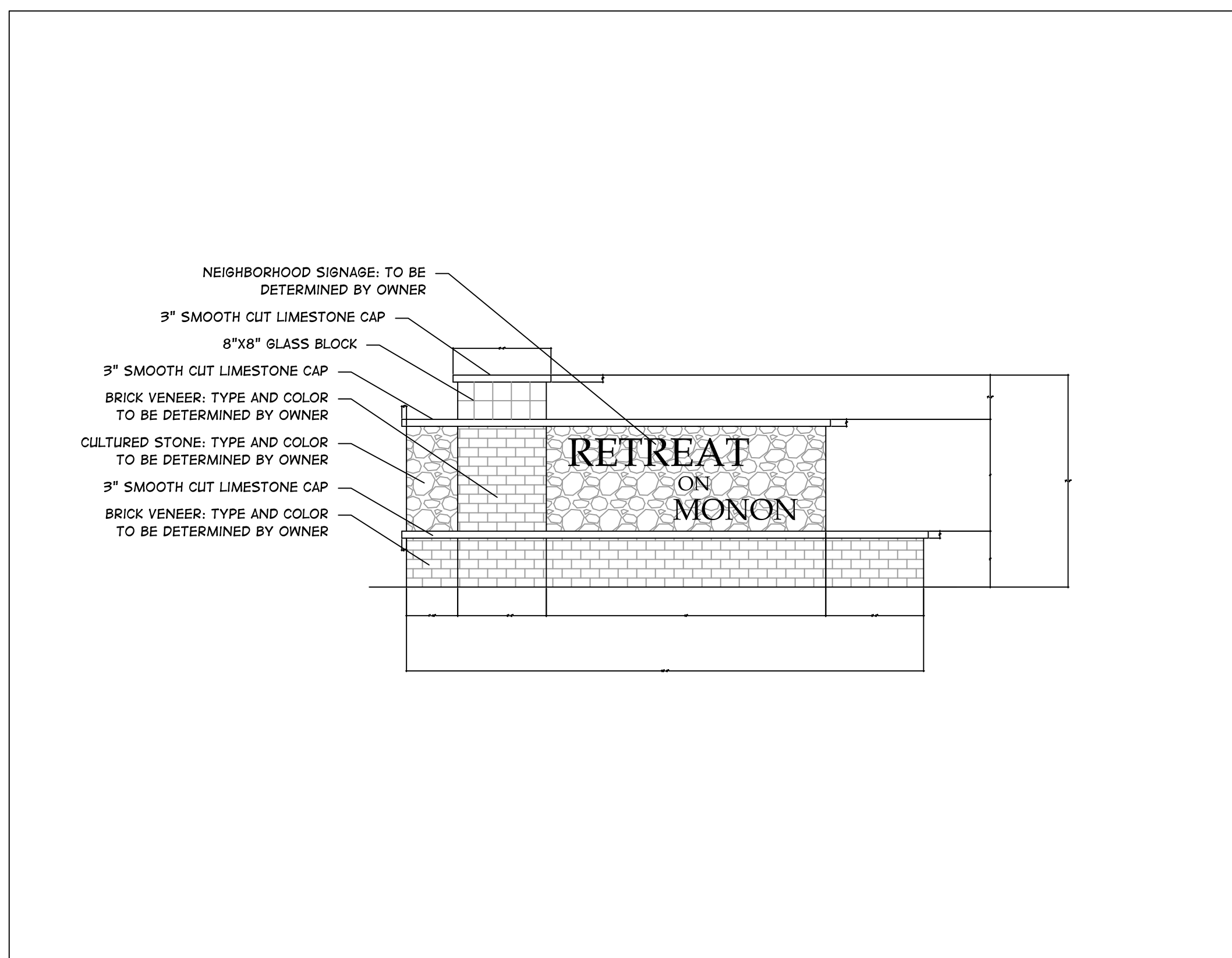
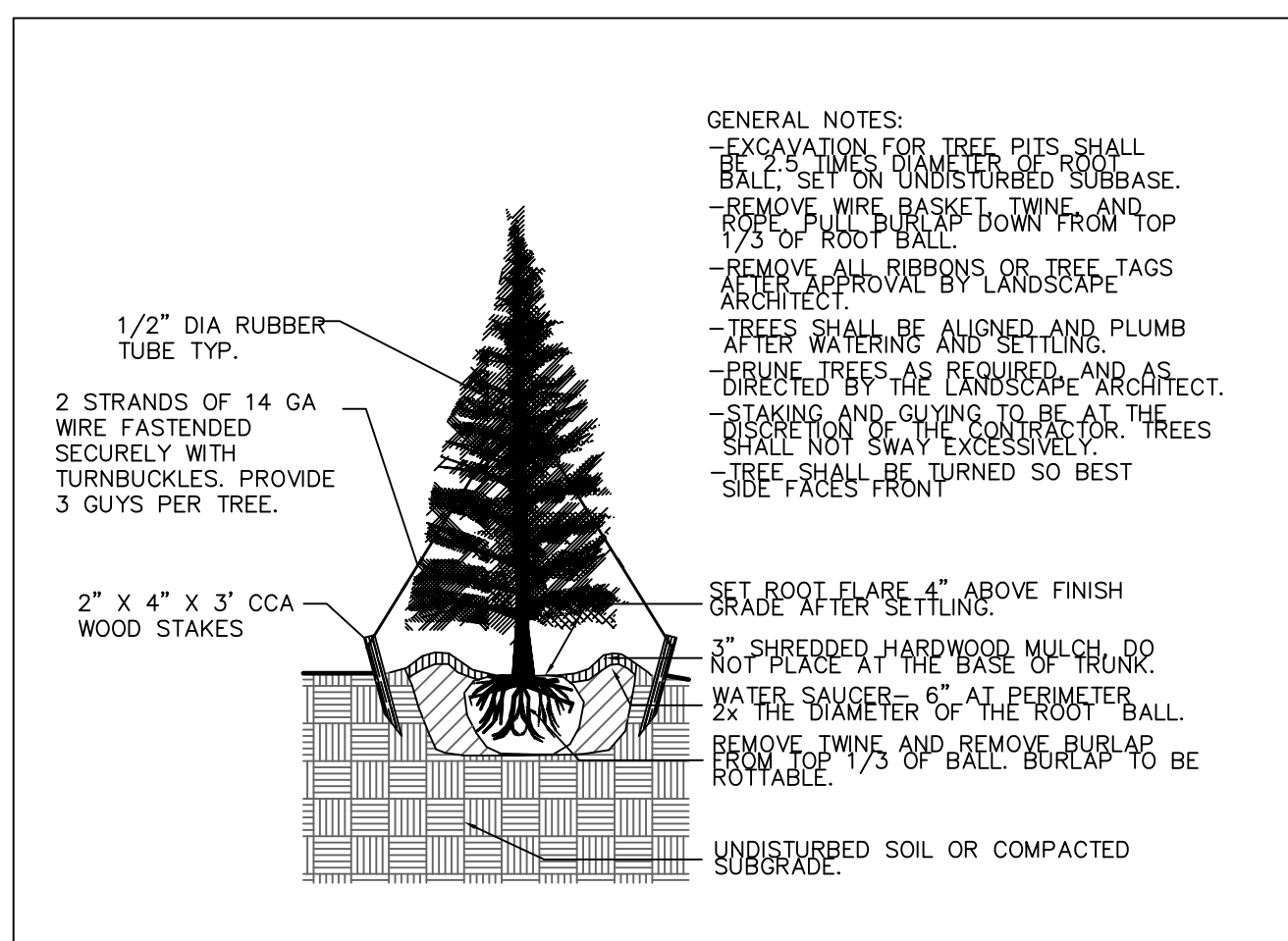
SIDE ELEVATION
 1-STORY MASONRY
 MID LEVEL ENTRY - 6 Unit Front Load



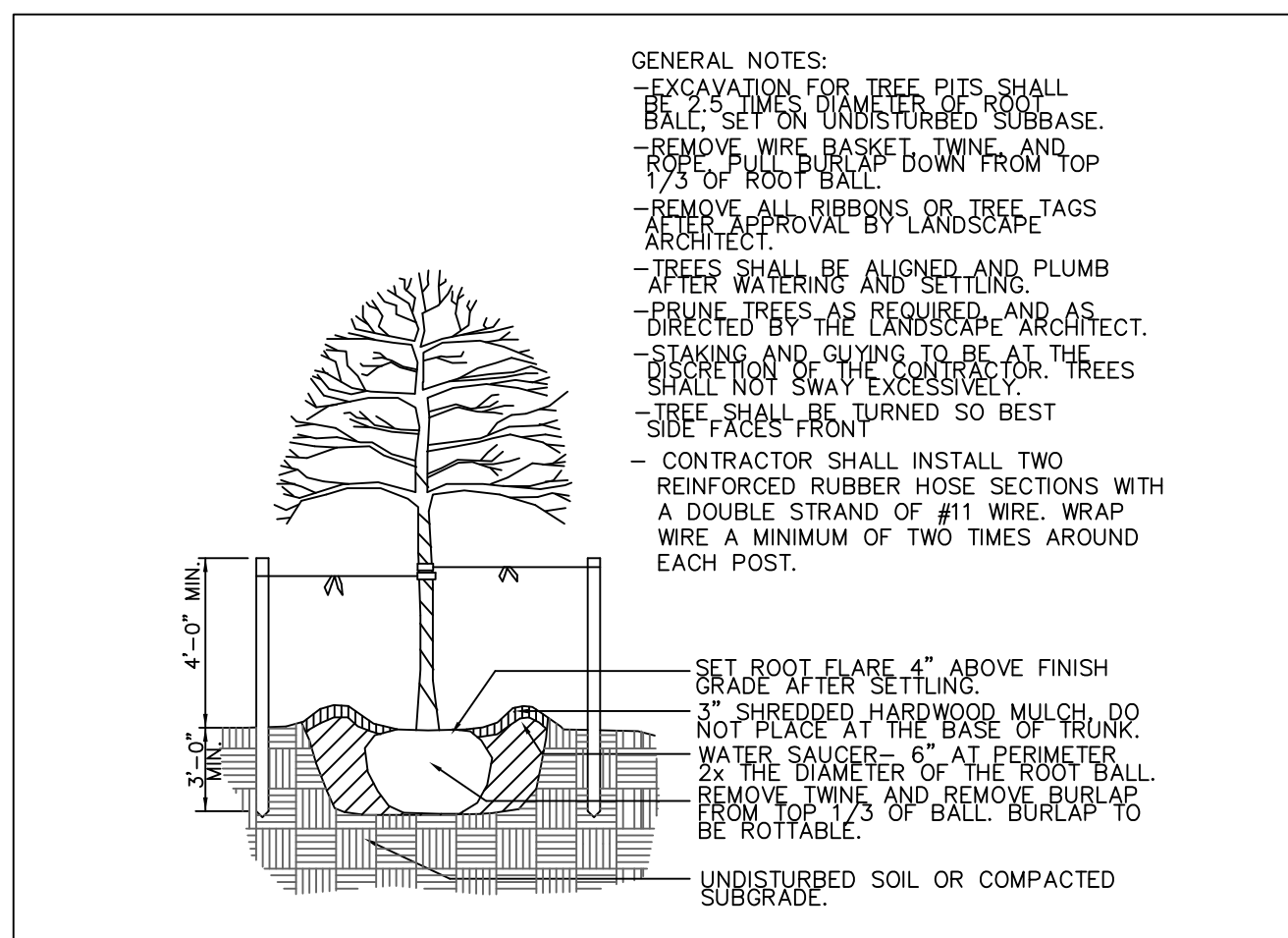
 HITTLE LANDSCAPING	SCALE	1"=40'-0"	RETREAT ON THE MONON	PULTE GROUP			
	DATE	06/01/2016					
	DRAWN BY	MB					
	CHECKED BY	MB					
SHEET NO.			PERIMETER LANDSCAPE PLAN	WESTFIELD, IN	DATE	REVISIONS	BY
L-1							



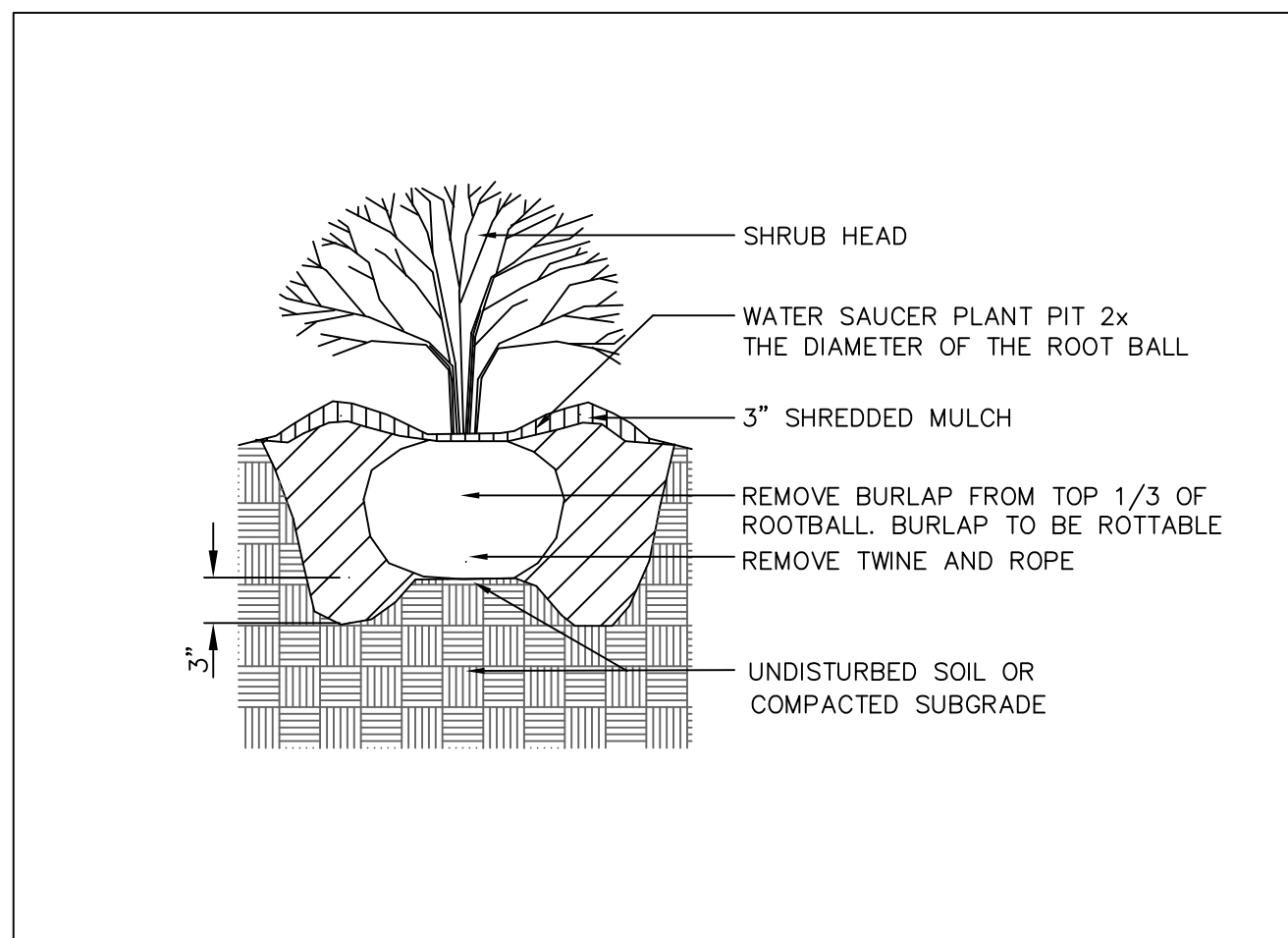
N.T.S.


$$1/4'' = 1'-0''$$


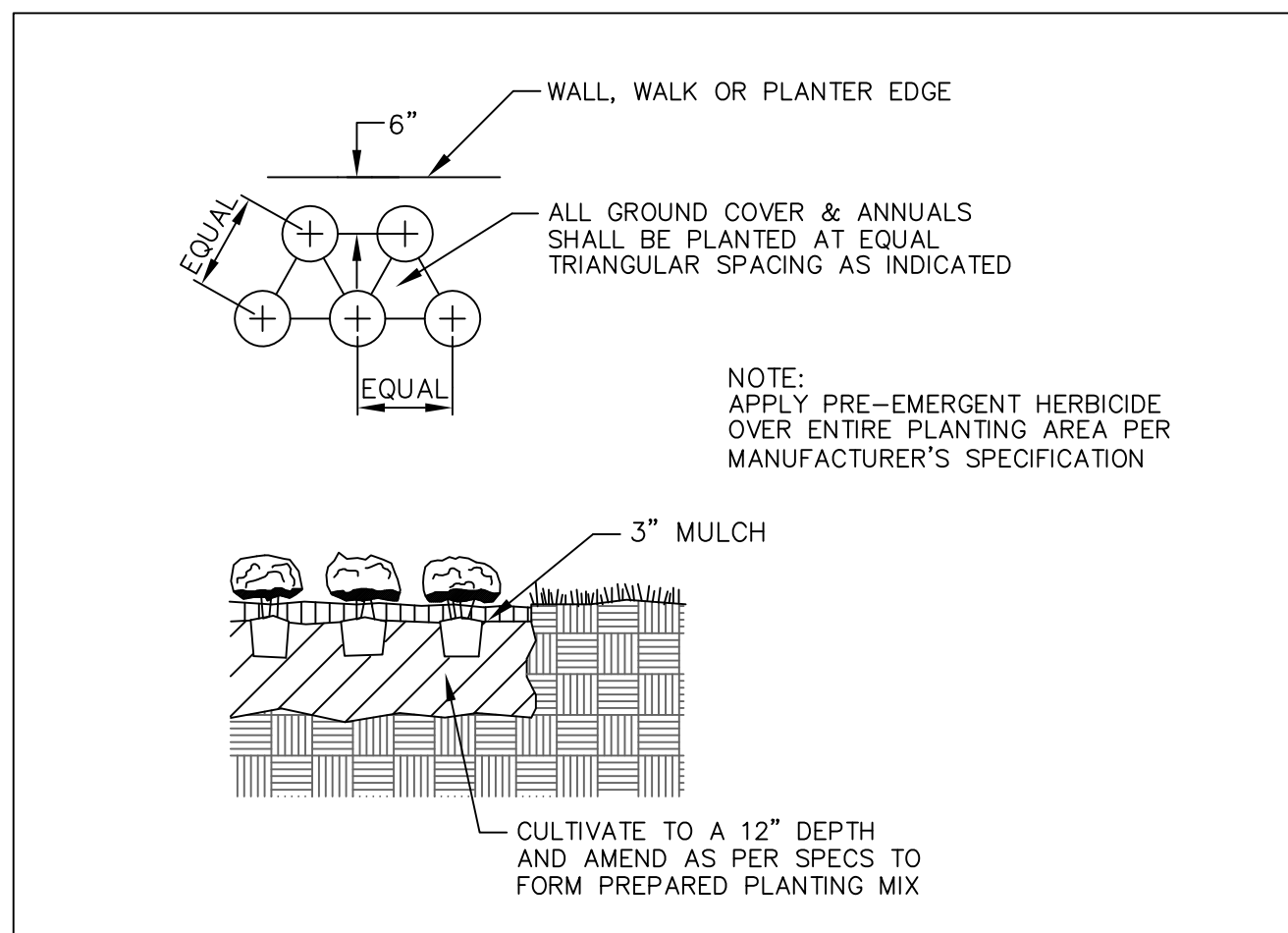
N.T.S.



N.T.S.



N.T.S.



N.T.S.

Plant List

Canopy Trees			
Common Name	Scientific Name	Number	Size
Red Sunset Maple	Acer rubrum 'Franksred'	18	2"
Bowhall Maple	Acer rubrum 'Bowhall'	16	2"
Riverbirch	Betula nigra	18	10'
Swamp White Oak	Quercus bicolor	12	2"
Pin Oak	Quercus palustris	18	2"
Bald Cypress	Taxodium distichum	8	2"

Evergreen Trees			
Common Name	Scientific Name	Number	Size
Norway Spruce	<i>Picea abies</i>	54	7'
Colorado Spruce	<i>Picea pungens glauca</i>	54	7'

Ornamental Trees			
Common Name	Scientific Name	Number	Size
Redbud	<i>Cercis canadensis</i>	3	6"
Prairiefire Crab	<i>Malus 'Prairiefire'</i>	5	2"
Red Jewel Crab	<i>Malus 'Red Jewel'</i>	9	2"

Deciduous / Evergreen Shrubs				
Common Name	Scientific Name	Number	Size	
Green Gem Boxwood	Buxus koreana 'Green Gem'	36	18"	
Burning Bush	Euonymus alatus 'Compactum'	27	5 Gal.	
Annabelle Hydrangea	Hydrangea arbor. 'Annabelle'	12	5 Gal.	
Knock-Out Rose	Rosa 'Radrazz'	42	3 Gal.	
Dwf. Lilac	Syringa meyeri 'Palibin'	49	5 Gal.	
Dense Yew	Taxus media	28	18"	
Judd Viburnum	Viburnum 'Juddii'	32	5 Gal.	

Grasses / Perennials			
Common Name	Scientific Name	Number	Size
Maiden Grass	Miscanthus 'gracillimus'	32	3 Gal.
Hameln Grass	Pennisetum alop. 'Hameln'	16	3 Gal.

General Construction Notes

1. EXISTING SITE INFORMATION SUPPLIED BY WEIHE ENGINEERING. ALL QUANTITIES AND DESIGN BASED UPON SAME.
2. BEFORE ANY EXCAVATION ON THE SITE. CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
4. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
5. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
6. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
7. LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.

Planting Notes

1. PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
4. PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
5. SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.
6. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
7. ALL STREET TREES TO BE PLANTED OUTSIDE THE R.O.W. (WITHIN 10' OF R.O.W.) AND SPACED 50' APART. TREES SHALL NOT BE CREDITED TOWARD EACH LOT'S MINIMUM LANDSCAPING REQUIREMENTS.
8. ALL TREES SHALL MAINTAIN A 10' SEPERATION FROM STORM SEWER INCLUDING SSD.
9. ALL TREES SHALL MAINTAIN A 4' SEPERATION FROM ANY PAVEMENT.

DATE	REVISIONS	BY

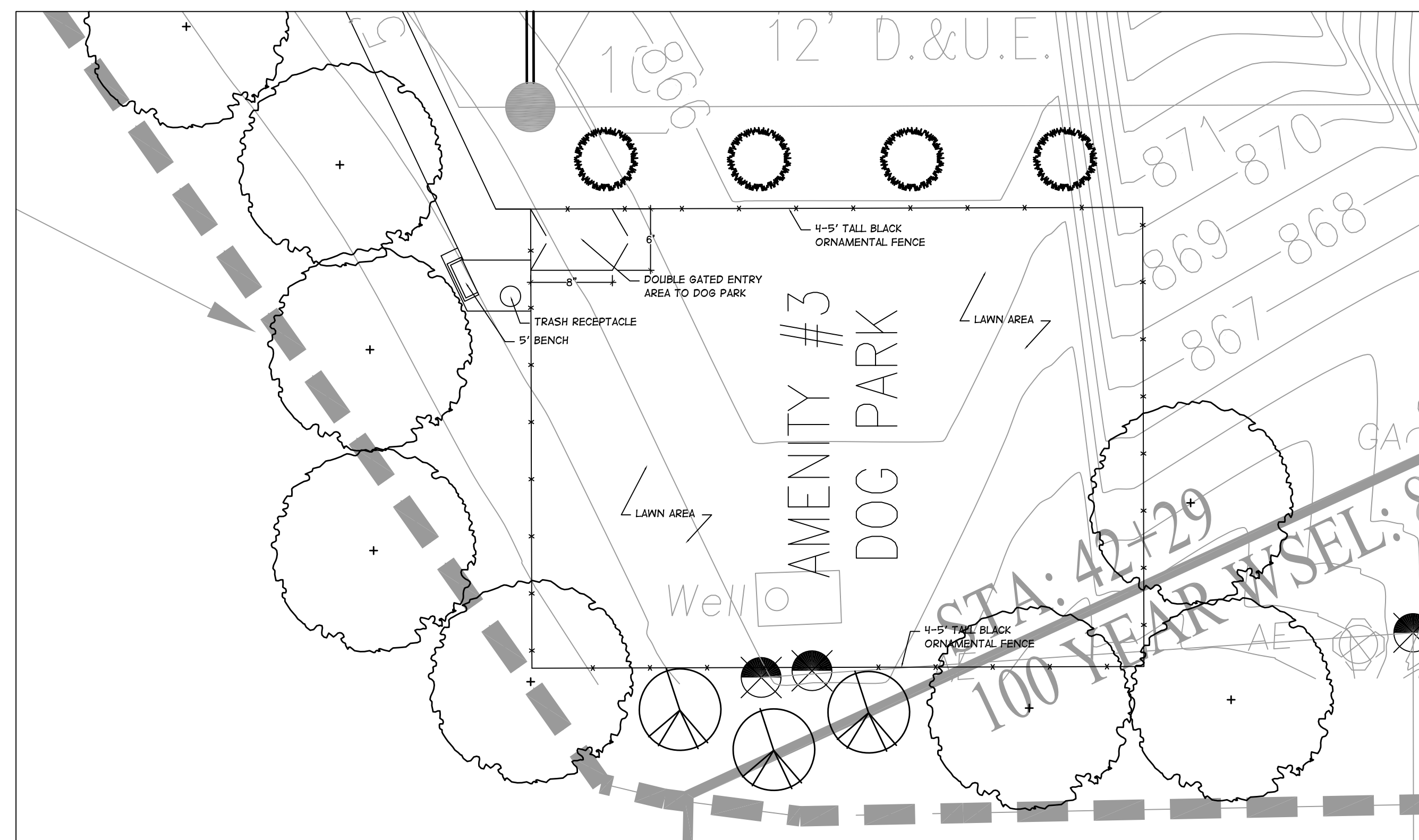
PULTE GROUP	
WESTFIELD, IN	

<i>DETAIL SHEET</i>
<i>RETREAT ON THE MONON</i>



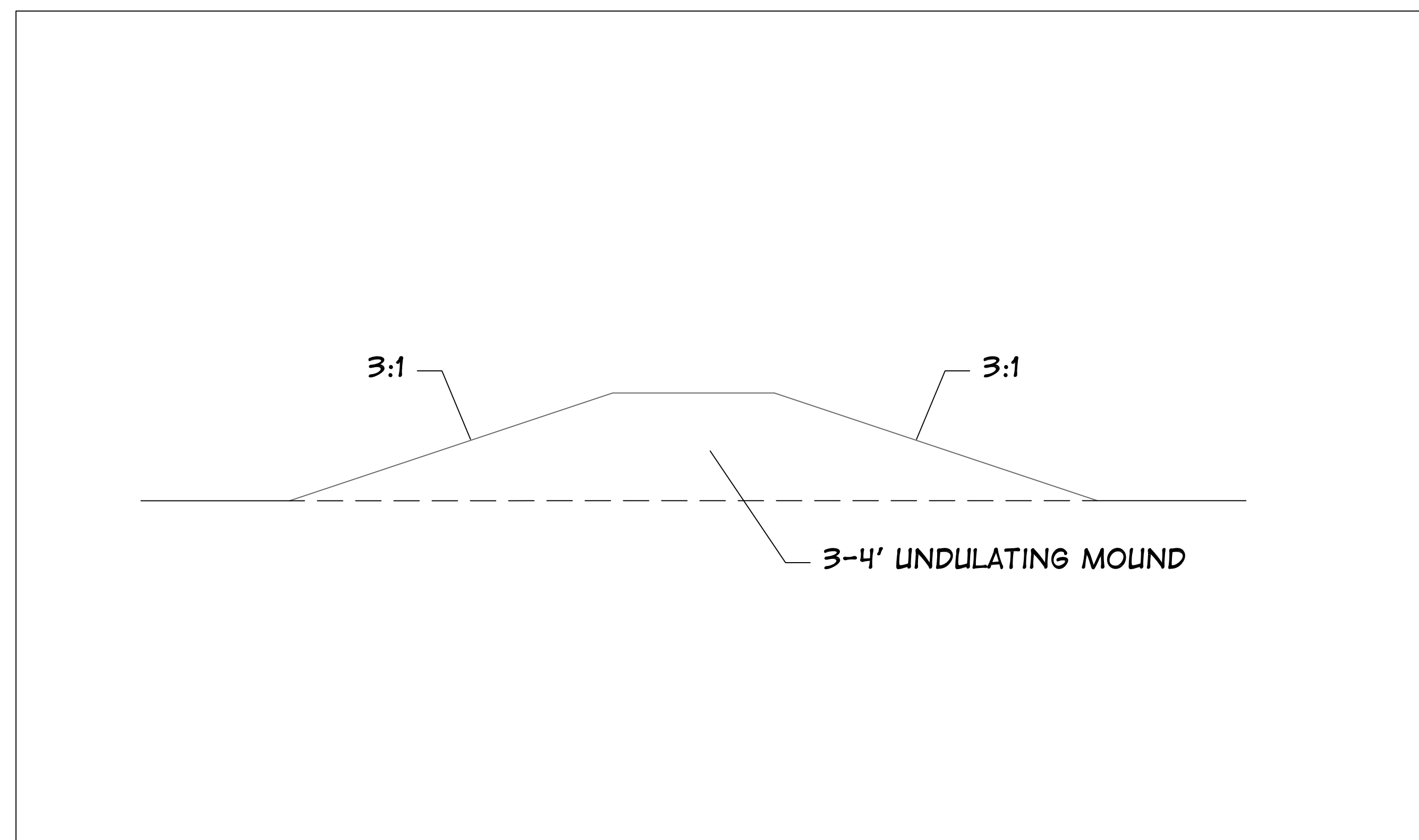
SCALE	AS SHOWN
DATE	06/01/2016
DRAWN BY	MB
CHECKED BY	MB

L-2



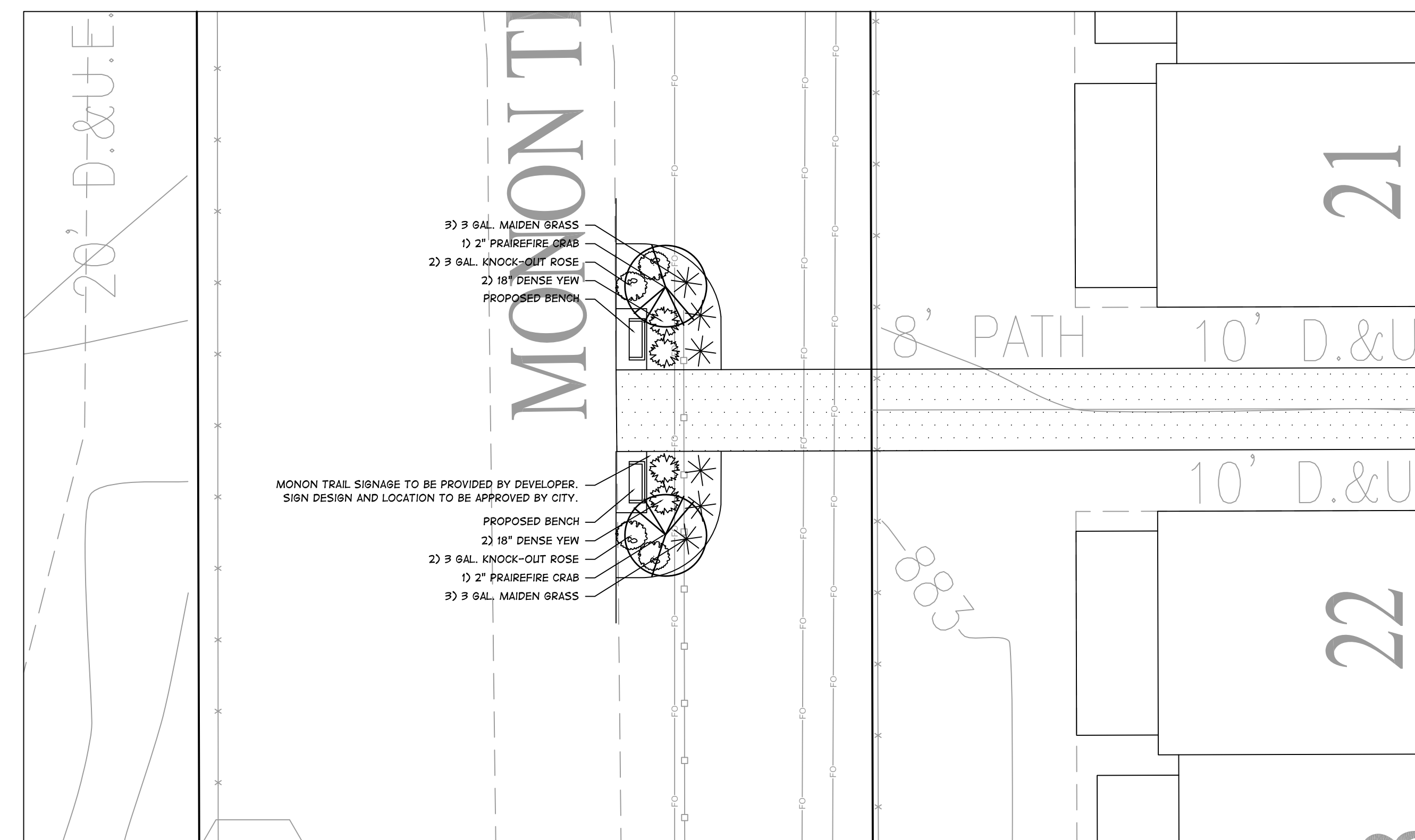
Dog Park Plan

Scale: 1" = 10'-0"



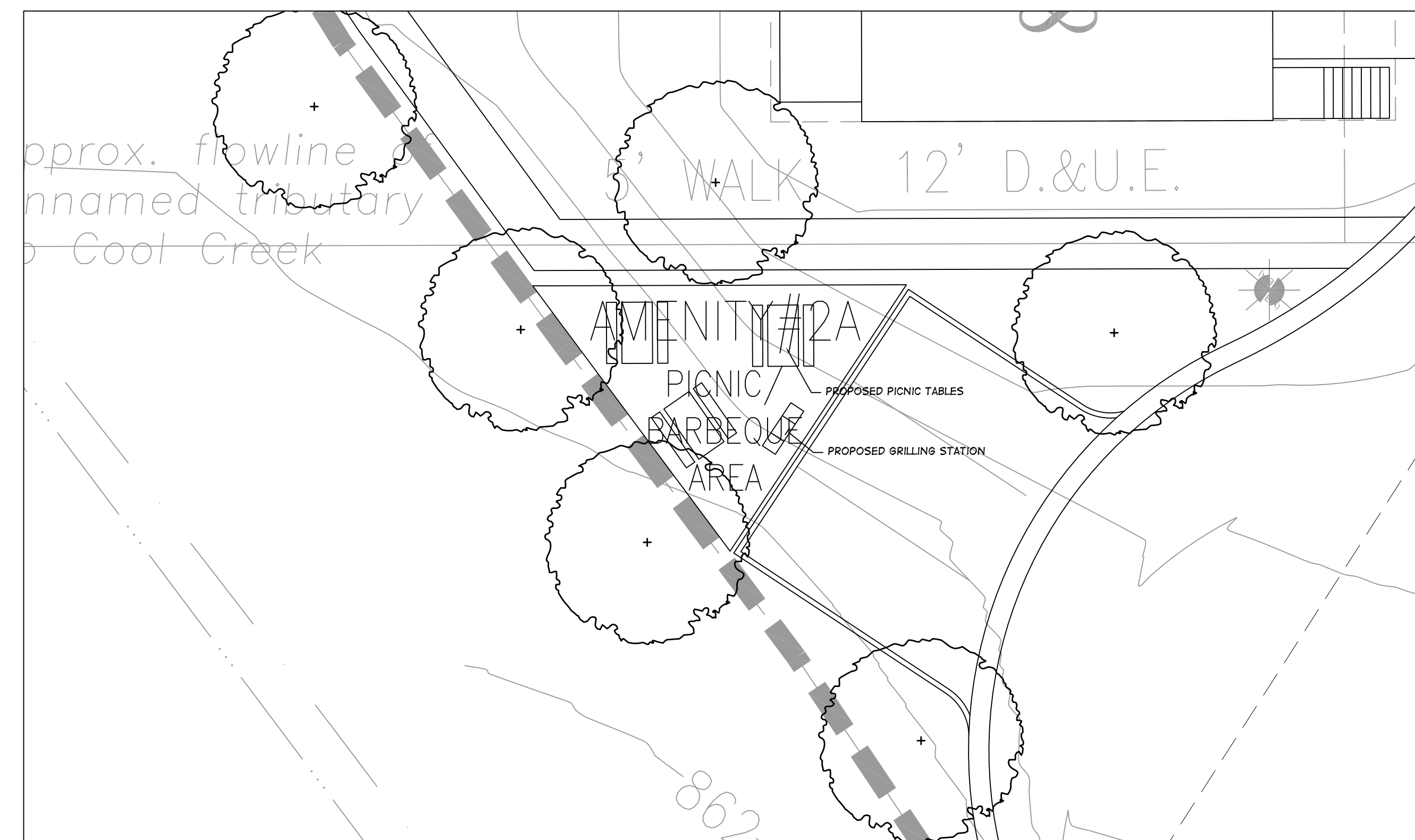
Mound Cross Section (Typ.)

Scale: N.T.S.



Monon Trail - Trail Head Plan

Scale: 1" = 10'-0"



Picnic Area Plan

Scale: 1" = 10'-0"

 HITTITE CONSULTING ENGINEERS 2000 N. 10TH AVE. SUITE 200 DENVER, CO 80202 (303) 733-8800 www.hittite.com		RETREAT ON THE MONON	PULTE GROUP	
SCALE AS SHOWN DATE 06/01/2011 DRAWN BY MB CHECKED BY MB SHEET NO.		AREA ENLARGEMENT PLAN	WESTFIELD, IN	
L-3				

WRITTEN PUBLIC COMMENT

Docket Number: 1605-ODP-08, 1605-SPP-07, 1605-DDP-17

Petitioner: Pulte Homes of Indiana, LLC by Weihe Engineers, Inc.

Request: Petitioner requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for 86 Townhouse Dwellings to be known as the Retreat on the Monon

Enclosed Attachments:

1. Spillane Letter (05/02/16)
2. Helm Letter (05/02/16)

ADVISORY PLAN COMMISSION

May 2, 2016

Comments relative to: 1605-SPP-07, 1605-ODP-08 & 1605-DDP-17 [PUBLIC HEARING]
Retreat on the Monon by Jerry and Molly Spillane, 1020 Lair Ct. Westfield

The proposed plan is not in the best interests of the City of Westfield and should not be approved as submitted.

1. A grade crossing of the Monon trail is proposed. The city of Westfield installed a culvert under 161st street to allow the construction of a tunnel which would allow pedestrians on the Monon to safely cross 161st street. The location of the proposed grade crossing makes future completion of the tunnel significantly more expensive or impossible. It has been suggested that the grade crossing (Barringer Drive) could be temporarily rerouted to allow construction. However, since the previously installed culvert ends at the existing street, a rerouting north toward 161st street would interfere with the tunnel construction. Likewise, the close proximity of proposed buildings to the south makes rerouting to the south along the trail not possible. Maintaining traffic on this grade crossing means that the tunnel would have to be completed in sections resulting in a significant increase in costs. With residents living in the new development, shutting down access across the Monon during construction would be difficult. Given that the costs of the tunnel project are looking to be higher than expected, it is likely that approval of this development plan at this time would result in the tunnel never being constructed.

The Monon is one of the crown jewels of the City of Westfield. Traffic on 161st street is heavy at present and with the likely development of 161st street as a major arterial, there will not be a good way to allow a Monon crossing of 161st street in the future without a significant increase in cost if this project is approved as proposed. Leaving 161st street as an obstruction to the Monon devalues this important feature of the city and is not in the best interest of the citizens of Westfield. The commission should not approve this development plan until the solution of how to safely cross 161st street is resolved.

2. In addition to the issue of making a future 161st street crossing more difficult, there is also a safety issue with any additional grade crossing of the Monon. The proposed grade crossing of the Monon creates a serious safety hazard to pedestrians and cyclists on the Monon. Without the ability to make left turns into or out of the proposed development on 161st street, there will be significant traffic on this proposed crossing. This is likely to be highest during the evening commute as persons returning home from

Hwy 31 will likely choose to use this crossing. 161st street already presents a serious hazard with an accident waiting to happen. The proposed grade crossing is quite close to 161st street and could easily be incorporated into a tunnel or bridge plan to ensure the safety of persons using the Monon. It is recommended above that this development plan not be approved until decisions on to cross 161st street are reached. It is further recommended that the plan to cross 161st street incorporate this proposed grade crossing to allow traffic to and from this development to maintain the safety of Monon users.

3. There is no drainage plan included with this submittal to the commission. However, direct discharge from Parcel F to the creek on the south side of this property is proposed. This discharge point is immediately upstream of an existing flood area (within Farr Hills) and overflow of the creek is presently a common occurrence. The proposed plan does include a retention basin to be constructed on Parcel E. However, it is our understanding that the developer will construct on Parcel F before beginning Parcel E. This will likely result in increased flooding of residential areas after Parcel F construction starts and before the retention basin is complete. The commission is urged to not allow construction on Parcel F until after the retention basin is complete. This assumes that no construction would be allowed until a drainage plan is approved that demonstrates that the complete development does not increase the rate of drainage flow into the existing floodway. This commission should insure that the public can see an appropriate means of drainage before any approvals on this development plan.
4. Construction on Parcel F prior to Parcel E will result in significant traffic problems for current residents of Viking Meadows entering or leaving the subdivision using 161st street. If Parcel F is constructed first, there will be no left turns entering or leaving along 161st street from the proposed development and no other access available until Parcel E is completed. The result is that the entrance to Viking Meadows from 161st street will effectively act as a roundabout for autos driving west on 161st street who need to turn left into the proposed subdivision. Although a roundabout is available at Oakridge, drivers will find it more convenient to use the closer entrance at Viking Meadows instead. If access to and from 161st street to Parcel F is required before construction can be initiated, then residents will have a means to return home without blocking access to 161st street for Viking Meadow residents. The commission should require this sequence.

Kevin M. Todd, AICP

From: David Helm <david.helm@fedex.com>
Sent: Monday, May 2, 2016 11:34 AM
To: Kevin M. Todd, AICP
Cc: David Helm
Subject: Retreat on the Monon

Mr. Todd

I wanted to write to express my concern with the impact that this development will have on Viking Meadows. As a community two issues stand out as major concerns to the residents of our Neighborhood.

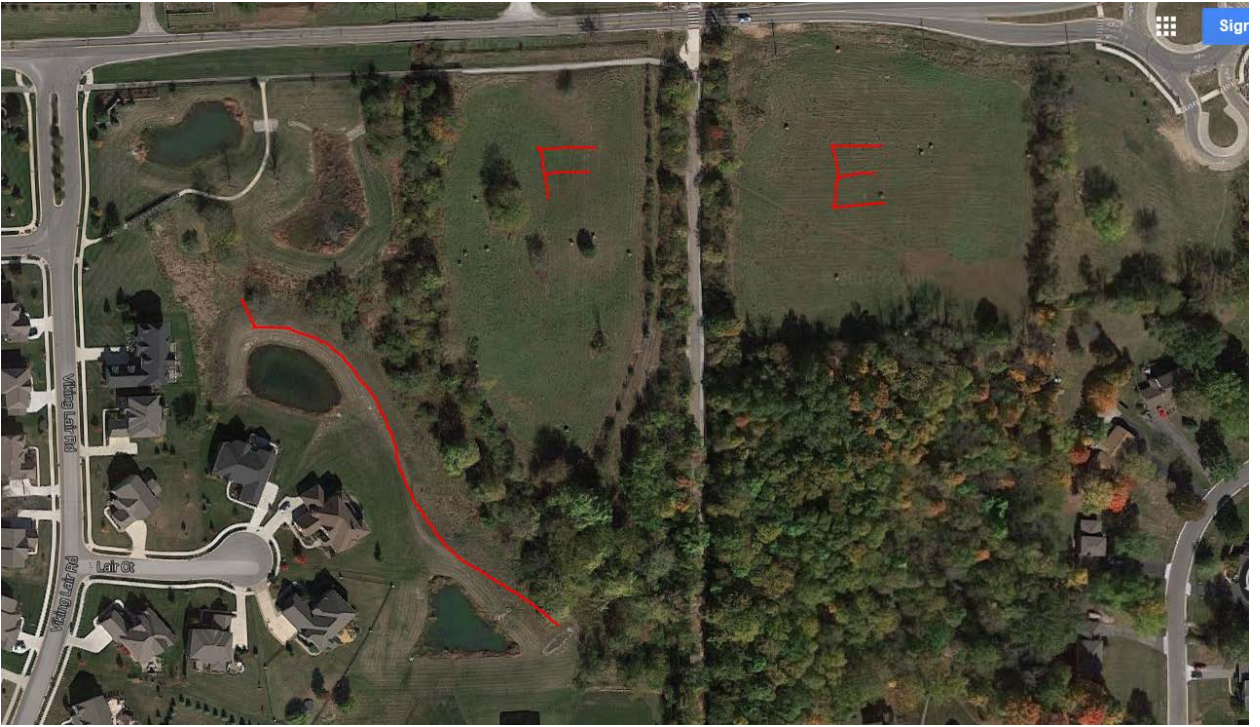
1) Buffer trees to shield our neighborhood from the townhomes (see picture below)

We would like trees to be added (preferably not removed from the current landscape plan) to an elevated area on our side of the development because it would shield us faster than being at the lowest grade of the development. With the amount of trees being removed in this development it would be nice to see some additional plantings. I have talked to Mr. Compton about this, I am sure others have as well. We don't think this would be a problem as Pulte is still the developer/declarant of Viking Meadows.

2) Safety of Pedestrians trying to cross 161st street.

We hear of many near miss accidents with pedestrians at this location and quite a few fender benders. I feel that the City of Westfield needs to address this situation by Finishing the tunnel under 161st. This development will add a lot of stress to this area with another road crossing the Monon and adding additional traffic patterns. In addition to the different traffic patterns that will be added to a busy area an approximate 172 additional cars will just make this situation worse.

Dave Helm
1019 lair ct
Westfield, IN
217 521 5039





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2016
1605-DDP-16

Petition Number: 1605-DDP-16

Subject Site Address: 380 South Junction Crossing

Petitioner: Cooperstown Partners, LLC

Request: Detailed Development Plan approval for a 9,800 square foot +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

Current Zoning: Spring Mill Station SEC PUD District Ord. 14-46

Current Land Use: Vacant

Approximate Acreage: 1.146 acres+/-

Property History: 1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)
1507-SPP-17 (Primary Plat)
1507-ODP-17 (Overall Development Plan)
1507-SFP-22 (Secondary Plat)
1605-SFP-12 (Secondary Plat Amendment, pending)

Exhibits:

1. Staff Report
2. Location Map
3. Elevations
4. Site Plan
5. Landscape Plan
6. SMSTG Letter of Support

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 1.146 acre+/- site is located in the Spring Mill Station SEC commercial subdivision, located at the southeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for construction of a 9,800 square foot medical office building on the property. The applicable zoning district is the Spring Mill Station SEC PUD District.



The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's May 2, 2016, meeting.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.



- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

DISTRICT STANDARDS

The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD.

22) General Regulations (Section 4.1)

- a) **General Requirement:** Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- b) **Use of Required Yards:** If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.
- c) **Maximum Building Height:** 45' above grade
- d) **Pedestrian Accessibility:**
 - i) 8' wide perimeter path along 161st Street and Spring Mill Road
 - ii) 5' wide pedestrian walkways from perimeter paths to building entrances
 - iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.
 - iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.
 - v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
 - vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.
- e) **Trash Enclosures:** Trash containers shall:
 - i) Be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real estate, not less than 6' in height above grade and equipped with wood covered gates
 - ii) Not be located between the front line of the primary building and the front lot line
 - iii) Not be located in any required yard
 - iv) Not be oriented towards residential properties or rights-of way where reasonably possible.



23) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.

24) Landscaping and Screening (Section 4.3)

- a) Shall be provided in accordance with the Zoning Ordinance.
- b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
- c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
- d) Minimum buffer yards:
 - i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.
 - ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance
Comment: Not applicable to this lot.
 - iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings
Comment: Not applicable to this lot.
 - iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

25) Sign Standards (Section 4.4)

Comment: Will be reviewed as each sign permit application is filed.

26) Lighting (Section 4.5)

- a) Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- b) Decorative Fixtures. Decorative light fixtures shall be provided along all the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.



- c) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- d) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.
- e) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
- f) Neon Lights. Neon lighting shall not be permitted.

27) Drive-Thru Regulations (Section 5.1)

- a) Drive-thru facilities shall only be permitted as follows and for the following uses:
 - i) A drug Store associated with the structure labeled on the Concept plan (**Exhibit B** of the PUD) as a "Proposed CVS Pharmacy" and as generally depicted on said concept plan.
 - ii) A bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a "Proposed CVS Pharmacy" provided that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility.

28) Illustrative Conceptual Rendering Exhibit (Section 5.2)

- a) The Illustrative Conceptual Rendering Exhibit under Tab 4 (of the PUD) is hereby incorporated to demonstrate the character of the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional building on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character included as **Exhibit C** and as reasonably determined by the Director.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

29) Accessory Use and Building Standards (Article 6.1)

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

30) Architectural Standards (Article 6.3)

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

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))
- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

Comment: Not applicable to this lot.

- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping

35) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

Comment: Superseded by PUD Ordinance (see comment #26e).

- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

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

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

44) Easement Standards (Article 8.3)

45) Pedestrian Network Standards (Article 8.7)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **Action: Approve detailed development plan (1605-DDP-16).**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or pHoward@westfield.in.gov.



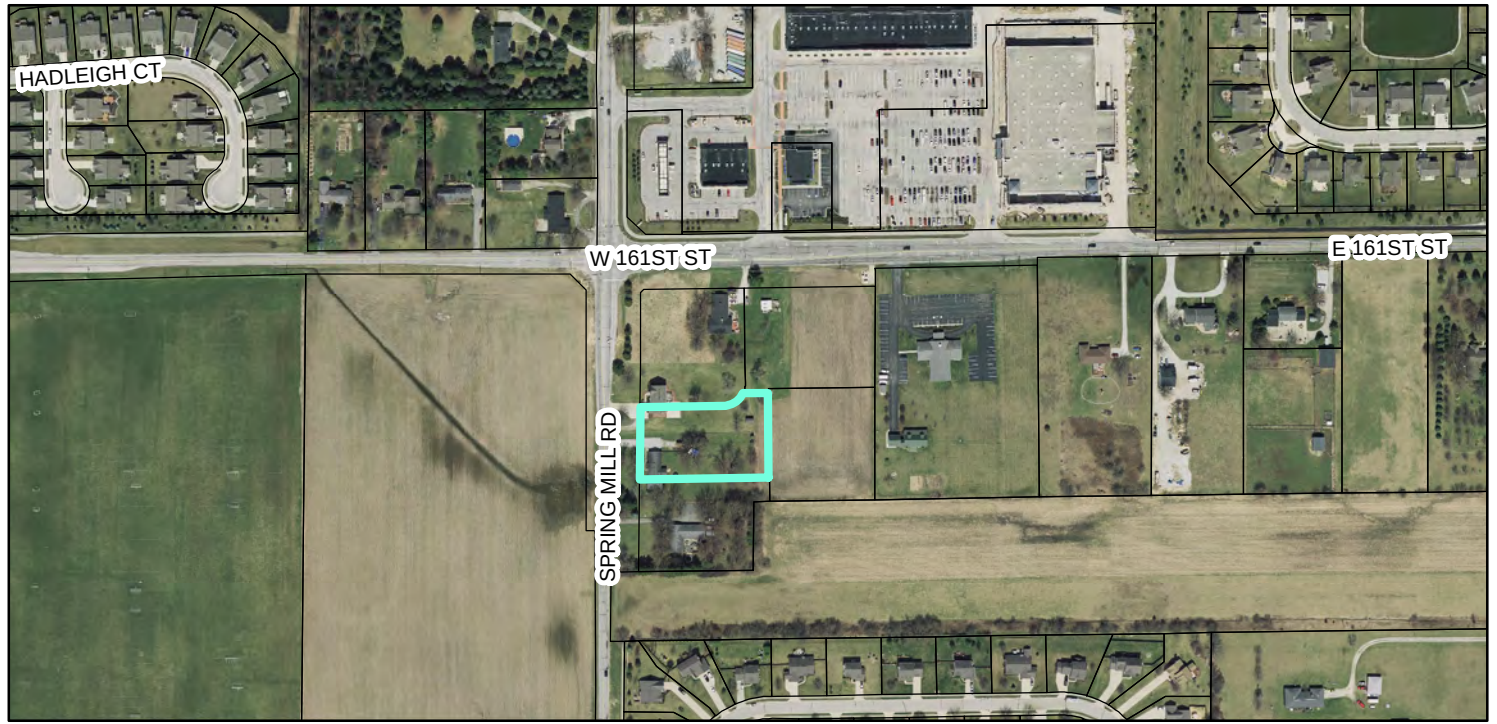
Location Map

IU Health at Spring Mill Station

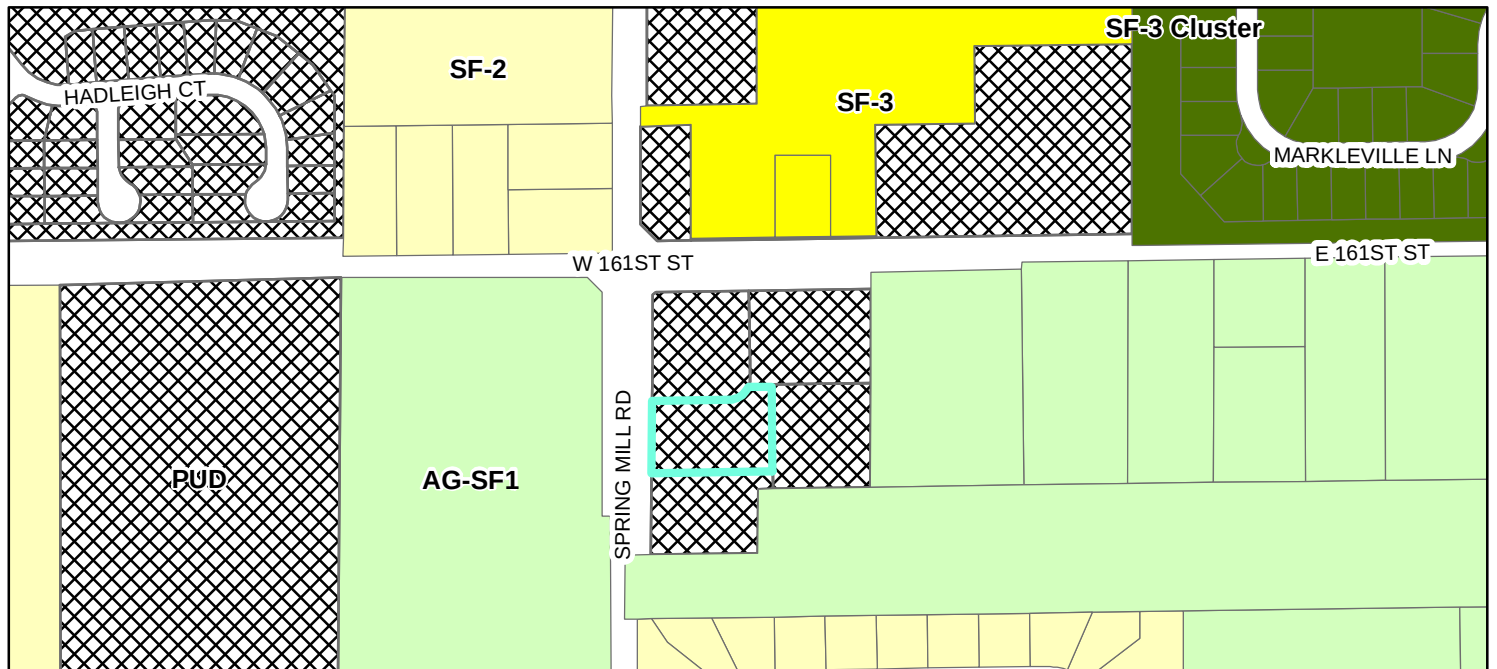
1605-DDP-16



Aerial Location Map



Zoning Map

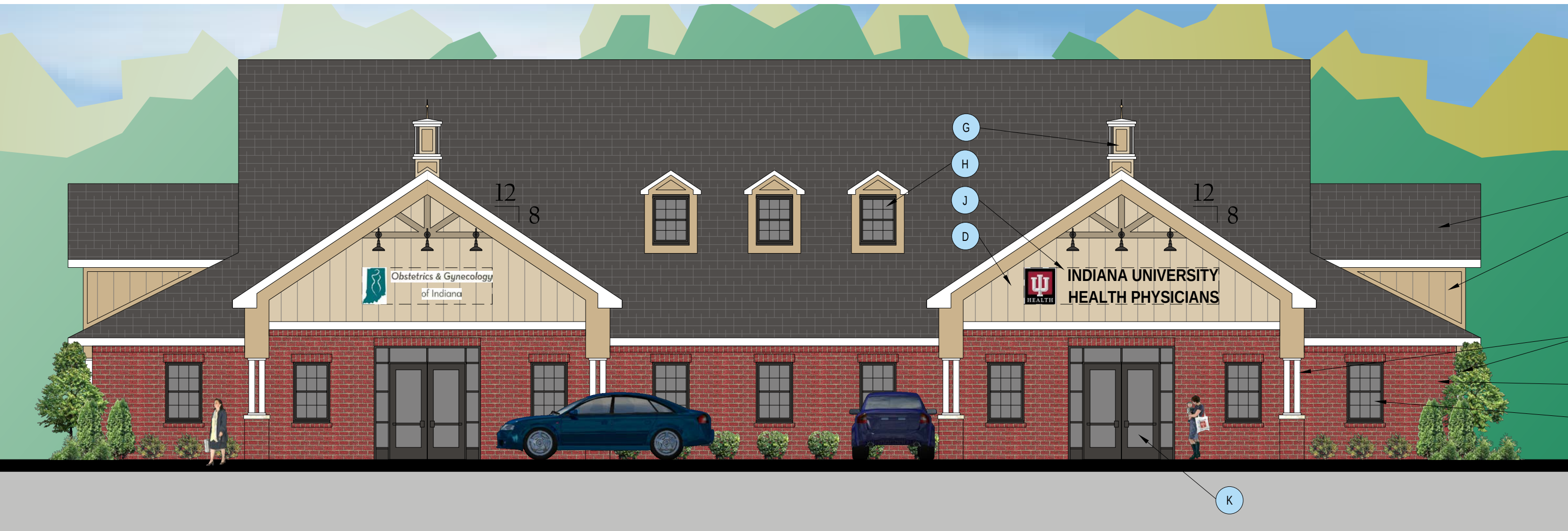


Zoning

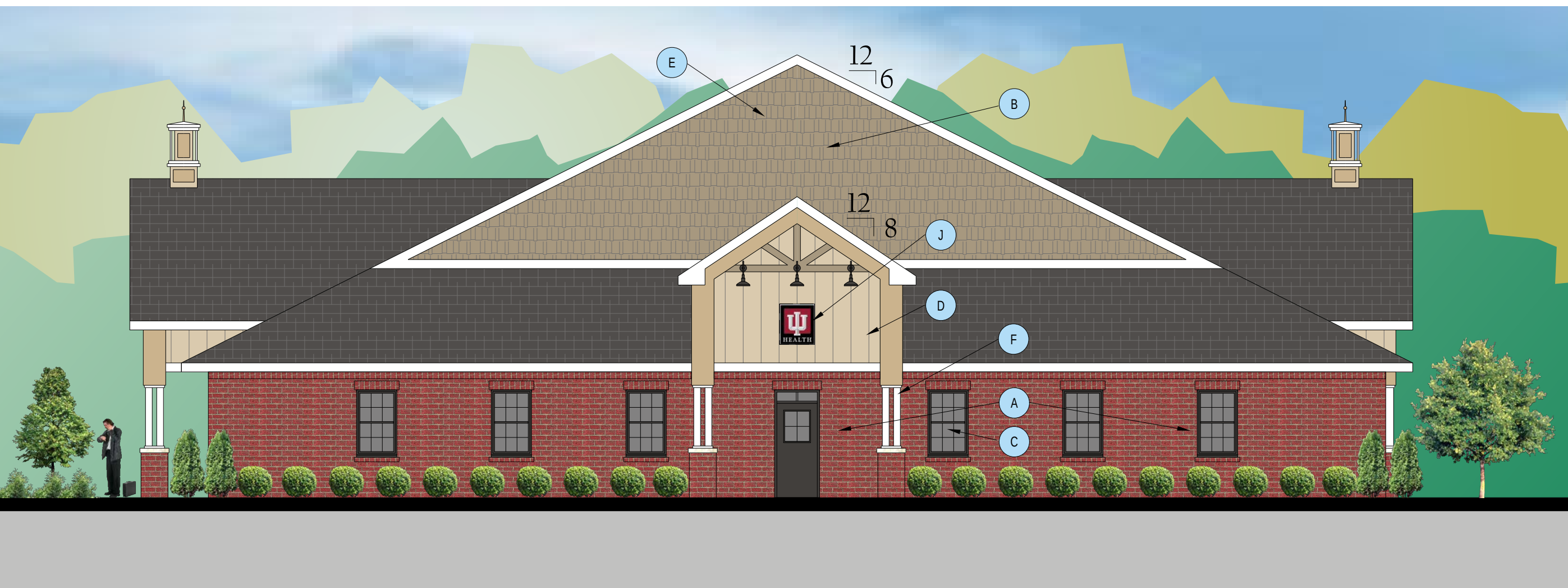
- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  PUD (Planned Unit Development) |  SF-3 (Single Family - 3) |
| |  SF-3 Cluster |



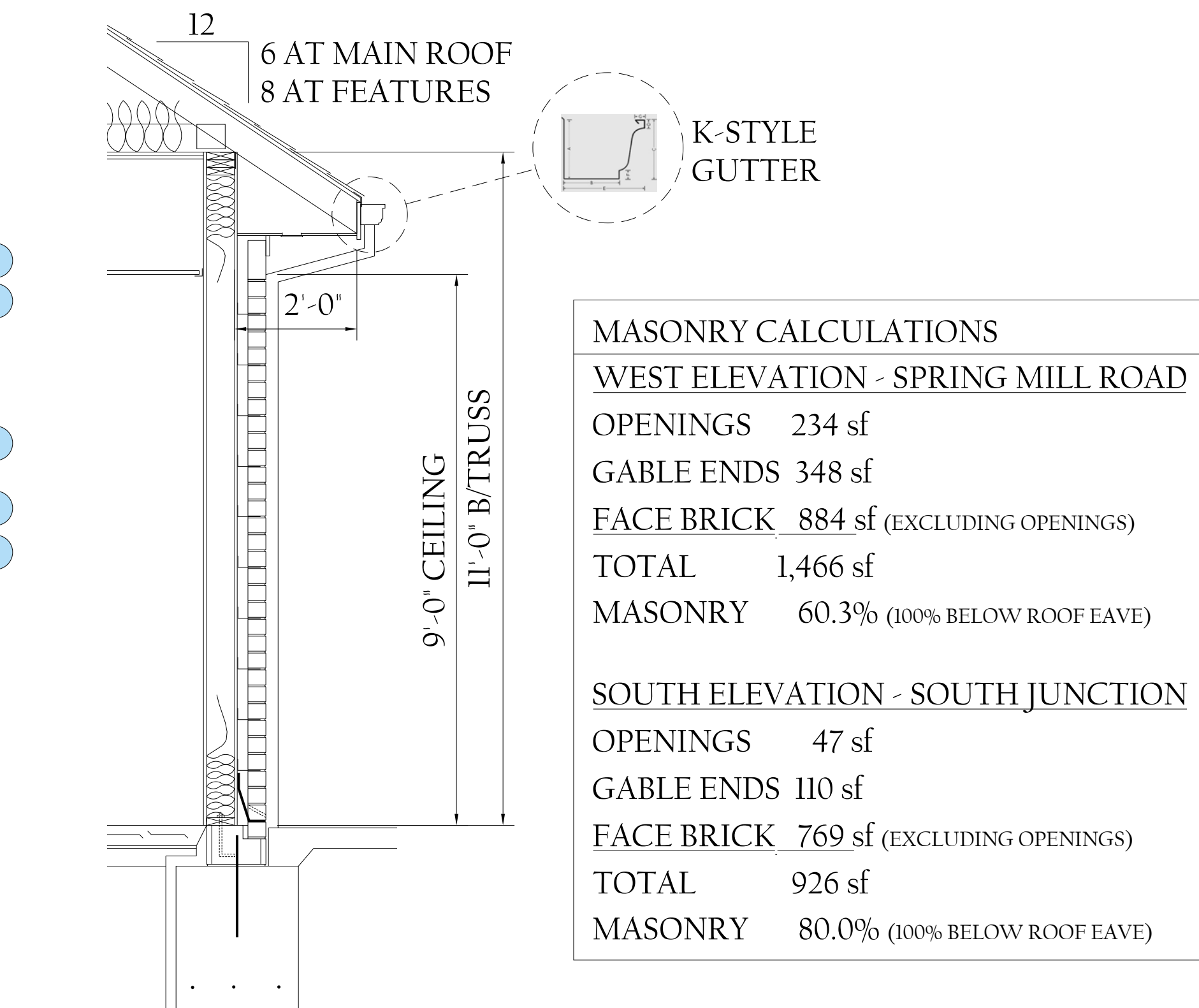
WEST ELEVATION - STREET SIDE



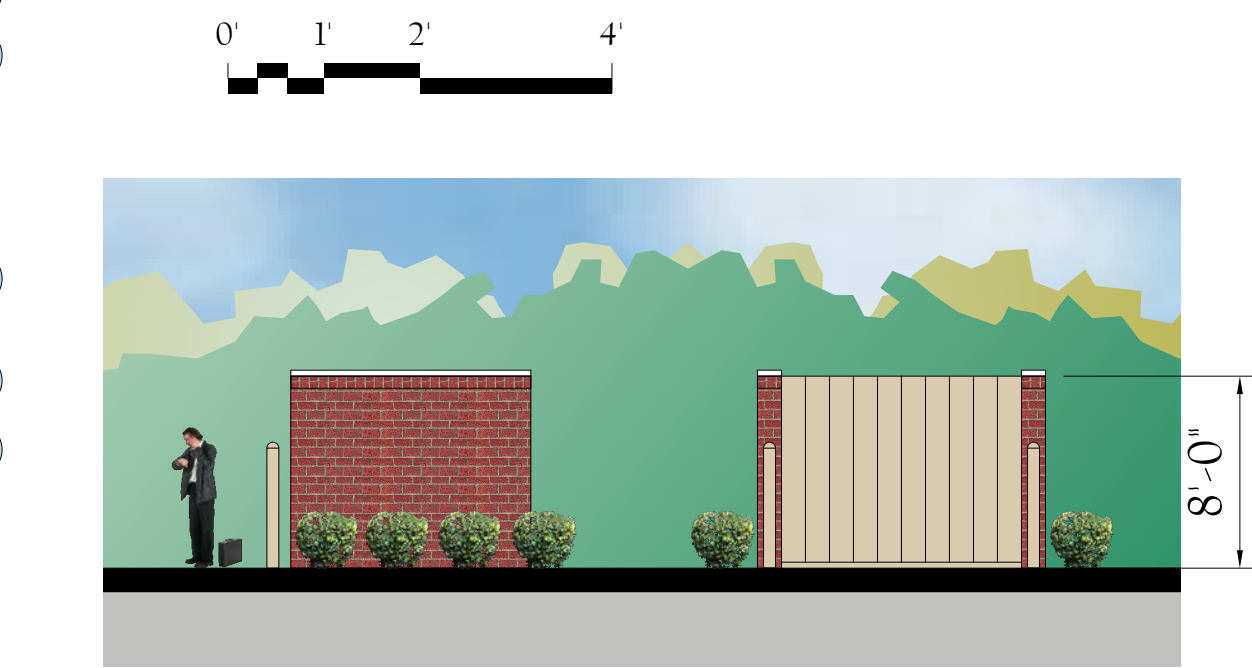
EAST ELEVATION - ENTRY & PARKING SIDE



NORTH ELEVATION - SIDE



TYPICAL SECTION



SIDE FRONT
DUMPSTER ELEVATIONS

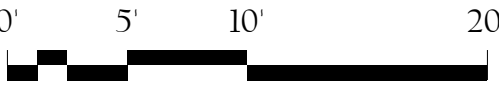


PROPOSED MEDICAL
IU HEALTH
SPRING MILL STATION
161st & SPRING MILL ROAD (SEC)
WESTFIELD, INDIANA

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN

REVISED: APRIL 26, 2016
BUDGET 5

ELEVATIONS



MATERIAL LEGEND	
(A)	FACE BRICK WITH SOLDIERS AND ROWLOKS
(B)	ARCHITECTURAL SHINGLES
(C)	PREFINISHED METAL WINDOWS WITH GRIDS - SINGLE HUNG AS FIXED
(D)	SIDING - BATTEN STYLE
(E)	SIDING - SHAKE STYLE
(F)	PREMANUFACTURED ROUND COLUMNS
(G)	COPULA
(H)	DORMER
(J)	SIGNAGE - EXTERNALLY LIT WITH GOOSENECK STYLE LIGHTING
(K)	PREFINISHED ALUM ENTRY

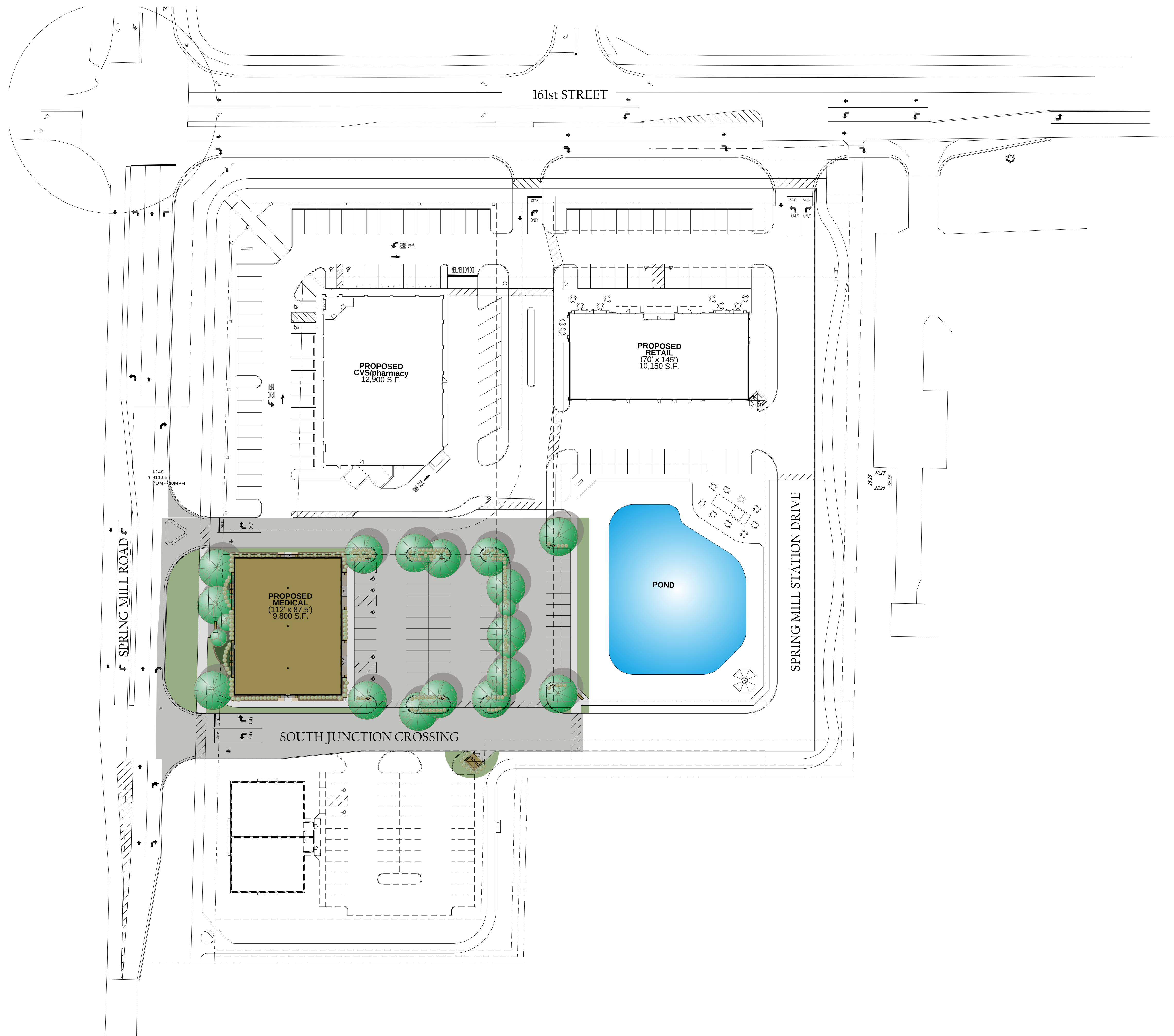


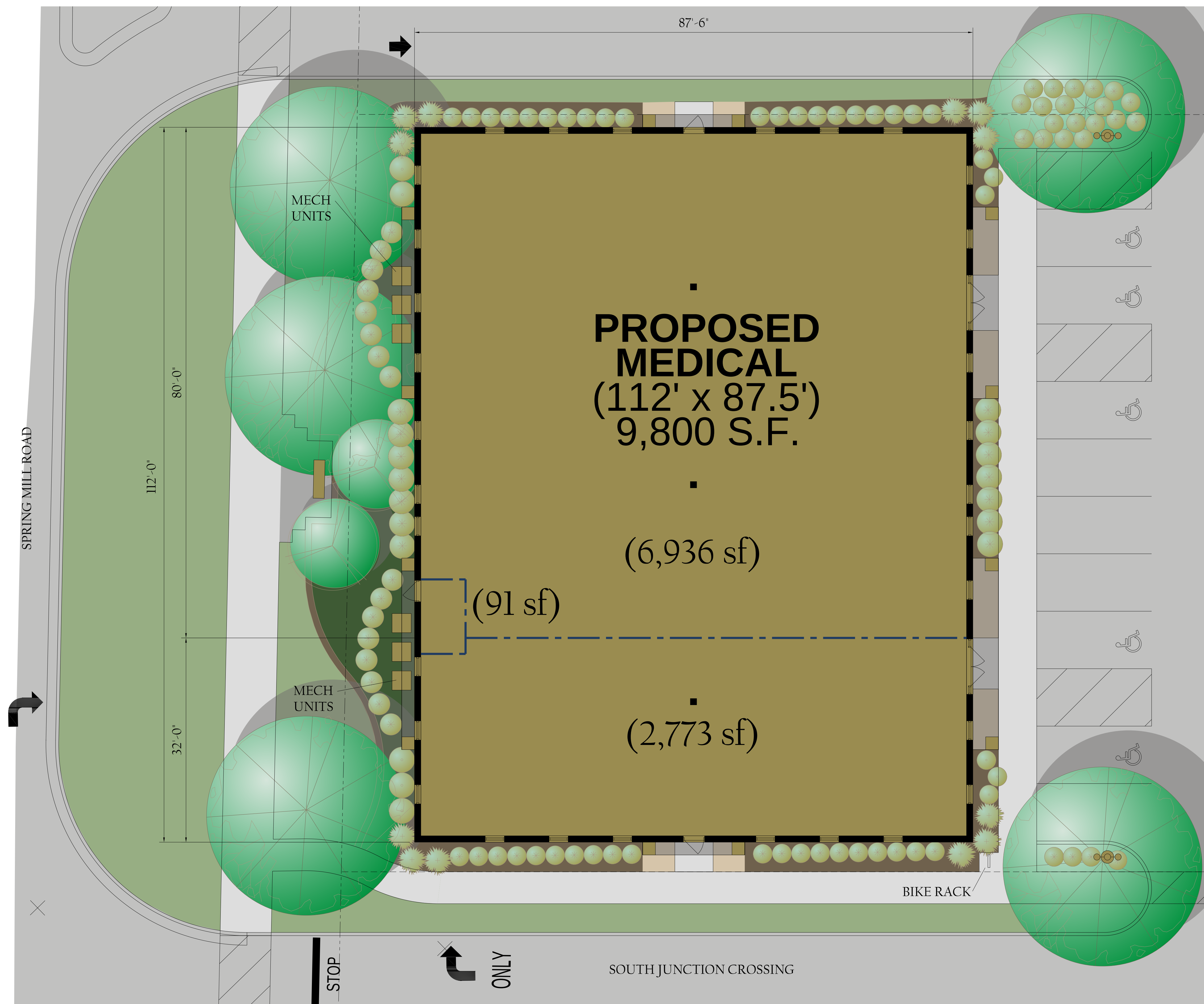
PROPOSED MEDICAL
IU HEALTH
SPRING MILL STATION
161st & SPRING MILL ROAD (SEC)
WESTFIELD, INDIANA

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
REVISED: APRIL 26, 2016
BUDGET 5

ARCHITECTURAL
SITE PLAN

0' 24' 50' 100'





PROPOSED MEDICAL
IU HEALTH
SPRING MILL STATION
161st & SPRING MILL ROAD (SEC)
WESTFIELD, INDIANA

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
REVISED: APRIL 26, 2016
BUDGET 5

FLOOR PLAN

0' 5' 10' 20'



To: City of Westfield Advisory Planning Commission
From: Chris Bluto, Spring Mill Station Task Group (SMSTG) Chair
cbluto_2000@yahoo.com / (317) 465-1046
Date: May 26, 2016
Re: Cooperstown Partners / IU Health Practice

The Spring Mill Station Task Group met with Michael House of Cooperstown Partners to review the proposed use and design of LOT #3 within the SPRING MILL STATION SE CORNER PUD SMSTG supports:

- the proposed business use
- the site plan
- the building design
- the front buffer adjustments

We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. During the review process SMSTG suggested

- the addition of dormer windows to soften the size and scale of the roofline
- the addition of landscaping and a hardscape seating area along the Spring Mill Road building frontage, adjacent to the sidewalk.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

SMSTG believes the applicant will continue to work with staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of this PUD project area. We look forward to reviewing those areas of the PUD in the future.

Respectfully,

Christopher T. Bluto
16438 Lakeville Crossing
Westfield, IN



Petition Number: 1604-DDP-12

Subject Site Address: 1821 E. 151st Street

Petitioner: MAC's Convenience Stores LLC

Request: Detailed Development Plan approval for the reconstruction of a Gasoline Service Station on 1.5 acres+/-.

Current Zoning: SB-PD: Special Business Planned Development District

Current Land Use: Commercial, Gasoline Service Station and Convenience Store

Approximate Acreage: 1.545 acres+/-

Property History: 83-SE-3, Special Exception to permit Gasoline Service Station AP, Original Development Plan

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan
7. Site Rendering Comparison

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 1.545 acre+/- site is located on the southeast corner of 151st Street and US 31 (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for reconstruction of the convenience store and gas station located on the property.

The petition was reviewed by the Technical Advisory Committee at its March 22, 2016, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's April 4, 2016, meeting.

The applicable zoning district is the SB-PD: Special Business / Planned Development (the "SB-PD") District. The property is located within the US Highway 31 Overlay District (the "US31 Overlay"), however, is

exempt from the US31 Overlay Standards due to the business being in existence prior to December 11, 1989¹.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

¹ Article 5.2(L) of the Unified Development Ordinance

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

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

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

Comment: Please see District Standards comments herein.

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

Comment: Business existed prior to December 11, 1989 and is therefore exempt from the US 31 Overlay District.

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

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT STANDARDS (CHAPTER 4.22 AND 4.23 OF UDO)

The plans comply with the SB-PD: Special Business Planned Development District standards.

- 22) Minimum Tract Requirement: 10 acres

- 23) Permitted Uses

Comment: Compliant per 83-SE-3 and inapplicability of US 31 overlay

- 24) Minimum Road Frontage: 660'

- 25) Minimum Setback Lines:

- a) Front: 60'
- b) Rear: 20'

Comment: Compliant per 1604-VS-06 approved 4/12/16.

OVERLAY DISTRICT STANDARDS (CHAPTER 5 OF UDO)

26) US Highway 31 Overlay (Article 5.2)

- a) Exemption: Any alterations to existing buildings or development of additional structures for businesses existing prior to the adoption of Ordinance No. 89-15 (December 11, 1989), or Ordinance No. 00-17 (August 14, 2000), as may be applicable to a subject property, shall be exempt from this Article; however, if an existing business ceases to operate and/or the facility becomes a new type of business, then it shall be subject to the provisions of this Article.

Comment: Business began in 1983 and is exempt from the overlay standards.

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

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

27) Accessory Use and Building Standards (Article 6.1)

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

Comment: Compliant per 1604-VS-06 approved 4/12/16.

28) Architectural Standards (Article 6.3(F))

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

29) Building Standards (Article 6.4)

30) Fence Standards (Article 6.5)

31) Height Standards (Article 6.6)

32) Landscaping Standards (Article 6.8)

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

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

	Required	Provided	Remaining
Shade (10 per acre)	15	7	8*
Ornamental (10 per acre)	15	15	0
Shrub (25 per acre)	39	211	0

***Comment:** Compliant per 1604-VS-06 approved 4/12/16.

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

Comment: Compliant per 1604-VS-06 approved 4/12/16

d) External Street Frontage Landscaping

US 31, 250'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	8	2	6*
Ornamental (2 per 100')	5	5	0
Shrub (25 per 100')	63	63	0

151 st Street, 235'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	7	2	5*
Ornamental (2 per 100')	5	5	0
Shrub (25 per 100')	60	75	0

Thatcher Lane, 250'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	8	1	7*
Ornamental (2 per 100')	5	5	0
Shrub (25 per 100')	63	35	28*

***Comment:** Compliant per 1604-VS-06 approved 4/12/16.

e) Buffer Yard Requirements

f) Interior Parking Area Landscaping

Comment: Compliant per 1604-VS-06 approved 4/12/16.

g) Perimeter Parking Area Landscaping

33) Lighting Standards (Article 6.9)

a) General lighting standards



b) Business standards

34) Lot Standards (Article 6.10)

35) Outside Storage and Display (Article 6.12)

Comment: Compliant per 1604-VS-06 approved 4/12/16.

36) Outdoor Café and Eating Areas (Article 6.13)

37) Parking and Loading Standards (Article 6.14)

38) Setback Standards (Article 6.16)

Comment: See district standards (#25).

39) Sign Standards (Article 6.17)

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

40) Vision Clearance Standards (Article 6.19)

41) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

42) Easement Standards (Article 8.3)

43) Pedestrian Network Standards (Article 8.7)

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

45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**

2) **Action: Approve detailed development plan (1604-DDP-12).**

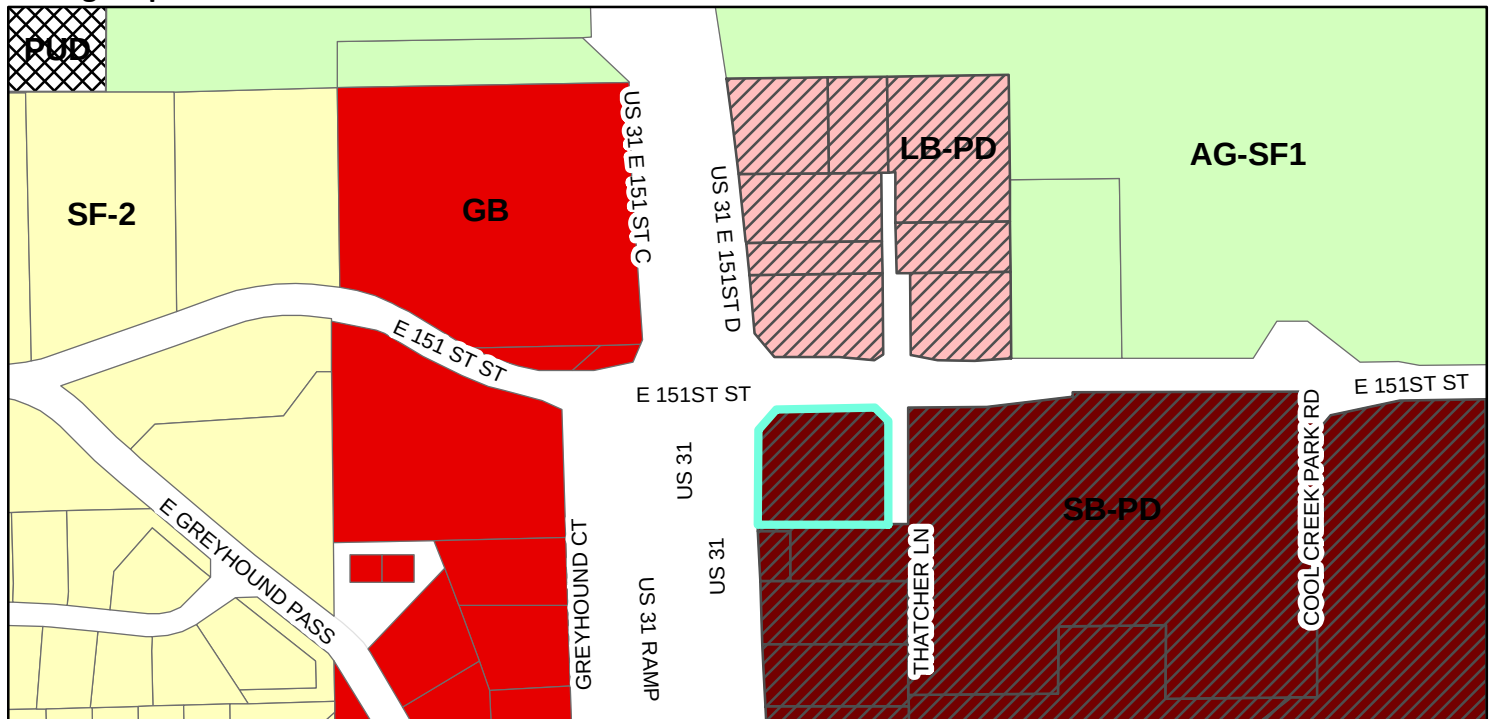
3) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

Aerial Location Map

 Subject Parcel



Zoning Map



Legend

Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

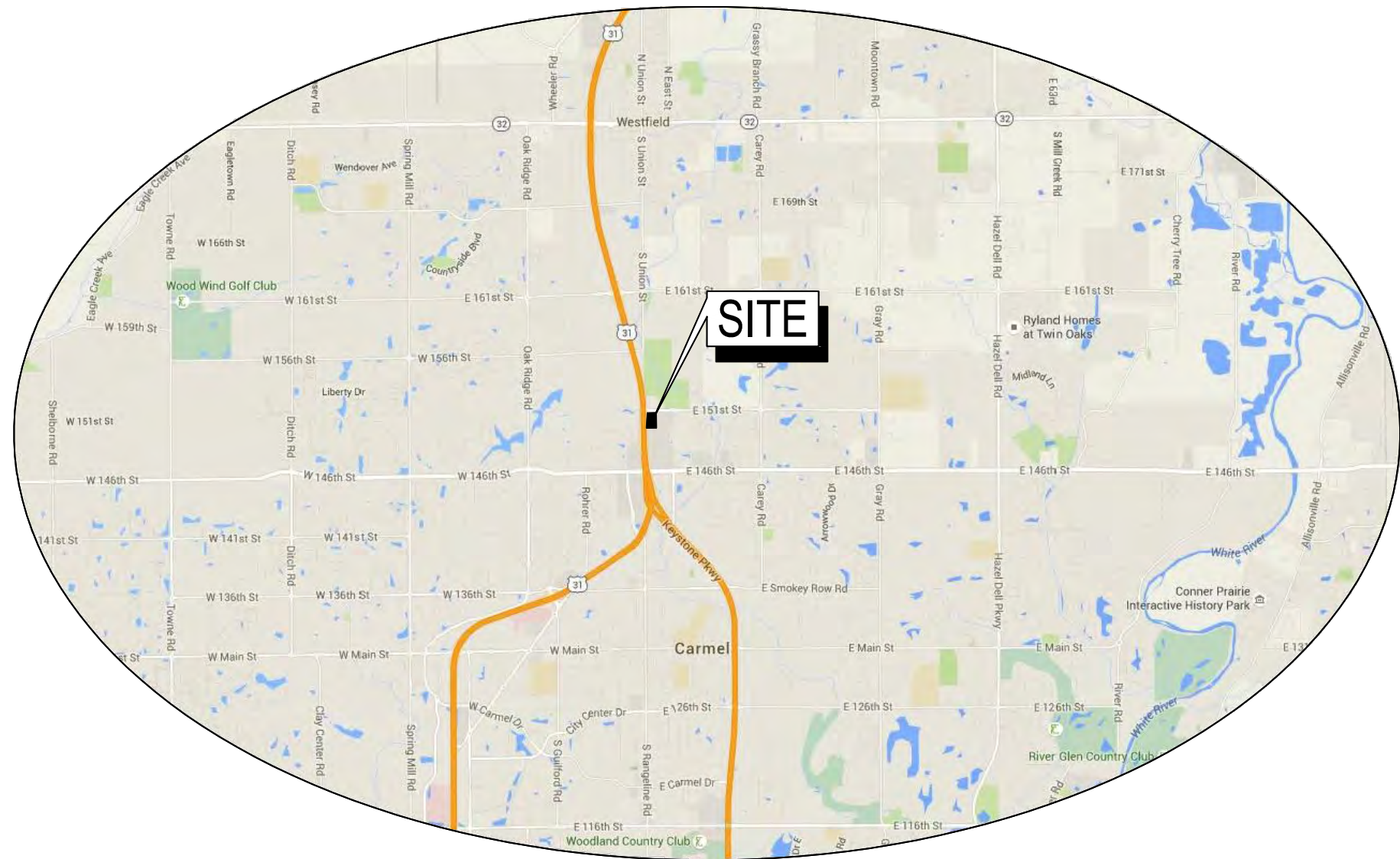
 LB-PD (Local Business - Planned Development)

 PUD (Planned Unit Development)

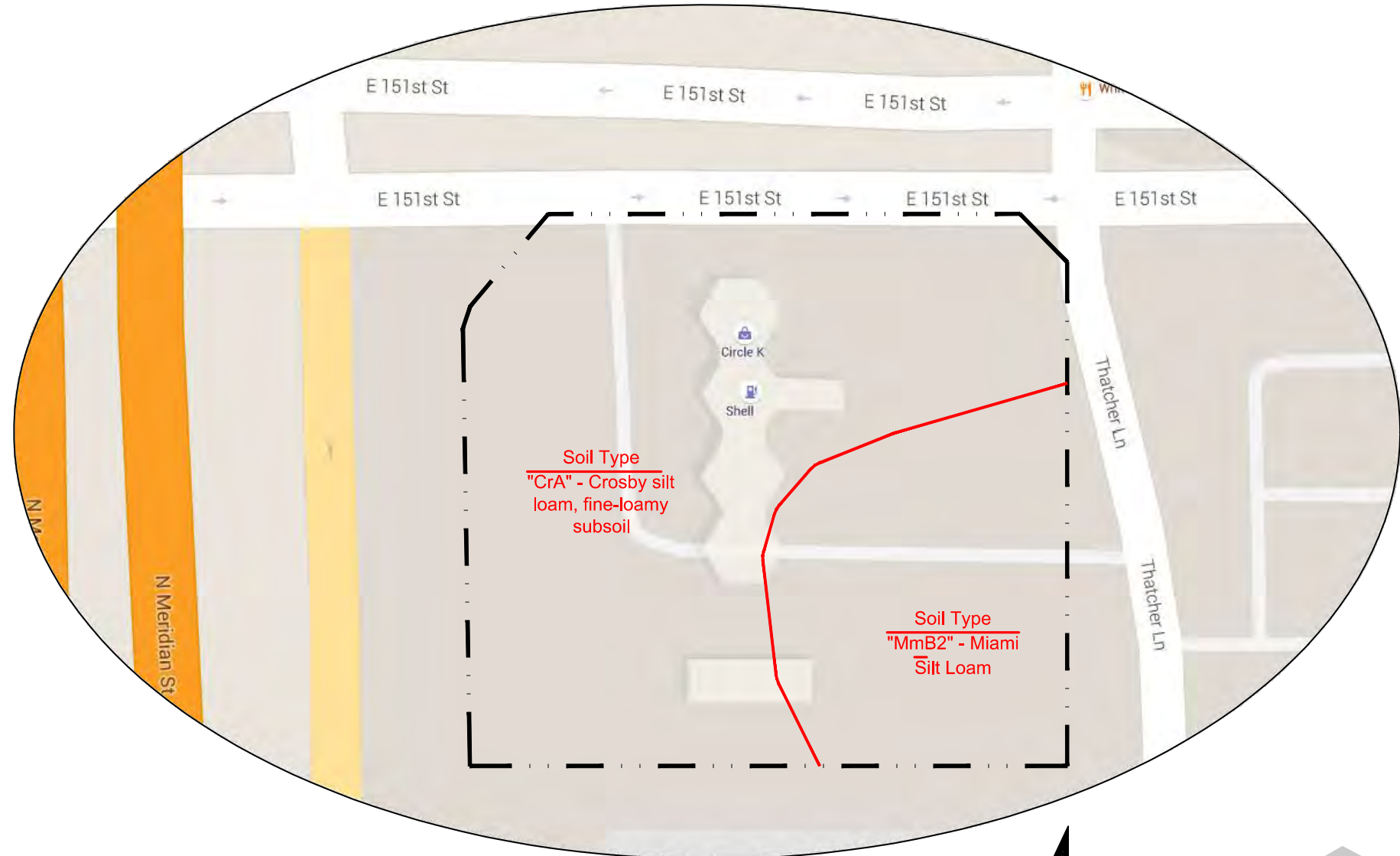
 SB-PD (Special Business - Planned Development)

 SF-2 (Single Family - 2)

 Parcel



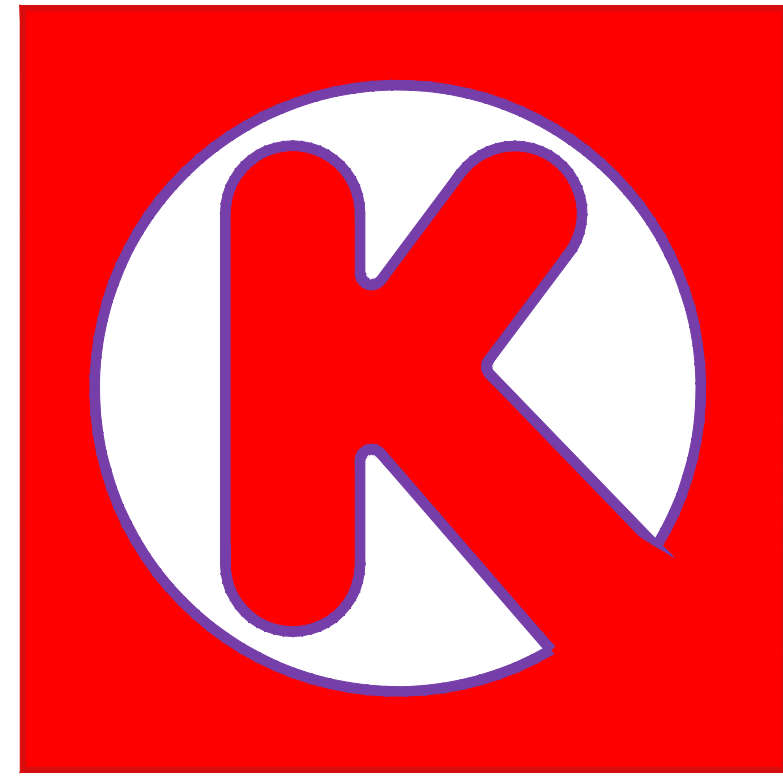
VICINITY MAP
NOT TO SCALE



SOILS MAP
NOT TO SCALE

UTILITY CONTACTS	
SANITARY SEWER: CITIZENS WESTFIELD 2020 NORTH MERIDIAN ST. INDIANAPOLIS, IN 46202 (800) 282-9276	ELECTRIC: DUKE ENERGY 1619 W DEFENBAUGH ST KOKOMO, IN 46902 (800) 521-2232
STORM SEWER: WESTFIELD PUBLIC WORKS 130 PENN ST WESTFIELD, IN 46074 (317) 804-3000	ZONING: CITY OF WESTFIELD PLANNING AND ZONING 2728 E 171ST ST WESTFIELD, IN 46074 (317) 804-3170
GAS: VECTREN GAS ALLISONVILLE RD NOBLESVILLE, IN 46060 (800) 777-2060	TELEPHONE: AT&T (800) 924-1000 FRONTIER (877) 462-8188

NOTE:
1. ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED. HTTP://WESTFIELD.IN.GOV/EGOV/APP/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50
2. THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION." THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.



CIRCLE K STORES

MIDWEST REGION

SITE DEVELOPMENT

CIRCLE K - SITE# 2281
1821 E 151ST STREET
WESTFIELD, INDIANA
HAMILTON COUNTY

Sheet List Table

Sheet Number	Sheet Title
CS	COVER SHEET
1 OF 2	ALTA ACSM TITLE SURVEY
2 OF 2	ALTA ACSM TITLE SURVEY
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	CANOPY AREA GRADING PLAN
C3.0	UTILITY PLAN
C3.1	STORM SEWER PROFILES
C3.2	STORM SEWER PROFILES
C3.3	STORM SEWER PROFILES
C4.0	LANDSCAPING PLAN
C6.0	SITE DETAILS & SPECIFICATIONS
C6.1	SITE DETAILS & SPECIFICATIONS
C6.2	SITE DETAILS & SPECIFICATIONS
C6.3	SITE DETAILS & SPECIFICATIONS
C6.4	SITE DETAILS & SPECIFICATIONS
C6.5	SITE DETAILS & SPECIFICATIONS
C6.6	CONSTRUCTION NOTES
SWP3-1	SWP3 EXISTING CONDITIONS
SWP3-2	SWP3 PROPOSED CONDITIONS
SWP3-3	SWP3 NOTES AND DETAILS
SWP3-4	SWP3 NOTES AND DETAILS

SITE CHARACTERISTICS

SITE DATA CHART	
PROJECT NAME:	PROPOSED CIRCLE K CONVENIENCE STORE AND FUELING STATION
ADDRESS:	1821 E 151ST STREET
CITY:	WESTFIELD
COUNTY:	HAMILTON
STATE:	INDIANA
ZONING INFORMATION	
EXISTING ZONING:	GB GENERAL BUSINESS
MINIMUM REQUIRED SETBACK LINES AND MAX BUILDING HEIGHT:	
FRONT BUILDING YARD SETBACK:	90 FEET FROM CENTERLINE OF ROAD
REAR BUILDING YARD SETBACK:	45 FEET
SIDE BUILDING YARD SETBACK:	45 FEET
FRONT LANDSCAPING GREEN BELT:	10 FEET
PROJECT POST-DEVELOPMENT CHARACTERISTICS	
TOTAL CIRCLE K PARCEL AREA:	1.545 Ac. (67,304 S.F.)
IMPERVIOUS SURFACE AREA:	1.22 Ac. (53,224 S.F.)
IMPERVIOUS COVERAGE OF LOT:	77.8%
BREAKOUT OF USES:	N/A
TOTAL DISTURBED AREA (INCL. R/W AREA):	1.56
IMPERVIOUS SURFACE AREA:	1.026
PERCENT OF IMPERVIOUS COVERAGE	79.5%
BREAKOUT OF USES:	N/A
BUILDING INFORMATION	
BUILDING SQUARE FOOTAGE:	
EXISTING BUILDING AREA	N/A - EXISTING STRUC. TO BE RAZED
PROPOSED BUILDING AREA	6,325 S.F.
BUILDING HEIGHT:	
EXISTING BUILDING:	N/A - EXISTING STRUC. TO BE RAZED
PROPOSED BUILDING:	1-STORY
BUILDING COVERAGE OF LOT:	9.4%
PARKING INFORMATION	
MINIMUM PARKING REQUIREMENTS:	N/A
PARKING PROVIDED:	
PARKING SPACES @ 9.5' X 18'	39 SPACES
HANDICAP SPACES @ 9.5' X 18'	2 SPACES
DELIVERY TRUCK SPACES @ 11.5' X 44'	1 SPACES
TOTAL PARKING PROVIDED:	42 SPACES
No. EMPLOYEES/SHIFT:	3

REFERENCE DRAWINGS

ARCHITECTURAL DRAWINGS

Sheet Number	Sheet Title
A1-01	FLOOR PLAN
A4-01	EXTERIOR ELEVATIONS
A4-02	EXTERIOR ELEVATIONS
A4-03	GAS CANOPY ELEVATIONS

LIGHTING DRAWINGS

Sheet Number	Sheet Title
RL-3124-S1-R1 1 OF 5	EXTERIOR PHOTOMETRIC APPLICATION
RL-3124-S1-R1 2 OF 5	FIXTURE DETAILS
RL-3124-S1-R1 5 OF 5	FIXTURE SPECIFICATIONS

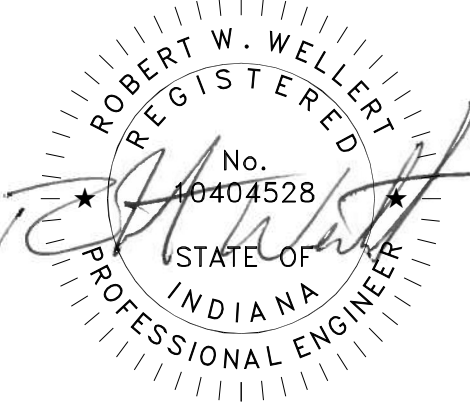
CLIENT:

CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:

Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
T. 330.235.2699 • F. 330.235.0272

NO.	DATE	REVISION DESCRIPTION
1	2/16/16	SUBMITTED FOR ZONING PERMIT
2	3/22/16	REVISED UTILITY AND SITE PLANS
3	05/27/16	REVISED PER CITY REVIEW COMMENTS



PROJECT TITLE
RAZE AND REBUILD
CIRCLE K
SITE #2281

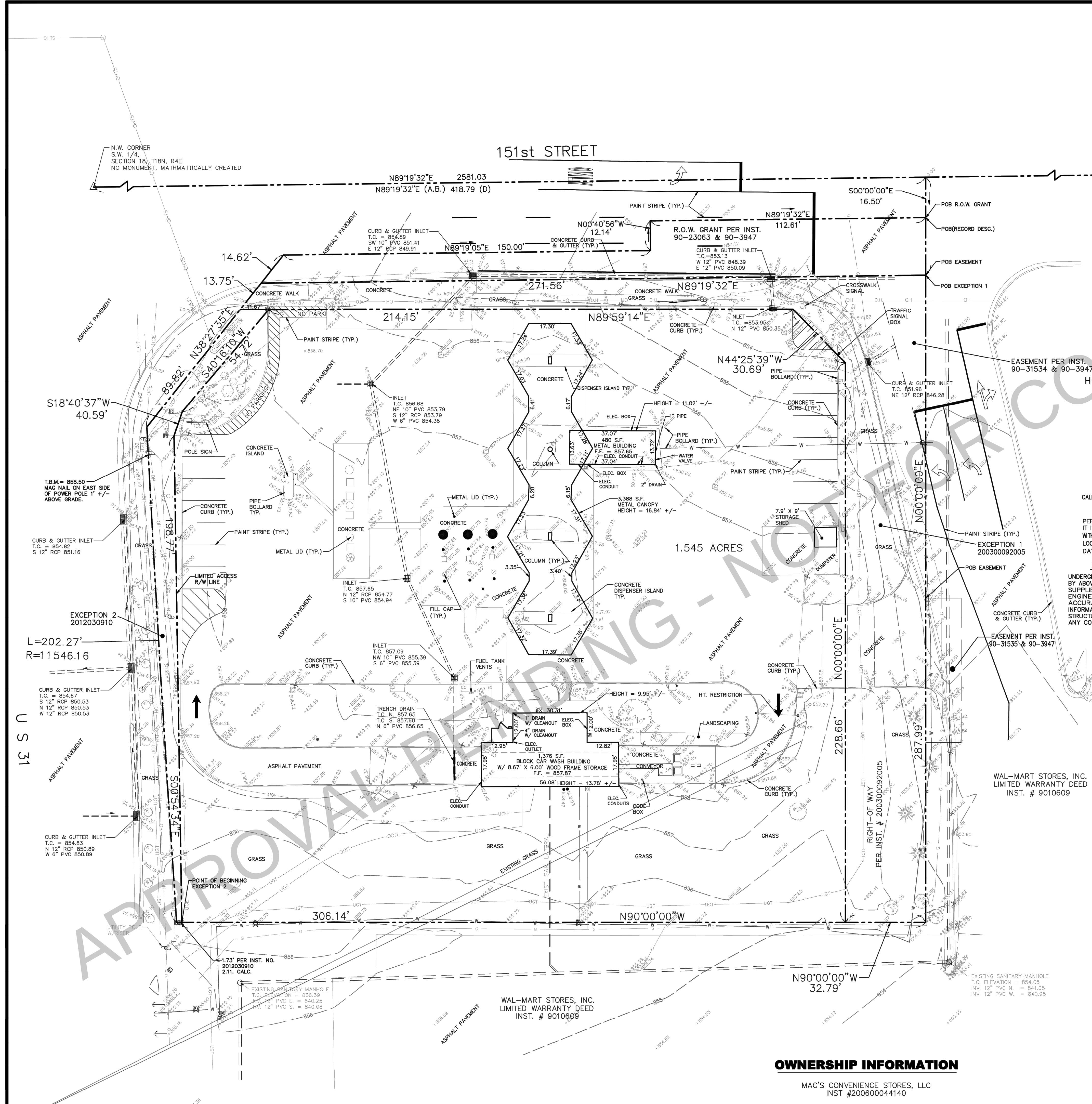
SITE ADDRESS:
1821 E 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: AS NOTED
DATE: 2/15/2016
DESIGNED BY: BSW
DRAWN BY: BSW
CHECKED BY: RWW
FILE NAME: 150617-CS.dwg
JOB NUMBER: 150617

DRAWING TITLE:
COVER SHEET

SHEET NO.:
CS





BENCHMARK DATA

BM HAM 12 - IN HAMILTON COUNTY, ABOUT 2.1 MILES NORTH OF CARMEL, 2.0 MILES NORTH ALONG STATE ROAD 431 AND THEN U.S. HIGHWAY 31 FROM ITS INTERSECTION WITH STATE ROAD 234 IN CARMEL TO AN EAST-WEST T-ROAD, THENCE 0.55 FEET EAST TO A 30-FOOT CONCRETE BRIDGE OVER COOL CREEK, SET IN THE TOP OF THE EAST END OF THE SOUTH GUARDRAIL, 9 FEET SOUTH OF THE CENTER LINE OF THE ROAD, 2.1 FEET ABOVE THE ROADWAY, 0.9 FOOT WEST OF THE EAST FACE OF THE SOUTH GUARDRAIL, A STANDARD INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRONZE BENCH MARK TABLE, STAMPED HAM 12 1959 ELEVATION - 825.08

EXISTING LEGEND

- SPOT ELEVATION
- SPOT ELEVATION TOP CURB
- CONTOUR
- AIR VACUUM
- AREA/STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ GUY LINE
- PAY TELEPHONE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- MONITOR WELL
- TRAFFIC SIGNAL MANHOLE
- CATCH BASIN (ROUND)
- CURB & GUTTER INLET
- GAS LINE MARKER
- MANHOLE (TYPE NOTED)
- SMART PUMP CONTROL POINT (MAG NAIL SET IN HUB)
- STORM INLET
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS LINE
- GAS METER
- DECIDUOUS TREE/BUSH
- EVERGREEN TREE/BUSH
- BUSH
- FENCE
- SIGN
- TRAFFIC SIGNAL POLE
- LAWN SPRINKLER



HOLEY MOLEY SAYS 'DIG SAFELY'

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE

PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SURVEYOR'S NOTE

UNDERGROUND UTILITIES HAVE BEEN LOCATED BY ABOVE GROUND EVIDENCE AND INFORMATION SUPPLIED BY UTILITY SPOTTERS. INSIGHT ENGINEERING CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. LOCATIONS OF UTILITIES AND STRUCTURES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Schedule B Items (from Title Policy No. 000367015 dated August 1, 2006)

- Easement for electric lines and associated rights granted to Public Service Company of Indiana, Inc., an Indiana Corporation as set out in Electric Underground Line Easement dated October 15, 1976 and recorded October 26, 1976 in Book 292, page 210 as Instrument Number 16795 does not give dimensions for the location of the easement. The easement appears to be located for the eastern 10 feet of the property and can not be accurately plotted. This easement area now falls in Westfield right-of-way.
- Right-of-way Granted to the Board of Commissioners of Hamilton County on behalf of the Hamilton County Highway Department as set out in Memorandum Agreement dated January 10, 1990 and recorded February 21, 1990 as Instrument Number 90-3947. This is shown and incorporated in the same grant area as # 6, 8 & 9.
- Right-of-way granted to Board of Commissioners of Hamilton County as set out in Deed for Public Way dated May 15, 1990 and recorded September 18, 1990 as Instrument Number 90-23063. This is shown and incorporated in the same grant area as # 5, 8 & 9.
- Easement for pedestrian and vehicular ingress and egress as set out in Grant of Easement dated July 16, 1990 and recorded December 26, 1990 as Instrument Number 90-31534. This is shown as falls within the same grant area as # 5, 6, 8 & 9. This easement area is now a part of the right-of-way grant in # 9.
- Easement for ingress egress as set out in Grant of easement dated July 16, 1990 and recorded December 26, 1990 as Instrument Number 90-31535. This easement area is now accessed through the right-of-way described in # 9.
- Right-of-way to the Town of Westfield as set out in Grant of Right-of-way dated August 1, 2003 and recorded September 9, 2003 as Instrument Number 200300092005. This is shown and is incorporated in the same grant area as # 5, 6 & 8.

CONFIDENTIALITY STATEMENT:

The recipient of these materials understands that copyright in the materials is owned by IEI, and also, that the materials contain privileged and confidential business information of IEI. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which IEI has made the materials available, and recipient agrees to return all materials to IEI either upon completion of the intended purpose or upon the request of IEI, whichever comes first.

SITE ADDRESS:

1821 E. 151ST STREET
U.S. 31 & E. 151ST STREET
CARMEL, INDIANA

SCALE: 1"=20'
DESIGNED BY: N/A
CHECKED BY: SOS
FILE NAME: 9622W-SU
DRAWING TITLE:
SHEET NO:

DATE: 10/10/16
DRAWN BY: HWR
FIELD BOOK #:
ALTA/ACSM LAND
TITLE SURVEY

1 of 2

OWNERSHIP INFORMATION

MAC'S CONVENIENCE STORES, LLC
INST #200600044140

SURVEY VOID IF NOT ACCOMPANIED BY SHEET 2 OF 2

LAND DESCRIPTION: (INSTRUMENT NUMBER 200600044140)

Part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest corner of Section 18, Township 18 North, Range 4 East; thence North 89 degrees 19 minutes 32 seconds East (assumed bearing) on the North line of said Southwest Quarter 418.79 feet; thence South 00 degrees 00 minutes 00 seconds 16.50 feet to the place of beginning of the real estate herein described, being on the existing County Road Southerly right-of-way line of 151st Street; thence South 00 degrees 00 minutes 00 seconds 287.99 feet; thence North 90 degrees 00 minutes 00 seconds West 306.14 feet to the Easterly limited access right-of-way line of U. S. Highway No. 31 as established by a Warranty Deed to the State of Indiana for a Limited Access facility as recorded in Deed Record 279, pages 612-614 in the Office of the Recorded of Hamilton County, Indiana; thence Northerly on said right-of-way line curving to the left an arc distance of 202.77 feet on a curve having a radius of 11,546.18 feet to a point which bears North 03 degrees 26 minutes 28 seconds West from the last described point, said point being the intersection of said Easterly right-of-way line and the Southeastern Limited Access Right-of-Way line of 151st Street; thence North 38 degrees 27 minutes 35 seconds East on said Southwestern right-of-way Limited Access Right-of-way line 89.82 feet to the terminus of said limited access right-of-way line on the Southern right-of-way of said 151st Street; thence North 89 degrees 19 minutes 05 seconds East on said Southern right-of-way line 150.00 feet as granted to the State of Indiana by a Right-of-way Grant for I.S.H.C. Project F-24(3) dated 1954 in Deed Record 139, page 364 in said Recorder's Office; thence North 00 degrees 40 minutes 56 seconds West 12.14 feet to the existing county road right-of-way line for 151st Street; thence North 89 degrees 19 minutes 32 seconds East on said right-of-way parallel with the North line of said Southwest Quarter 112.61 feet to the place of beginning.

TOGETHER with a non-exclusive easement for ingress and egress as set-out in Grant of Easement dated July 16, 1990 and recorded December 26, 1990 as Instrument Number 90-315-35 in the Office of the Recorder of Hamilton County, Indiana.

EXCEPT: (INSTRUMENT number 200300092005)

A part of the land of Shell Oil Company (as described in Instrument Number 83-3497, Office of the Hamilton County Recorder) being a part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of said Southwest Quarter Section; thence North 88 degrees 59 minutes 50 seconds East (all bearings in this description are referenced from the North line of the Southwest Quarter of Section 18, Township 18 North, Range 4 East, the bearing of which being assumed as North 88 degrees 59 minutes 50 seconds East) along the north line of said Quarter-Section 418.32 feet; thence South 01 degrees 00 minutes 10 seconds East 40.00 feet to the Point of Beginning of this description, being on the South Right-of-Way of 151st Street; thence South 00 degrees 19 minutes 42 seconds West 264.49 feet; thence South 89 degrees 40 minutes 17 seconds West 32.79 feet; thence North 00 degrees 19 minutes 42 seconds West 228.66 feet; thence North 44 degrees 45 minutes 22 seconds West 30.69 feet; thence South 89 degrees 39 minutes 30 seconds West 225.82 feet; thence North 30 degrees 07 minutes 53 seconds East 13.75 feet to said South Right-of-Way; thence North 88 degrees 59 minutes 50 seconds East along said South Right-of-Way 271.56 feet to the Point of Beginning. Containing 11,847 square feet, or 0.272 acres, more or less.

EXCEPT: (INSTRUMENT NUMBER 2012030910)

A part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Tight of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northwest corner of said quarter section; thence North 89 degrees 38 minutes 03 seconds East 418.79 feet along the north line of said quarter section to the prolonged east line of said grantor's land; thence South 0 degrees 09 minutes 28 seconds West 304.49 feet along said line prolonged and along said line to the southeast corner of said grantor's land; thence North 89 degrees 50 minutes 32 seconds West 304.03 feet along the south line of said grantor's land to the point of beginning of this description, designated as point "19715" on said plat; thence continuing North 89 degrees 50 minutes 32 seconds West 1.73 feet along said line to the eastern boundary of U.S. 31; thence along said boundary northerly 202.77 feet along an arc to the left having a radius of 11,546.16 feet and subtended by a long chord having a bearing of North 3 degrees 19 minutes 04 seconds West and a length of 202.77 feet to the southeastern boundary of the intersection of said U.S. 31 and 151st Street; thence North 38 degrees 37 minutes 03 seconds East 61.47 feet along said boundary to the south boundary of said 151st Street; thence South 89 degrees 51 minutes 20 seconds East 11.27 feet along said boundary to point "19712" on said plat; thence South 40 degrees 44 minutes 25 seconds West 54.72 feet to point "19713" on said plat; thence South 15 degrees 20 minutes 06 seconds West 10.59 feet to point "19714" on said plat; thence South 0 degree 40 minutes 39 seconds East 198.77 feet to the point of beginning and containing 0.039 acres more or less.

SURVEYOR'S REPORT

Prepared for: Mac's Convenience Stores, LLC

Site Location: 1821 E. 151st Street, Washington Township, Westfield, Hamilton County, Indiana

Insight Engineering Job:

Type of Survey: ALTA/ACSM Land Title Survey prepared in accordance with the 2011 Minimum Standard Detail Requirements

Class of Survey: Urban Survey (0.07 feet plus 60 parts per million) as defined in Title 865, Article 1, Chapter 12 of the Indiana Administrative code (Indiana Surveying Standards)

Basis of Bearings: The north line of the Southwest Quarter of Sec 18, T18N, R4E was assumed per previous survey in the area and the record deed.

Date of Original Fieldwork: January of 1990 with additional field work performed and corners set October: of 2015.

Research was originally conducted in the offices of the County Surveyor, Assessor, and Recorder. Research was updated as needed based upon a previous Title Commitment prepared by Chicago Title Insurance Company bearing Commitment No. 000367015 with an effective date of January 23, 2006

The surveyor was not provided with a current Title Commitment for use in the preparation of this survey. A copy of the previous Title Commitment No. 000367015 dated August 1, 2006 was provided along with copies of recorded instruments affecting the subject property between the above date and the current date of the survey. See the Schedule B Items committed for reference.

In accordance with Title 865 of the Indiana Administrative Code article 1 chapter 12 establishing minimum standards for the practice of land surveying in Indiana the following observations and opinions are submitted regarding the various uncertainties in the location of the boundary lines and corners as established by this survey as a result of:

- A) variances in reference monuments;
- B) discrepancies in record descriptions and plats;
- C) inconsistencies in lines of occupation;
- D) uncertainty of measurements due to random error.

The purpose of this survey was to retrace the clients Real Estate obtained by Limited Warranty Deed recorded as Instrument No. 20080044140. Said property is shown on a boundary and topographic survey prepared by Insight Engineering dated January 15, 1999 which was used as reference. The northeast parcel is adjacent to the north line of the Southwest Quarter of Section 18, Township 18 North, Range 4 East and the rights of way for 151st Street, an Access Road and U.S. 31.

This property appears to be subject to a right-of-way to the Town of Westfield along 151st Street and an Access Road described in Instrument Number 200300092005 and a limited access right-of-way along U.S. 31 described in Instrument Number 2012030910

Access to the site is currently through right-of-way of the Town of Westfield along the street with easements as described in Instrument Number 200300092005.

The Temporary Highway Easement Grant described in Instrument Number 2012030911 is for the purpose of construction of a driveway. This easement grant was extinguished upon completion of the construction project.

The existing site concrete curb encroaches into the right-of-way of 151st Street as described in Instrument Number 200300092005 along the north line of the subject site by as much as 2.5 feet, more or less, and also at the northeast corner of the subject site by as much as 2.5 feet, more or less.

There is also an existing traffic signal box at the northeast corner of the site that encroaches onto the site by as much as 2.5 feet, more or less.

An underground electric line appears to encroach along the west property line by as much as 2.5 feet, more or less. There is also an existing water line along the south property line that encroaches by as much as 2 feet, more or less. The existing sanitary sewer lateral leaves the site and connects to an existing sanitary sewer located south of the subject site. Said sanitary sewer lateral does not have an easement to access said sanitary sewer that this surveyor is aware of.

Reference monuments utilized and accepted as a basis for this survey. The northeast corner of the Southwest Quarter of Section 18, T18N, R4E - Harrison Monument found per County Surveyor reference. The northeast corner of the Northwest Quarter of the Southwest Quarter of Section 18, T18N, R4E - Harrison Monument found per County Surveyor reference. The northeast corner of the Southwest Quarter of Section 18, T18N, R4E - this monument was destroyed by the re-construction of U.S. 31 and no County Surveyors reference was available. This monument was mathematically re-created from previous surveys in the area by Insight Engineering.

No existing 5/8" rebar were found in the vicinity of the subject property corners. Existing right-of-way markers were found near the west line of the subject property and U.S. 31. These right-of-way markers are located as much as 0.65 ft. north and 4.18 ft. west of the subject property corners.

Record Descriptions and Plats:
The within parcel is described in Instrument Number 200600044140 and portions have been deeded as right-of-way in Instrument Number 200300092005 and Instrument Number 2012030910.

The record description for the site goes along the north quarter section line and also calls for the easterly limited access right-of-way line of U.S 31 as it existed at the time of the transfer. The deed for the Town of Westfield right-of-way is on a different bearing system than the site deed. However, the angular relationships are the same along with the distances. The deed for the U.S. 31 right-of-way also uses a different bearing system and some of the angular relationships do not agree with the site deed or the Town of Westfield deed. This U.S. 31 right-of-way was calculated using the distance calls along the site to get to the point of beginning and the previous right-of-way line of U.S. 31. There was a discrepancy of 0.38 ft. in the distance along the south line of the subject tract and the distance for the south line as referenced in the U.S 31 right-of-way deed.

Lines of Occupation:
The lines of occupation on the west is U.S. 31 and on the north it is 151st Street. The east line of occupation is an access drive to Wal-mart and other shopping areas and the south line is near an asphalt parking lot. The west line of occupation is defined by existing edges of an asphalt parking lot and concrete curbs. The north line of occupation is defined by existing edges of an asphalt parking lot and concrete curbs. The east line of occupation is defined by existing edges of an asphalt parking lot and concrete curbs. The south line of occupation is defined by an asphalt parking lot on the south adjoining property. Said asphalt parking lot lies as much as 5.0 ft south of the south property line.

Uncertainty of Measurements:
The relative positional precision (due to random errors in measurement) of the corners of the surveyed property established by this survey is within the positional tolerance (0.07 feet) as defined for positional tolerances by the 2011 ALTA Minimum Standards as adopted by ALTA and NSPS.

As a result of the above observations and decisions it is in my opinion that the uncertainties in the locations of the lines and corners as established on this survey are as follows:

Due to variances in reference monuments: 3.95 ft. east-west and 0.62 ft. north-south due to the missing section corner and existing concrete right-of-way markers
Due to discrepancies in record descriptions: 0.38 ft. east-west due to discrepancies in the U.S. 31 right-of-way description
Due to inconsistencies in lines of occupation: 1.0 ft. due to variances in curb lines and adjacent right-of-ways
Due to uncertainty of measurements due to random error: 0.07 ft.

There could be unwritten rights associated with the uncertainties listed.

Unless otherwise noted or indicated hereon all monuments set or found this survey are relatively flush with existing grade.

There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.

There are no proposed changes in street right-of-way lines that this surveyor is aware of at the time of this survey

There is no observed evidence of recent street or sidewalk construction or repairs at the time of this survey except for the U.S 31 construction that lies adjacent to the site on the west and north.

CERTIFICATION

I, the undersigned, hereby certify to the best of my professional knowledge information and belief the within survey accurately represents a survey performed under my direct supervision in April 2015 and that said survey was executed in accordance with Title 865 article 1 chapter 12, of the Indiana Administrative Code establishing minimum standards for the practice of land surveying in Indiana.

I further certify to: Mac's Convenience Stores LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM land title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 11(a), 11(b), 13, 14, 16 and 17 of Table A thereof.

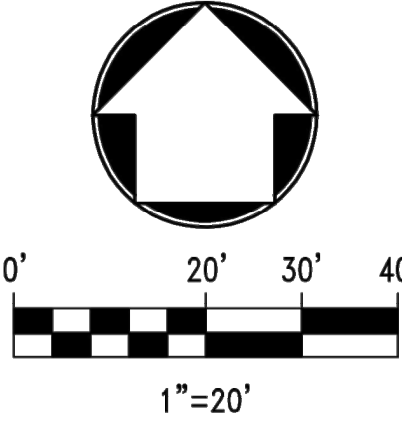
The field work was completed in October, 2015

Certified: October 10, 2015

Stephen D. Services

Stephen D. Services, Registered Land Surveyor
No. 900002, State of Indiana

The parcel described herein does not lie within that Special Flood Hazard Zone (FIA) as said parcel plots on community panel number 18067C0120 G (dated November 19, 2014) of the Flood Insurance Rate maps for Hamilton County, Indiana. The accuracy of this flood hazard statement is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map.

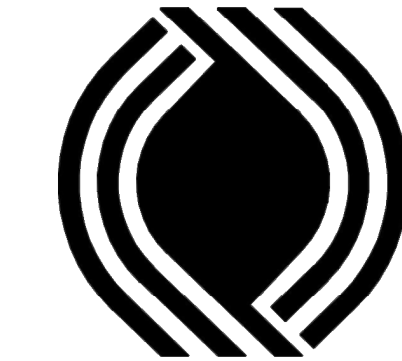


SURVEY VOID IF NOT ACCOMPANIED BY SHEET 1 OF 2

SITE ENGINEER:

Civil/Site Design
Land Planning
Land Surveying
Development Consulting

Insight Engineering Inc.



Suite C
9765 Randall Drive
Indianapolis, IN 46290
(317) 848-9040
(317) 848-9080 fax
www.insightengineering.com

NO.	DATE	REVISION DESCRIPTION

CLIENT:

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by IEI, and also, that the materials contain privileged and confidential business information of IEI. Accordingly, the recipient agrees to retain these materials in strict confidence and agree not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purposes for which IEI has made the materials available, and recipient agrees to return all materials to IEI either upon completion of the intended purpose or upon the request of IEI, whichever comes first.

SITE ADDRESS:

1821 E. 151ST STREET
U.S. 31 & E. 151ST STREET
CARMEL, INDIANA

SCALE: 1"=20'
DESIGNED BY: N/A
CHECKED BY: SOS
DATE: 10/10/15
DRAWN BY: HwR
FIELD BOOK #:

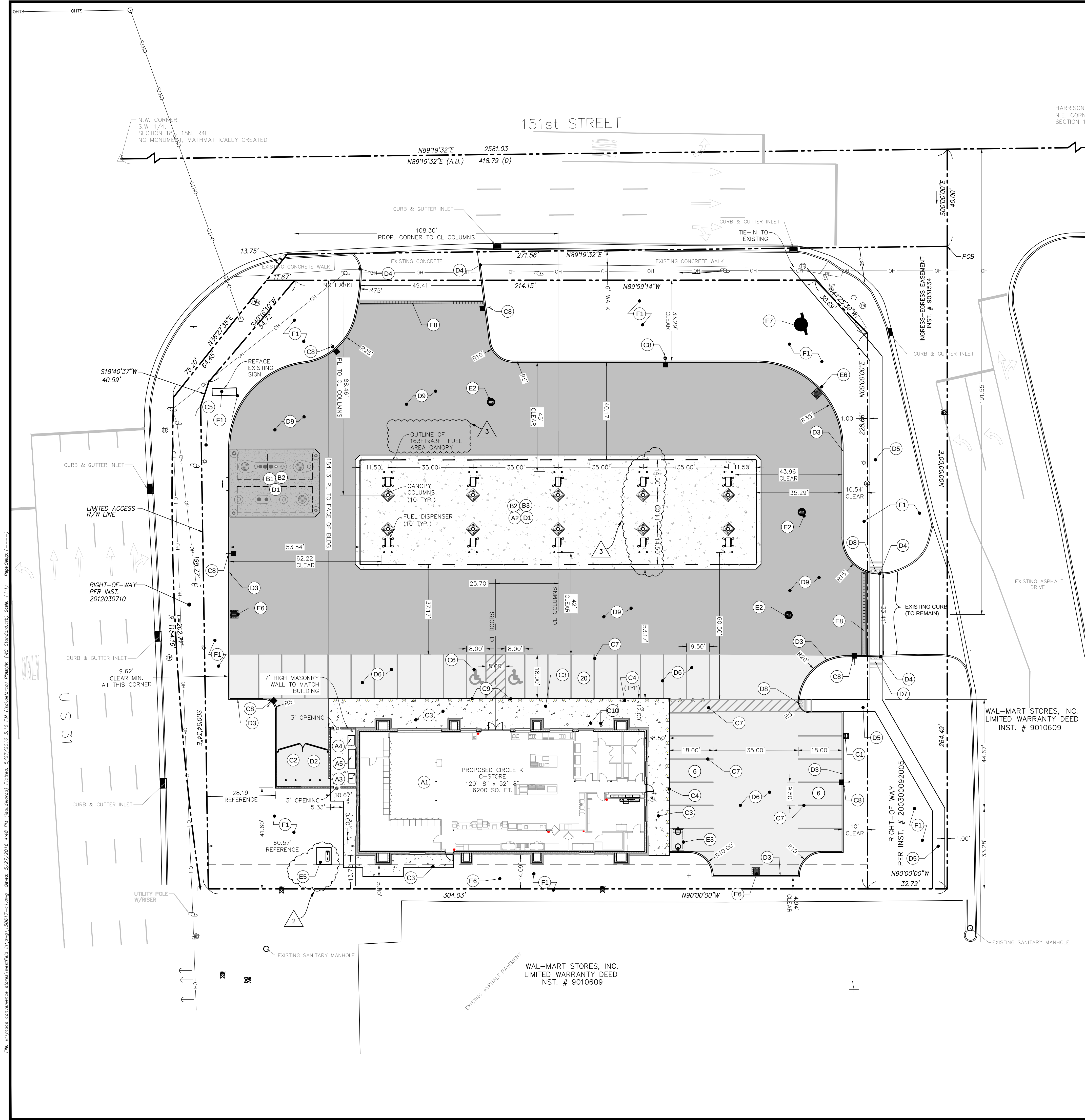
FILE NAME: 9522W-SU

DRAWING TITLE:

ALTA/ACSM LAND
TITLE SURVEY

SHEET NO.

2 of 2



SITE PLAN NOTES

SEE SHEET C6.6 FOR GENERAL SITE CONSTRUCTION NOTES

- A. BUILDING AND CANOPY GENERAL NOTES:
- REFER TO CERTIFIED BUILDING AND CANOPY DRAWINGS FOR DETAILS AND SPECIFICATIONS.
 - FRONT FACE OF SALES BUILDING AND CANOPY ARE PARALLEL TO THE SOUTH RIGHT OF WAY OF 151ST STREET.
- ITEMIZED NOTES:
- CONSTRUCT BUILDING PER ARCHITECTS PLANS AND SPECIFICATIONS.
 - CONSTRUCT NEW CANOPY PER CANOPY CONSTRUCTION PLANS BY SUPERIOR.
 - INSTALL PROPANE PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL RED BOX PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL 8" ICE CHEST PER MANUFACTURER'S SPECIFICATIONS.

B. TANK/FUEL SYSTEM GENERAL NOTES:

- REFER TO FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS AND SPECIFICATIONS.
- ITEMIZED NOTES:
- INSTALL (2) 20,000 GALLON DOUBLE-WALL STEEL UNDERGROUND STORAGE TANKS. SEE TANK AND FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS. (BY FUEL CONTRACTOR)
 - THE FOLLOWING CONCRETE WORK TO BE CONSTRUCTED BY THE FUEL CONTRACTOR:
 - CONCRETE PAD UNDER CANOPY
 - CONCRETE PAD ABOVE UNDERGROUND FUEL STORAGE TANKS
 - INSTALL DISPENSER ISLANDS, BOLLARDS, (10) GASOLINE DISPENSERS, E-STOP AND ALL ASSOCIATED PIPING PER FUEL SYSTEM DRAWINGS. (BY FUEL CONTRACTOR).

C. YARD AREA GENERAL NOTES:

- REFER TO SHEETS C6.0, C6.1, C6.2, C6.3 AND C6.4 FOR YARD AREA DETAILS AND SPECIFICATIONS.
- ITEMIZED NOTES:
- INSTALL VACUUM/AIR STAND WITH BOLLARDS PER PLAN. SEE DETAIL 7, SHEET 6.0.
 - INSTALL TRASH ENCLOSURE. SEE BUILDING PLANS.
 - INSTALL CONCRETE WALK PER SITE PLAN AND BUILDING DRAWINGS. SEE DETAIL 5, SHEET C6.1.
 - INSTALL 6" DIAMETER BOLLARD POST PER DETAIL 1, SHEET C6.1. SEE SHEET C2.1 FOR SPACING.
 - INSTALL MAIN IDENTIFICATION SIGN PER SIGN SUBMITTAL PACKAGE. REFERENCE SIGN MANUFACTURER DRAWINGS.
 - PAINT HANDICAPPED SYMBOL AND INSTALL HANDICAP ACCESS SIGNS. PAINT SYMBOLS AND ACCESS AISLE STRIPING PER APPLICABLE CODES. SEE DETAIL 7, SHEET C6.1.
 - PAINT 4" WIDE STRIPES FOR PARKING SPACES AND ADA WALK WAYS. SEE DETAILS.
 - INSTALL SITE LIGHTING PER SITE PHOTOMETRIC PLAN, SEE SHEET 1/5 AND SHEET 5/5 PREPARED BY RED LEONARD.
 - INSTALL ACCESSIBILITY SIGNAGE ON BOLLARD, SEE DETAIL 9, SHEET C6.1.
 - INSTALL BIKE RACKS (2)

D. PAVING GENERAL NOTES:

- EXISTING ROADWAY PAVEMENT DISTURBED BY CONSTRUCTION WORK SHALL BE REPAIRED BY CONTRACTOR.
 - INSTALL 1/2" EXPANSION JOINT MATERIAL AT ALL CONCRETE CURB AND CONCRETE SLAB ABUTMENTS TO WALKS, PLATFORMS, WALLS AND OTHER CONCRETE SLABS, AND OTHER LOCATIONS AS DEPICTED ON PLAN.
 - CONTRACTOR SHALL PROVIDE CONSTRUCTION AND CRACK CONTROL JOINTS IN CONCRETE SLABS AT 10 FEET ON CENTER EACH WAY AND OTHER LOCATIONS AS DEPICTED ON PLANS. REFERENCE FUEL SYSTEM DRAWING, FUEL PIPING & CANOPY/DISPENSER LAYOUT PLAN, SHEET FG300, FOR CONTROL JOINT LOCATIONS. REFERENCE DETAILS ON SHEET FG304 FOR CONSTRUCTION JOINT AND SAWCUT DETAILS. CONTRACTOR TO SUBMIT JOINT LAYOUT PLAN FOR APPROVAL.
 - REFERENCE CONCRETE PAVING SECTION, SEE DETAILS.
- ITEMIZED NOTES:
- CANOPY APRON TO BE 6" THICK CONCRETE AND TANK APRON TO BE 8" THICK CONCRETE WITH MAT REINFORCEMENT. SEE FUEL SYSTEM DRAWINGS.
 - INSTALL DUMPSTER PAD PER CONCRETE PAVING SECTION. SEE SHEET C6.0, DETAIL 2.
 - INSTALL STANDARD 6" CONCRETE CURB. SEE DETAIL 2, SHEET C6.1.
 - TRANSITION NEW CONCRETE CURB OR PAVEMENT TO MEET EXISTING CURB OR EDGE OF PAVEMENT ELEVATION AND LOCATION.
 - INSTALL 4" CONCRETE SIDEWALK PER CITY OF WESTFIELD STANDARDS.
 - INSTALL STANDARD CONCRETE PAVEMENT. SEE DETAIL 2, SHEET C6.0.
 - INSTALL INDOT CURB RAMP TYPE C PER DETAIL 1, SHEET C6.4.
 - INSTALL INDOT CURB RAMP TYPE H PER DETAIL 1, SHEET C6.4.
 - INSTALL HEAVY CONCRETE PAVEMENT, SEE DETAIL 2, SHEET C6.0.

E. UTILITIES GENERAL NOTES:

- ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
 - ALL WORK WITHIN RIGHT-OF-WAY SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
 - CONTRACTOR SHALL REVIEW THE FUEL SYSTEM PIPING AND CONDUIT LOCATIONS ON FG AND FE SERIES DRAWINGS AND AVOID INTERFERENCE WITH OTHER UNDERGROUND SITE UTILITIES.
- ITEMIZED NOTES:
- INSTALL CURB INLET. SEE UTILITY PLAN AND DETAIL 2, SHEET C6.2.
 - INSTALL STORM MANHOLE. SEE UTILITY PLAN AND DETAIL 1, SHEET C6.2.
 - INSTALL GREASE INTERCEPTOR. SEE DETAIL 2, SHEET C6.4.
 - INSTALL ROCK RIP RAP. SEE UTILITY PLAN AND DETAILS.
 - INSTALL TRANSFORMER PAD PER POWER COMPANY STANDARDS.
 - INSTALL CATCHBASIN SEE UTILITY PLAN & DETAIL 4, SHEET C6.2.
 - INSTALL AQUA SWIRL AS-5, SEE DETAIL 5, SHEET C6.6
 - INSTALL DURASLOT TRENCH DRAIN SEE DETAIL 9, SHEET C6.3

F. LANDSCAPING GENERAL NOTES:

- REFER TO LANDSCAPE PLAN, SHEET C4.0.
- ITEMIZED NOTES:
- INSTALL LANDSCAPING OR SOD. REFER TO SHEET C4.0.

ADA COMPLIANCE NOTE

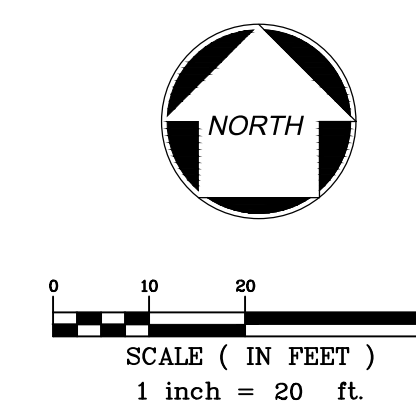
ALL RAMP AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ADA REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, INCLUDING ALL SUPPLEMENTS. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 1:64 (1.56%). CROSS-SLOPE OF CROSSWALK AREAS BETWEEN CURB RAMP SHALL NOT EXCEED 1:64 (1.56%).

TOTAL PARKING SPACES

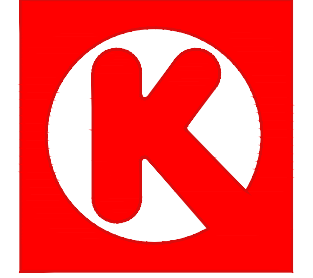
39 + 2 HC + 1 DELIVERY TRUCK = 42

LEGEND

- HEAVY CONCRETE PAVEMENT
- STANDARD CONCRETE PAVEMENT



CLIENT:



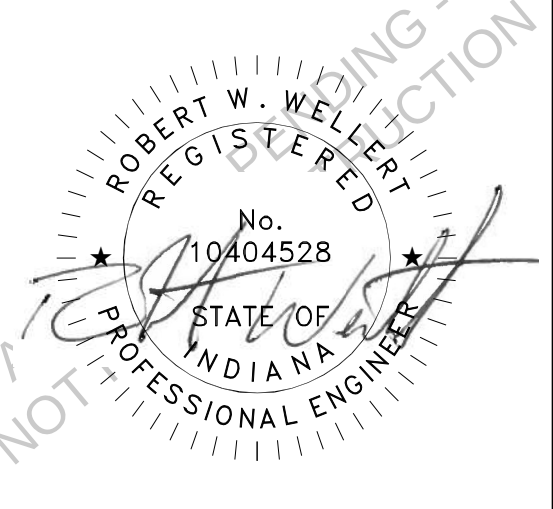
CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:



Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
1.330.239.2699 • 1.330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	03/22/16	REVISED COLUMN SPACING & ADDED TRANSFORMER PAD
2	05/18/16	REVISED COLUMN SPACING & CANOPY CALLOUT TEXT
4	05/27/16	REVISED PER CITY REVIEW COMMENTS



NOT A PROFESSIONAL ENGINEER

PROJECT TITLE

PROPOSED
CIRCLE K
STORE
#5707

SITE ADDRESS:

1821 E. 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: 1" = 20'

DATE: 01/18/2016

DESIGNED BY: BSW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-C1.dwg

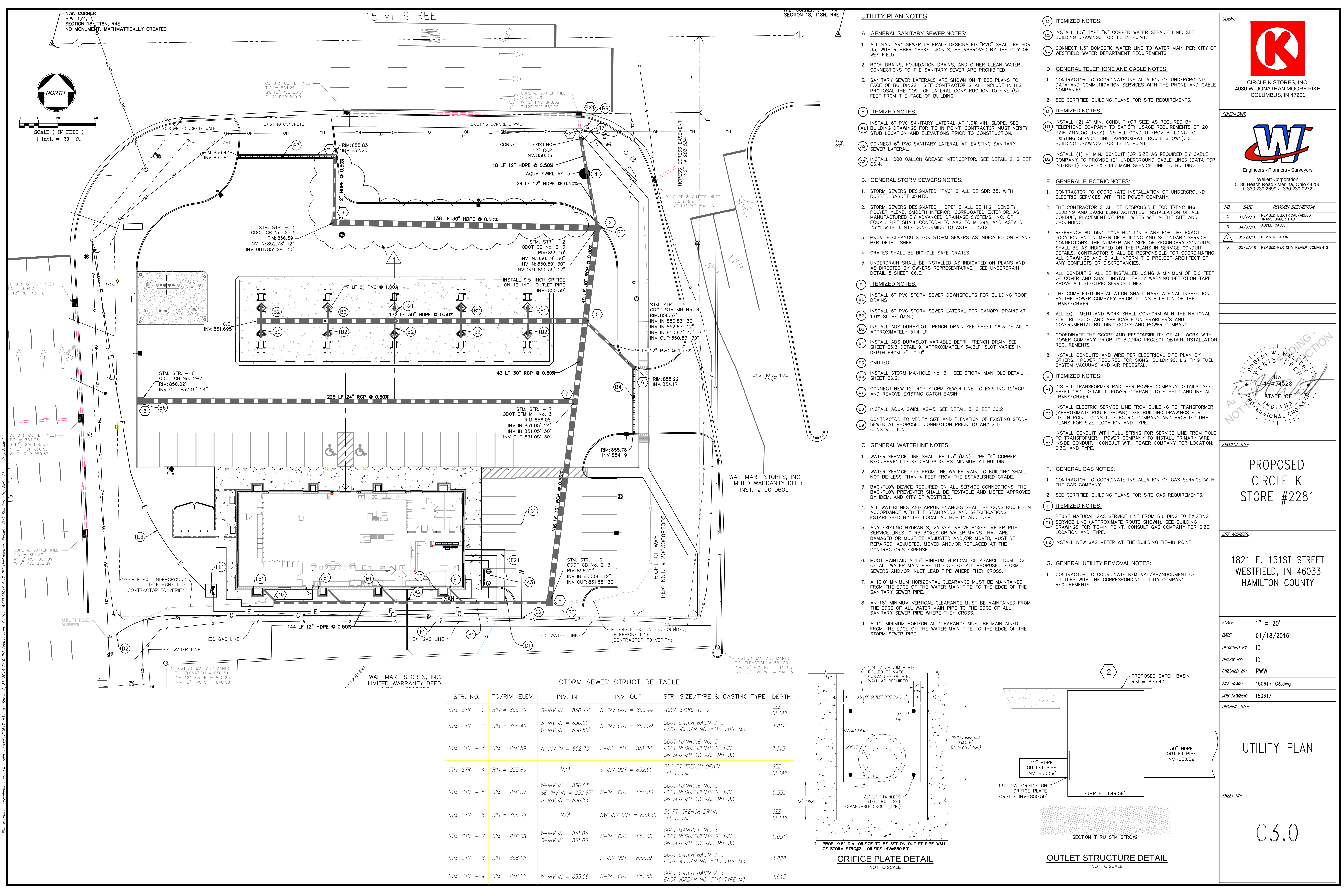
JOB NUMBER: 150617

DRAWING TITLE:

SITE PLAN

SHEET NO:

C1.0



UTILITY PLAN NOTES

A. GENERAL SANITARY SEWER NOTES:

- 1. ALL SANITARY SEWER LATERALS DESIGNATED "PVC" SHALL BE SDR 35, WITH RUBBER GASKET JOINTS, AS APPROVED BY THE CITY OF WESTFIELD.
- 2. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- 3. SANITARY SEWER LATERALS ARE SHOWN ON THESE PLANS TO FACE OF BUILDINGS. SITE CONTRACTOR SHALL INCLUDE IN HIS PROPOSAL THE COST OF LATERAL CONSTRUCTION TO FIVE (5) FEET FROM THE FACE OF BUILDING.

A ITEMIZED NOTES:

- A1. INSTALL 6" PVC SANITARY LATERAL AT 1.0% MIN. SLOPE. SEE BUILDING DRAWINGS FOR TIE IN POINT. CONTRACTOR MUST VERIFY STUB LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION.
- A2. CONNECT 6" PVC SANITARY LATERAL AT EXISTING SANITARY SEWER LATERAL.
- A3. INSTALL 1000 GALLON GREASE INTERCEPTOR, SEE DETAIL 2, SHEET C6.4.

B. GENERAL STORM SEWERS NOTES:

- 1. STORM SEWERS DESIGNATED "PVC" SHALL BE SDR 35, WITH RUBBER GASKET JOINTS.
- 2. STORM SEWERS DESIGNATED "HDPE" SHALL BE HIGH DENSITY POLYETHYLENE, SMOOTH INTERIOR, CORRUGATED EXTERIOR, AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR EQUAL. PIPE SHALL CONFORM TO AASHTO M 294, AND ASTM D 2321 WITH JOINTS CONFORMING TO ASTM D 3212.
- 3. PROVIDE CLEANOUTS FOR STORM SEWERS AS INDICATED ON PLANS PER DETAIL SHEET.
- 4. GRATES SHALL BE BICYCLE SAFE GRATES.
- 5. UNDERDRAIN SHALL BE INSTALLED AS INDICATED ON PLANS AND AS DIRECTED BY OWNERS REPRESENTATIVE. SEE UNDERDRAIN DETAIL 5 SHEET C6.3.

B ITEMIZED NOTES:

- B1. INSTALL 6" PVC STORM SEWER DOWNSPOUTS FOR BUILDING ROOF DRAINS
- B2. INSTALL 6" PVC STORM SEWER LATERAL FOR CANOPY DRAINS AT 1.0% SLOPE (MIN.).
- B3. INSTALL ADS DURASLOT TRENCH DRAIN SEE SHEET C6.3 DETAIL 9 APPROXIMATELY 51.4 LF
- B4. INSTALL ADS DURASLOT VARIABLE DEPTH TRENCH DRAIN SEE SHEET C6.3 DETAIL 9. APPROXIMATELY 34.2LF. SLOT VARIES IN DEPTH FROM 7" TO 9".
- B5. OMITTED
- B6. INSTALL STORM MANHOLE No. 3. SEE STORM MANHOLE DETAIL 1, SHEET C6.2.
- B7. CONNECT NEW 12" RCP STORM SEWER LINE TO EXISTING 12"RCP AND REMOVE EXISTING CATCH BASIN.
- B8. INSTALL AQUA SWIRL AS-5, SEE DETAIL 3, SHEET C6.2
- B9. CONTRACTOR TO VERIFY SIZE AND ELEVATION OF EXISTING STORM SEWER AT PROPOSED CONNECTION PRIOR TO ANY SITE CONSTRUCTION.

C. GENERAL WATERLINE NOTES:

- 1. WATER SERVICE LINE SHALL BE 1.5" (MIN) TYPE "K" COPPER. REQUIREMENT IS XX GPM @ XX PSI MINIMUM AT BUILDING.
- 2. WATER SERVICE PIPE FROM THE WATER MAIN TO BUILDING SHALL NOT BE LESS THAN 4 FEET FROM THE ESTABLISHED GRADE.
- 3. BACKFLOW DEVICE REQUIRED ON ALL SERVICE CONNECTIONS. THE BACKFLOW PREVENTER SHALL BE TESTABLE AND LISTED APPROVED BY IDEM, AND CITY OF WESTFIELD.
- 4. ALL WATERLINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE LOCAL AUTHORITY AND IDEM.
- 5. ANY EXISTING HYDRANTS, VALVES, VALVE BOXES, METER PITS, SERVICE LINES, CURB BOXES OR WATER MAINS THAT ARE DAMAGED OR MUST BE ADJUSTED AND/OR MOVED, MUST BE REPAIRED, ADJUSTED, MOVED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. MUST MAINTAIN A 18" MINIMUM VERTICAL CLEARANCE FROM EDGE OF ALL WATER MAIN PIPE TO EDGE OF ALL PROPOSED STORM SEWERS AND/OR INLET LEAD PIPE WHERE THEY CROSS.
- 7. A 10.0' MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED FROM THE EDGE OF THE WATER MAIN PIPE TO THE EDGE OF THE SANITARY SEWER PIPE.
- 8. AN 18" MINIMUM VERTICAL CLEARANCE MUST BE MAINTAINED FROM THE EDGE OF ALL WATER MAIN PIPE TO THE EDGE OF ALL SANITARY SEWER PIPE WHERE THEY CROSS.
- 9. A 10' MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED FROM THE EDGE OF THE WATER MAIN PIPE TO THE EDGE OF THE STORM SEWER PIPE.

C ITEMIZED NOTES:

- C1. INSTALL 1.5" TYPE "K" COPPER WATER SERVICE LINE. SEE BUILDING DRAWINGS FOR TIE IN POINT.
- C2. CONNECT 1.5" DOMESTIC WATER LINE TO WATER MAIN PER CITY OF WESTFIELD WATER DEPARTMENT REQUIREMENTS.

D. GENERAL TELEPHONE AND CABLE NOTES:

- 1. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND DATA AND COMMUNICATION SERVICES WITH THE PHONE AND CABLE COMPANIES.
- 2. SEE CERTIFIED BUILDING PLANS FOR SITE REQUIREMENTS.

D ITEMIZED NOTES:

- D1. INSTALL (2) 4" MIN. CONDUIT (OR SIZE AS REQUIRED BY TELEPHONE COMPANY TO SATISFY USAS REQUIREMENTS OF 20 PAIR ANALOG LINES). INSTALL CONDUIT FROM BUILDING TO EXISTING SERVICE LINE (APPROXIMATE ROUTE SHOWN). SEE BUILDING DRAWINGS FOR TIE IN POINT.
- D2. INSTALL (1) 4" MIN. CONDUIT (OR SIZE AS REQUIRED BY CABLE COMPANY TO PROVIDE (2) UNDERGROUND CABLE LINES (DATA FOR INTERNET) FROM EXISTING MAIN SERVICE LINE TO BUILDING.

E. GENERAL ELECTRIC NOTES:

- 1. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND ELECTRIC SERVICES WITH THE POWER COMPANY.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCHING, BEDDING AND BACKFILLING ACTIVITIES. INSTALLATION OF ALL CONDUIT, PLACEMENT OF PULL WIRES WITHIN THE SITE AND GROUNDING.
 - 3. REFERENCE BUILDING CONSTRUCTION PLANS FOR THE EXACT LOCATION AND NUMBER OF BUILDING AND SECONDARY SERVICE CONNECTIONS. THE NUMBER AND SIZE OF SECONDARY CONDUITS SHALL BE AS INDICATED ON THE PLANS IN SERVICE CONDUIT DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRAWINGS AND SHALL INFORM THE PROJECT ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
 - 4. ALL CONDUIT SHALL BE INSTALLED USING A MINIMUM OF 3.0 FEET OF COVER AND SHALL INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL ELECTRIC SERVICE LINES.
 - 5. THE COMPLETED INSTALLATION SHALL HAVE A FINAL INSPECTION BY THE POWER COMPANY PRIOR TO INSTALLATION OF THE TRANSFORMER.
 - 6. ALL EQUIPMENT AND WORK SHALL CONFORM WITH THE NATIONAL ELECTRIC CODE AND APPLICABLE UNDERWRITER'S AND GOVERNMENTAL BUILDING CODES AND POWER COMPANY.
 - 7. COORDINATE THE SCOPE AND RESPONSIBILITY OF ALL WORK WITH POWER COMPANY PRIOR TO BIDDING PROJECT OBTAIN INSTALLATION REQUIREMENTS.
 - 8. INSTALL CONDUITS AND WIRE PER ELECTRICAL SITE PLAN BY OTHERS. POWER REQUIRED FOR SIGNS, BUILDINGS, LIGHTING FUEL SYSTEM VACUUMS AND AIR PEDESTAL.
- E ITEMIZED NOTES:
- E1. INSTALL TRANSFORMER PAD, PER POWER COMPANY DETAILS. SEE SHEET C6.1, DETAIL 1. POWER COMPANY TO SUPPLY AND INSTALL TRANSFORMER.
 - E2. INSTALL ELECTRIC SERVICE LINE FROM BUILDING TO TRANSFORMER (APPROXIMATE ROUTE SHOWN). SEE BUILDING DRAWINGS FOR TIE-IN POINT. CONSULT ELECTRIC COMPANY AND ARCHITECTURAL PLANS FOR SIZE, LOCATION AND TYPE.
 - E3. INSTALL CONDUIT WITH PULL STRING FOR SERVICE LINE FROM POLE TO TRANSFORMER. POWER COMPANY TO INSTALL PRIMARY WIRE INSIDE CONDUIT. CONSULT WITH POWER COMPANY FOR LOCATION, SIZE, AND TYPE.

F. GENERAL GAS NOTES:

- 1. CONTRACTOR TO COORDINATE INSTALLATION OF GAS SERVICE WITH THE GAS COMPANY.
- 2. SEE CERTIFIED BUILDING PLANS FOR SITE GAS REQUIREMENTS.

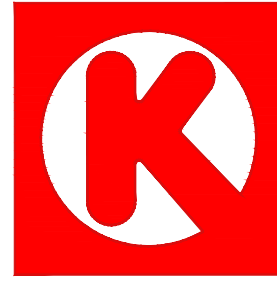
F ITEMIZED NOTES:

- F1. REUSE NATURAL GAS SERVICE LINE FROM BUILDING TO EXISTING SERVICE LINE (APPROXIMATE ROUTE SHOWN). SEE BUILDING DRAWINGS FOR TIE-IN POINT. CONSULT GAS COMPANY FOR SIZE, LOCATION AND TYPE.
- F2. INSTALL NEW GAS METER AT THE BUILDING TIE-IN POINT.

G. GENERAL UTILITY REMOVAL NOTES:

- 1. CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT OF UTILITIES WITH THE CORRESPONDING UTILITY COMPANY REQUIREMENTS

CLIENT:



CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:



Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
T. 330.239.2699 • F.330.239.0272

NO.	DATE	REVISION DESCRIPTION
2	03/22/16	REVISED ELECTRICAL/ADDED TRANSFORMER PAD
3	04/07/16	ADDED CABLE
4	05/20/16	REVISED STORM
5	05/27/16	REVISED PER CITY REVIEW COMMENTS



PROJECT TITLE

PROPOSED
CIRCLE K
STORE #2281

SITE ADDRESS:

1821 E. 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: 1" = 20'

DATE: 01/18/2016

DESIGNED BY: ID

DRAWN BY: ID

CHECKED BY: RWW

FILE NAME: 150617-C3.dwg

JOB NUMBER: 150617

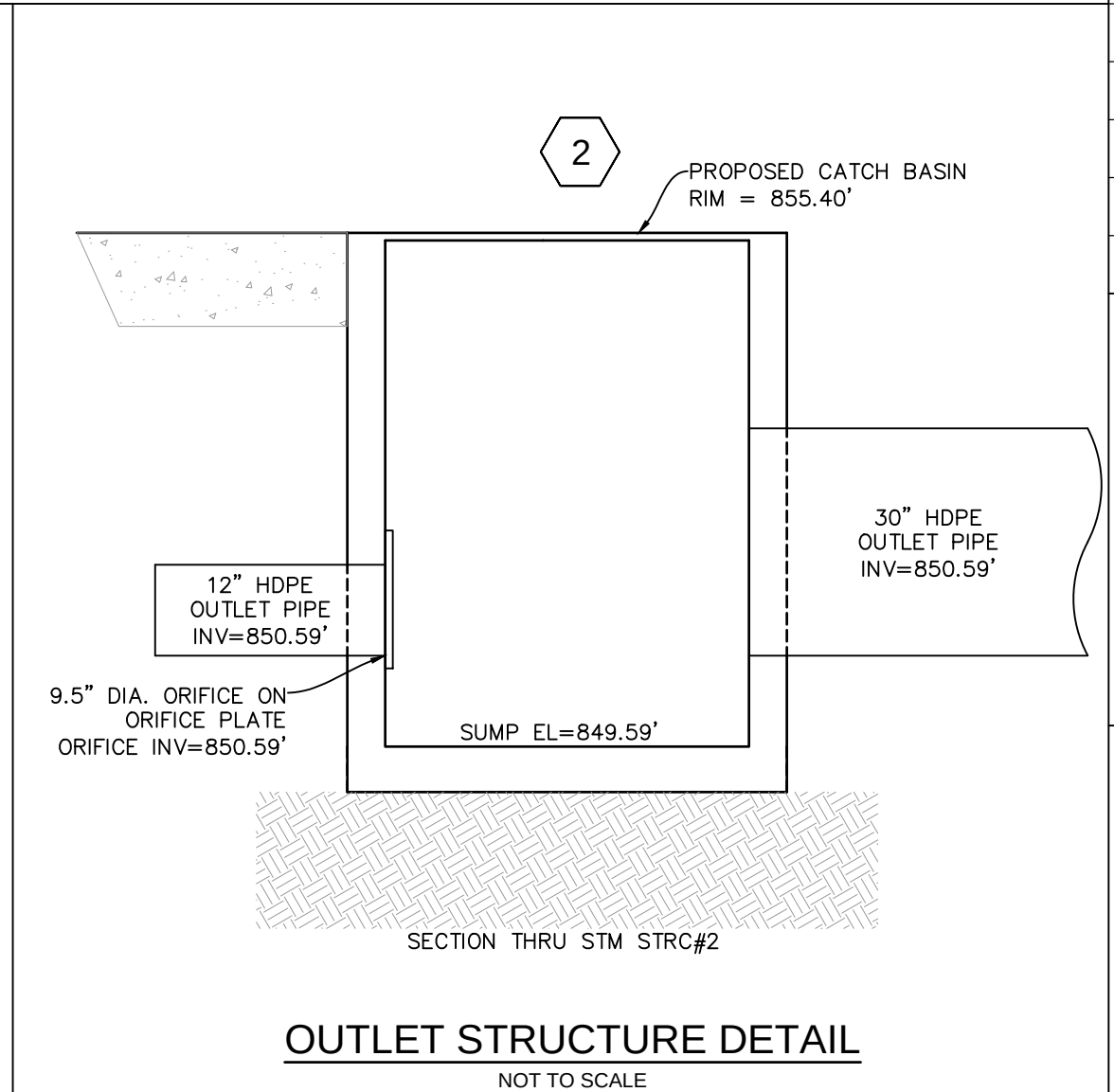
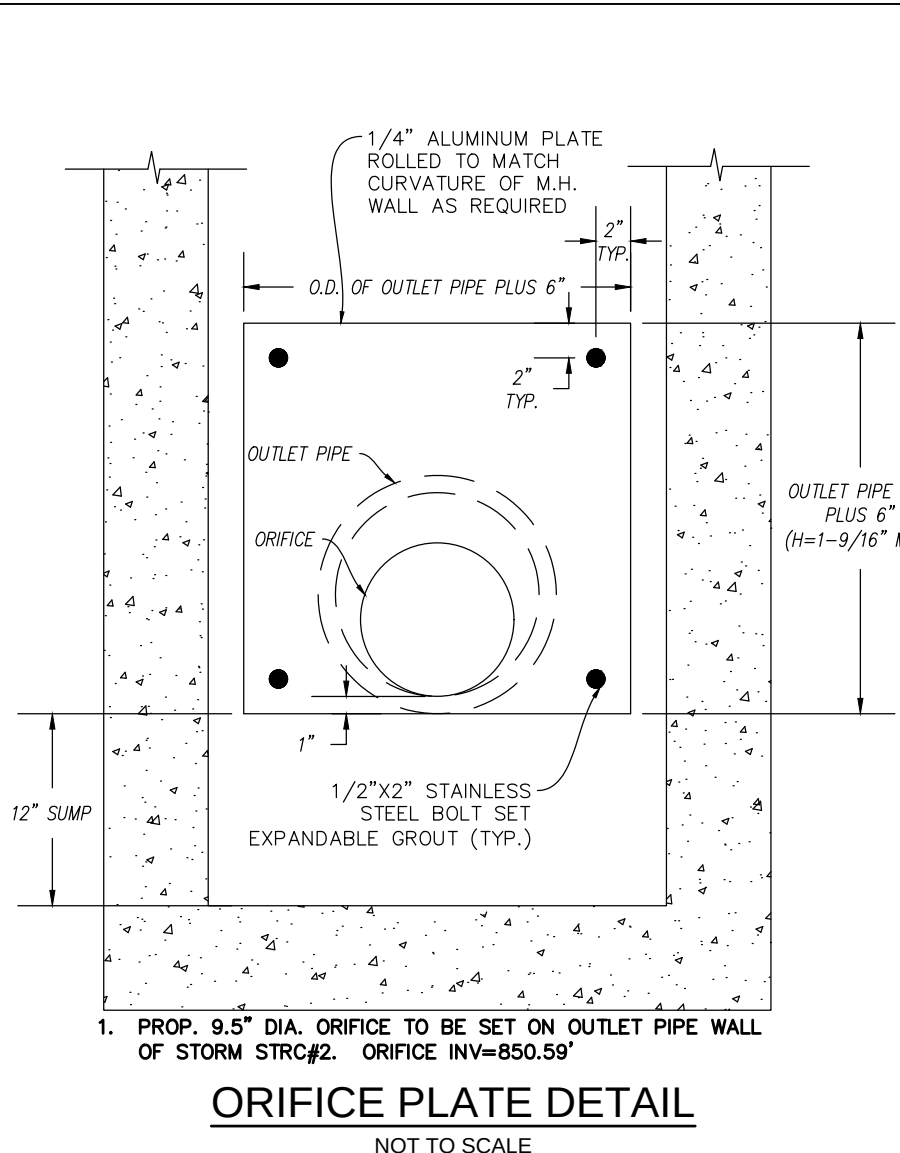
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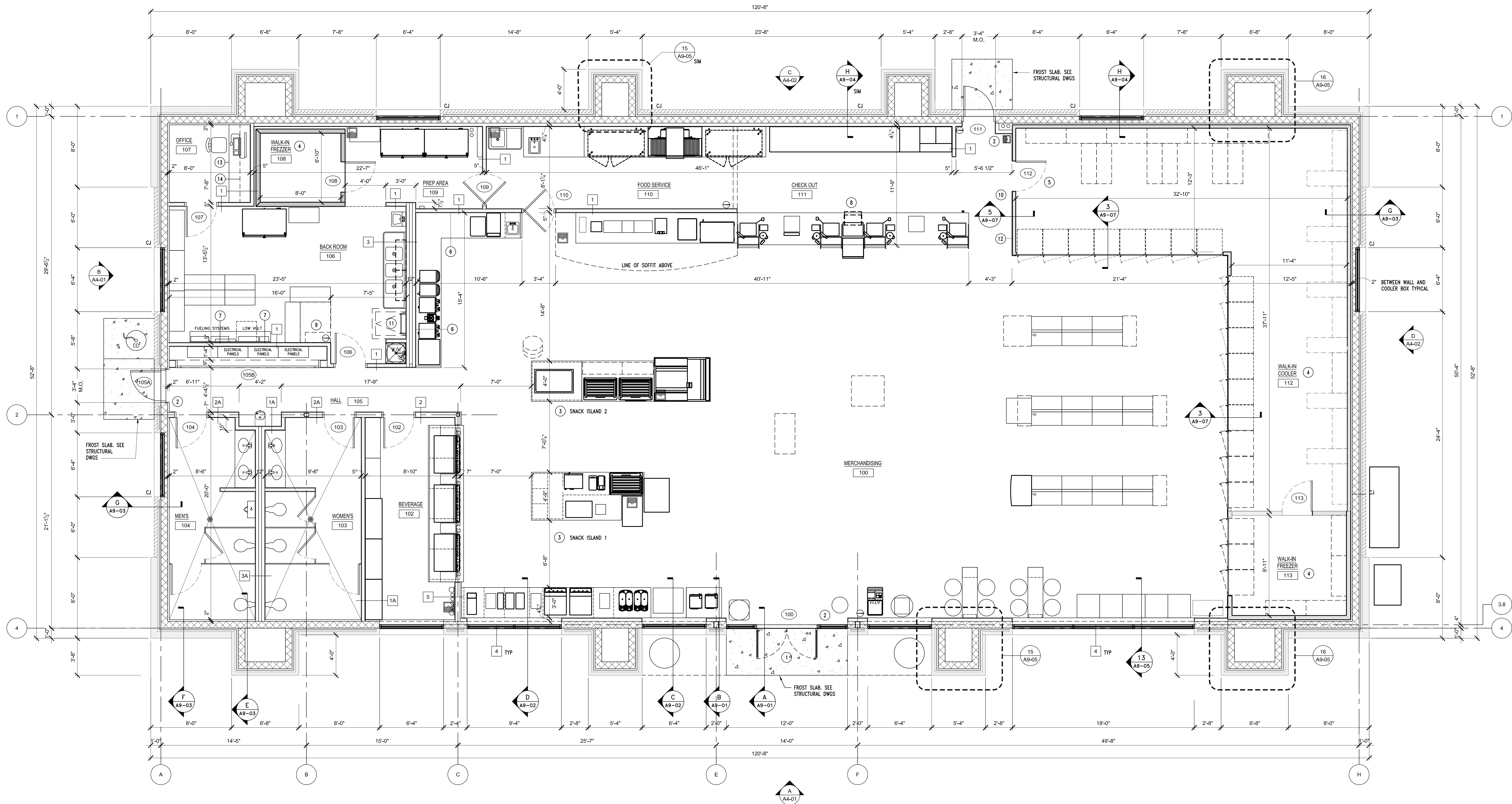
UTILITY PLAN

SHEET NO:

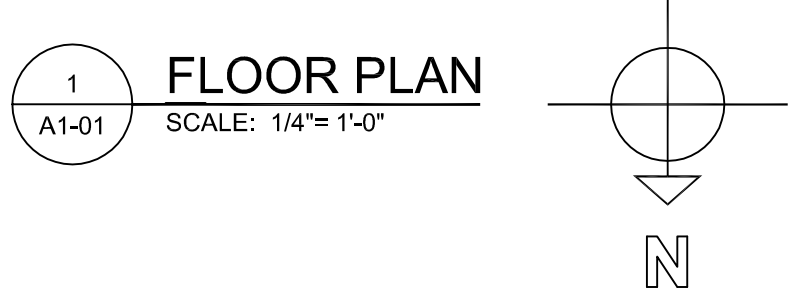
C3.0

STORM SEWER STRUCTURE TABLE					
STR. NO.	TC/RIM. ELEV.	INV. IN	INV. OUT	STR. SIZE/TYPE & CASTING TYPE	DEPTH
STM. STR. - 1	RIM = 855.30	S-INV IN = 850.44'	N-INV OUT = 850.44	AQUA SWIRL AS-5	SEE DETAIL
STM. STR. - 2	RIM = 855.40	S-INV IN = 850.59'	N-INV OUT = 850.59	ODOT CATCH BASIN 2-3 EAST JORDAN NO. 5110 TYPE M3	4.811'
STM. STR. - 3	RIM = 856.59	N-INV IN = 852.78'	E-INV OUT = 851.28	ODOT MANHOLE NO. 3 MEET REQUIREMENTS SHOWN ON SCD MH-1.1 AND MH-3.1	7.315'
STM. STR. - 4	RIM = 855.86	N/A	S-INV OUT = 852.95	51.5 FT TRENCH DRAIN SEE DETAIL	SEE DETAIL
STM. STR. - 5	RIM = 856.37	W-INV IN = 850.83' SE-INV IN = 852.67' S-INV IN = 850.83'	N-INV OUT = 850.83	ODOT MANHOLE NO. 3 MEET REQUIREMENTS SHOWN ON SCD MH-1.1 AND MH-3.1	5.532'
STM. STR. - 6	RIM = 855.95	N/A	NW-INV OUT = 853.30	34 FT. TRENCH DRAIN SEE DETAIL	SEE DETAIL
STM. STR. - 7	RIM = 856.08	W-INV IN = 851.05' S-INV IN = 851.05'	N-INV OUT = 851.05	ODOT MANHOLE NO. 3 MEET REQUIREMENTS SHOWN ON SCD MH-1.1 AND MH-3.1	5.031'
STM. STR. - 8	RIM = 856.02		E-INV OUT = 852.19	ODOT CATCH BASIN 2-3 EAST JORDAN NO. 5110 TYPE M3	3.828'
STM. STR. - 9	RIM = 856.22	W-INV IN = 853.08'	N-INV OUT = 851.58	ODOT CATCH BASIN 2-3 EAST JORDAN NO. 5110 TYPE M3	4.643'





WALL LEGEND:	
1 1A	(1) LAYER 5/8" GYP BOARD ON EACH SIDE OF 3-5/8" METAL STUDS (20 GA.) @ 16" O.C., EXTEND STUDS AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX. 1A - (1) LAYER 5/8" GYP BOARD AND (1) LAYER OF 5/8" CEMENT BOARD ON INSIDE OF RESTROOM
2 2A	(1) LAYER 5/8" GYP BOARD ON EACH SIDE OF 5-1/2" METAL STUDS (20 GA.) @ 16" O.C., EXTEND STUDS AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX. 2A - (1) LAYER 5/8" GYP BOARD AND (1) LAYER OF 5/8" CEMENT BOARD ON INSIDE OF RESTROOM
3 3A	(1) LAYER 5/8" GYP BOARD, 3- 5/8" METAL STUDS (20 GA.), 3 1/2" CHASE, 3- 5/8" METAL STUDS (20 GA.), (1) LAYER 5/8" GYP BOARD, EXTEND STUDS AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX. 3A - (1) LAYER OF 5/8" CEMENT BOARD ON EACH SIDE OF STUDS (RESTROOM CHASE WALL)
4	STOREFRONT SYSTEM, KAWNEER VG 4517/ CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEM WITH 1" INSULATED TEMPERED SAFETY GLASS
5	(1) LAYER 5/8" GYP BOARD OVER 3/4" FRT PLYWOOD ON MERCHANDISING SIDE OF 5-1/2" METAL STUDS (20 GA.) @ 16" O.C., (1) LAYER 5/8" GYP BOARD ON BEVERAGE SIDE OF STUD, EXTEND STUDS, PLYWOOD AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX.



GENERAL NOTES:

- FIELD VERIFY CONDITIONS & DIMENSIONS PRIOR TO START OF WORK.
- FE = FIRE EXTINGUISHER, TYPE 2A-20BC.
FE(X) = NET CHEMICAL FIRE EXTINGUISHER, CLASS K.
COORDINATE FINAL NUMBER AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE DEPARTMENT.
- PROVIDE 2" x 2" STAINLESS STEEL CORNER GUARD(S) AT OUTSIDE CORNERS TYPICAL. REFER TO DETAIL ON SHEET A9-07.
- INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALLS.
- SEE SHEET A1-02 FOR EQUIPMENT INFORMATION
- CJ = CONTROL JOINT. REFER TO DETAILS ON SHEET A9-05.
- REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: SIDEWALKS, LANDSCAPING, BOLLARDS, CURBS, SITE SIGNAGE, IRRIGATION, AND STORM WATER MANAGEMENT.

PLAN NOTES:

- PROVIDE BUILDING ADDRESS WITH 4" HIGH MINIMUM LETTERS. LETTERS MUST CONTRAST WITH THEIR BACKGROUND AND BE VISIBLE FROM THE STREET FRONTING THE PROPERTY.
- PROVIDE ADA COMPLIANT TACTILE EXIT SIGN ADJACENT TO LATCH SIDE OF DOOR. BOTTOM EDGE OF SIGN TO BE MOUNTED AT 48" AFF.
- PROVIDE UNDERSLAB CONDUIT TO FOOD ISLANDS. COORDINATE WITH ELECTRICAL DRAWINGS AND CASEWORK LOCATION.
- WALK-IN COOLERS AND FREEZERS SUPPLIED BY CIRCLE K AND INSTALLED BY CIRCLE K.
NEW WALK-IN COOLER/FREEZER WALLS: PANEL CONSTRUCTION AS SUPPLIED BY KYSOR PANEL SYSTEMS. PANEL SKIN: 26 GA. ENROBESSED STEEL. PANEL INTERIOR: CLASS A RIGID URETHANE, MEETS ASTM E84 OF 25 FLAME SPREAD AND 450 SMOKE DEVELOPED.
COOLER/FREEZER COMPLIES WITH CODE FOR PLASTIC, SECTION 2603.8 - SPECIAL APPROVAL. UNIT HAS BEEN COMPOSITE TESTED AND MEETS THE REQUIREMENTS OF FACTORY MUTUAL STANDARD 4894, UL-723 AND ASTM E-84.
- PROVIDE ADA COMPLIANT THRESHOLD
- NEW VINYL WALL GRAPHICS AND SIGNAGE PROVIDED BY CIRCLE K AND INSTALLED BY G.C.
- PAINTED 5/8" 4'-0" x 8'-0" B-C FRT PLYWOOD DATA BOARD
- BOLT SAFE TO FLOOR. VERIFY FINAL LOCATION WITH CIRCLE K PRIOR TO INSTALLATION. COORDINATE WITH SECURITY CONTRACTOR.
- SAFETY CABINET PROVIDED BY CIRCLE K AND INSTALLED BY G.C. PROVIDE BLOCKING AND MOUNT BOTTOM OF CABINET AT 42" AFF.
- PROVIDE 36" x 36" ACCESS OPENING IN COOLER BULKHEAD ABOVE LAT-IN CEILING. SEE DETAIL ON SHEET A9-07.
- ROOF ACCESS LADDER. SEE DETAIL ON SHEET A9-07.
- INSTALL 1/2" M.R. GYP OVER FACE OF COOLER BOX.
- 25" COUNTERTOP PROVIDED BY CASEWORK SUPPLIER AND INSTALLED BY G.C.
- WALL SHELVING PROVIDED AND INSTALLED BY G.C.

PROJECT
Circle K 2281 Westfield
1821 East 151st Street
Westfield, IN 46033

CLIENT
CUPKOVIC architecture llc
6009 Rockledge Woods Blvd
Columbus, OH 43113
www.cupkovic.com
216.524.8400 phone
216.524.8401 fax

NUMBER	DESCRIPTION	DATE
1	PLANNING REVIEW 4	04-07-2016
2	PLANNING REVIEW 5	04-13-2016

NUMBER	DESCRIPTION	DATE
1	PLANNING REVIEW 4	04-07-2016
2	PLANNING REVIEW 5	04-13-2016

DRAWING TITLE
STORE #2281 Westfield
FLOOR PLAN

DRAWN BY
TS

CHECKED BY
SDM

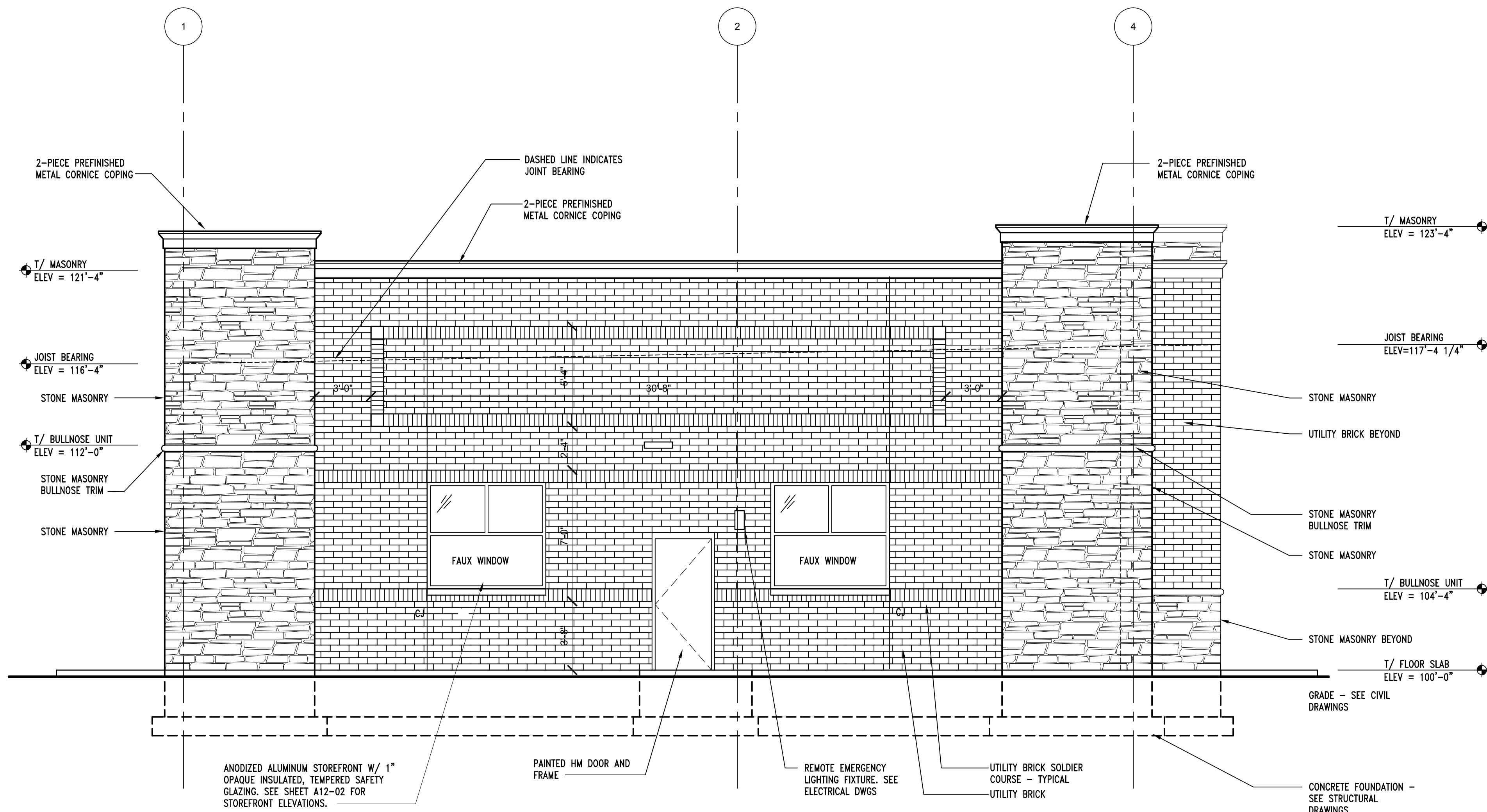
SCALE
1/4" = 1'-0"

ISSUE DATE
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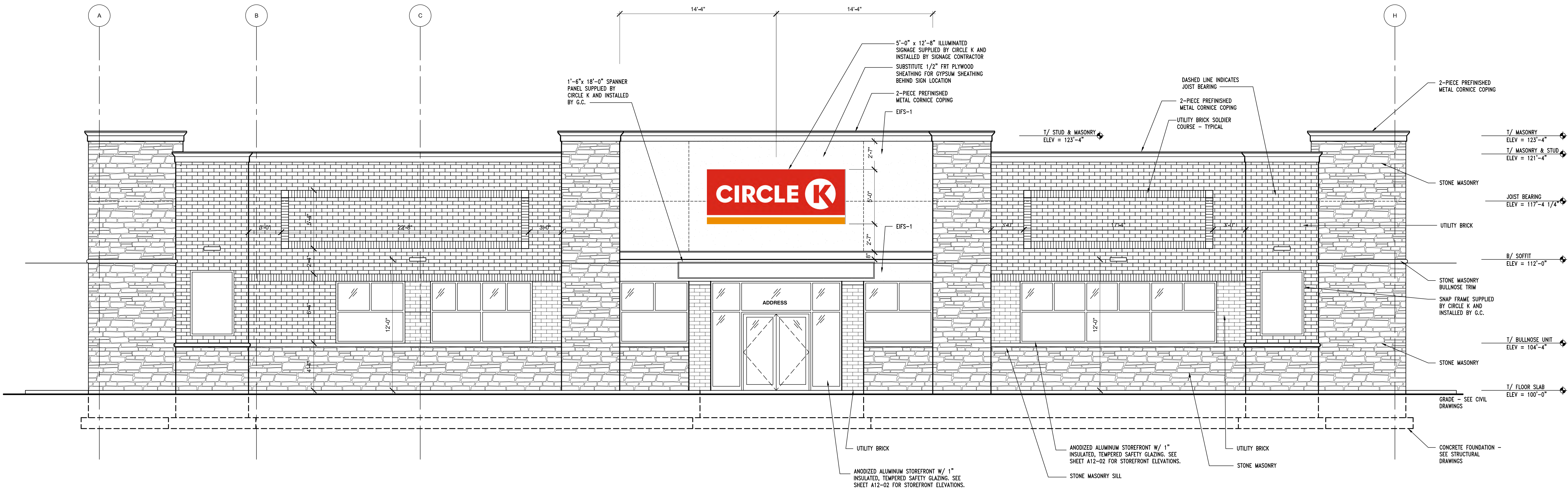
JOB NUMBER
15-313

DRAWING NUMBER
15-313

A1-01



B EAST ELEVATION
A4-01 1/4" = 1'-0"



A NORTH ELEVATION
A4-01 1/4" = 1'-0"

EXTERIOR FINISHES:

- METAL COPING**
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
- MASONRY & MORTAR**
MANUFACTURER: BELDEN
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10-C IVORY
- STONE MASONRY**
MANUFACTURER: NORTHFIELD BLOCK (OLDCASTLE)
PRODUCT: CORDOVA STONE
TEXTURE: CRISPEFACE
COLOR: WOODLAND BLEND
PATTERN: PATTERNED ASHLAR 7.23 S.F. PATTERN
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10-C IVORY
- EIFS**
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 7568 NEUTRAL GROUND
- PAINTED HOLLOW METAL DOORS AND FRAMES**
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW7568 NEUTRAL GROUND
- GLAZING**
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: 1" INSULATING GLASS;
EXTERIOR LITE: 1/4" PPG SOLARGRAY
INTERIOR LITE: 1/4" PPG SOLARBAN 80 ON CLEAR LOW-E #3 CAVITY: 1/2" AIR FILL
- STOREFRONT**
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
COLOR: DARK BRONZE ANODIZED.

BUILDING MATERIAL CALCULATIONS:

EAST ELEVATION			
TOTAL = 1172 S.F.			
WINDOWS/ DOORS = 96 S.F.	8%		
STONE MASONRY = 374 S.F.	32%		
BRICK MASONRY = 702 S.F.	60%		

SOUTH ELEVATION			
TOTAL = 2686 S.F.			
WINDOWS/ DOORS = 96 S.F.	4%		
STONE MASONRY = 560 S.F.	21%		
BRICK MASONRY = 2030 S.F.	75%		

WEST ELEVATION			
TOTAL = 1172 S.F.			
WINDOWS/ DOORS = 36 S.F.	3%		
STONE MASONRY = 374 S.F.	32%		
BRICK MASONRY = 762 S.F.	65%		

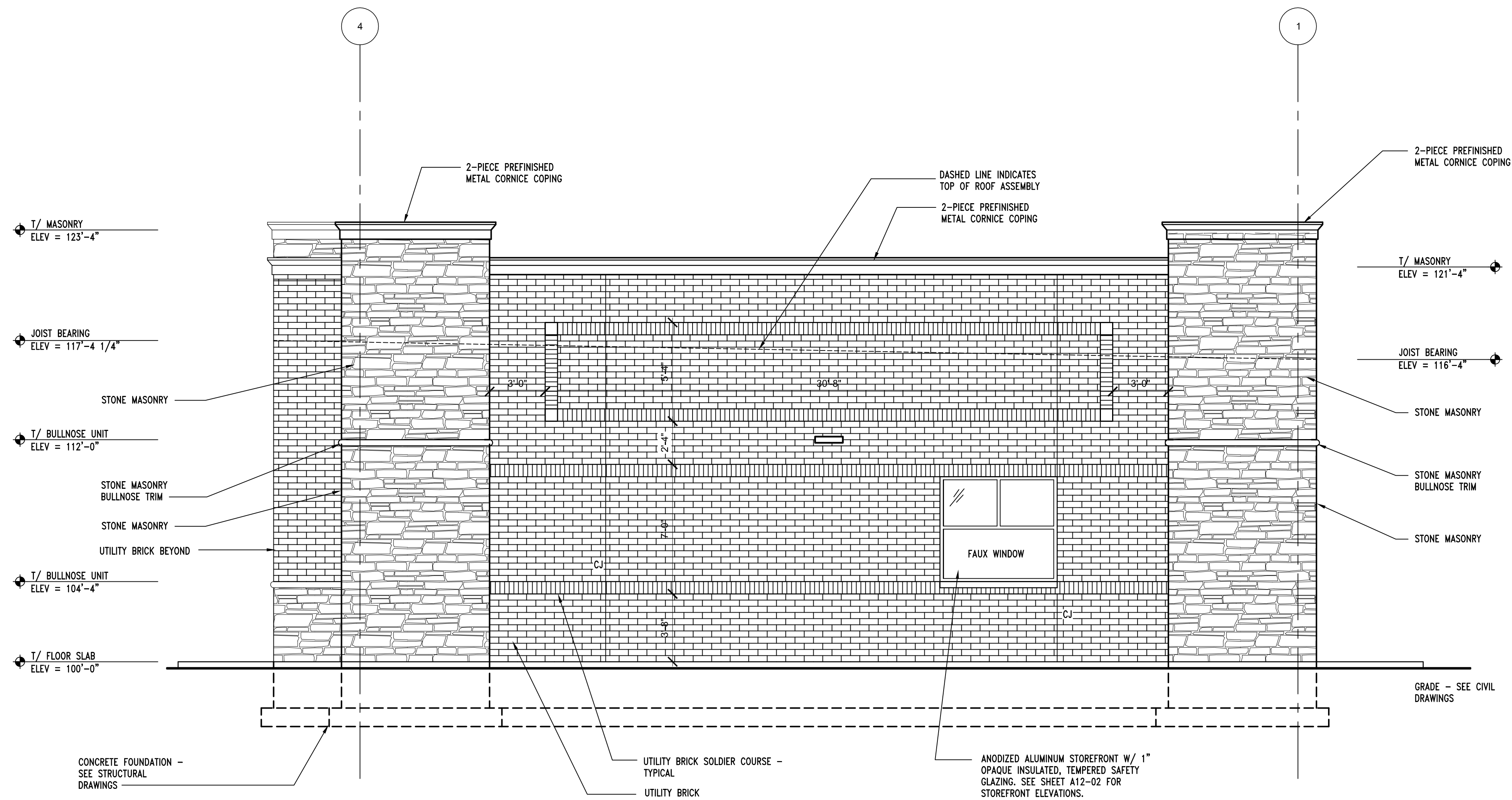
NORTH ELEVATION			
TOTAL = 2686 S.F.			
WINDOWS/ DOORS = 383 S.F.	14%		
EIFS = 383 S.F.	14%		
STONE MASONRY = 560 S.F.	35%		
BRICK MASONRY = 702 S.F.	37%		

NUMBER	DESCRIPTION	DATE

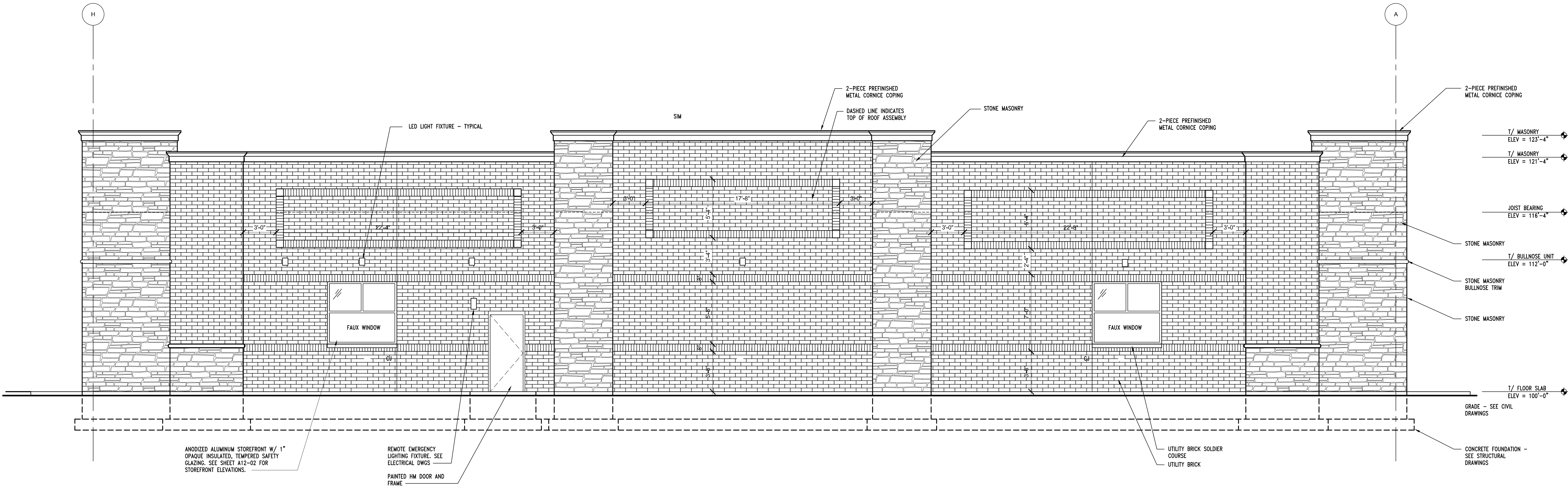
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DRAWING TITLE
STORE #2281 Westfield EXTERIOR ELEVATIONS

DRAWN BY SDM	CHECKED BY SDM
SCALE 1/4" = 1'-0"	
ISSUE DATE -	
JOB NUMBER 15-313	
DRAWING NUMBER A4-01	



D WEST ELEVATION
A4-02 1/4" = 1'-0"



C SOUTH ELEVATION
A4-02 1/4" = 1'-0"

EXTERIOR FINISHES:

- METAL COPING**
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
- MASONRY & MORTAR**
MANUFACTURER: BELDEN
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT, COLOR: 10-C IVORY
- STONE MASONRY**
MANUFACTURER: NORTHFIELD BLOCK (OLDCASTLE)
PRODUCT: CORDOVA STONE
TEXTURE: CHISELSFACE
COLOR: WOODLAND BLEND
PATTERN: PATTERNED ASHLAR 7.23 S.F. PATTERN
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT, COLOR: 10-C IVORY
- EIFS**
MANUFACTURER: DRMIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 7568 NEUTRAL GROUND
- PAINTED HOLLOW METAL DOORS AND FRAMES**
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN COLOR: SW7568 NEUTRAL GROUND
- GLAZING**
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: 1" INSULATING GLASS
EXTERIOR LITE: 1/4" PPG SOLARGRAY
INTERIOR LITE: 1/4" PPG SOLARGRAY 60 ON CLEAR LOW-E #3 CAVITY: 1/2" AIR FILL
- STOREFRONT**
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: DARK BRONZE ANNOIDIZED.

BUILDING MATERIAL CALCULATIONS:

EAST ELEVATION			
TOTAL	= 1172 S.F.		
WINDOWS/ DOORS	= 96 S.F.	8%	
STONE MASONRY	= 374 S.F.	32%	
BRICK MASONRY	= 702 S.F.	60%	

SOUTH ELEVATION			
TOTAL	= 2686 S.F.		
WINDOWS/ DOORS	= 96 S.F.	4%	
STONE MASONRY	= 560 S.F.	21%	
BRICK MASONRY	= 2030 S.F.	75%	

WEST ELEVATION			
TOTAL	= 1172 S.F.		
WINDOWS/ DOORS	= 36 S.F.	3%	
STONE MASONRY	= 374 S.F.	32%	
BRICK MASONRY	= 762 S.F.	65%	

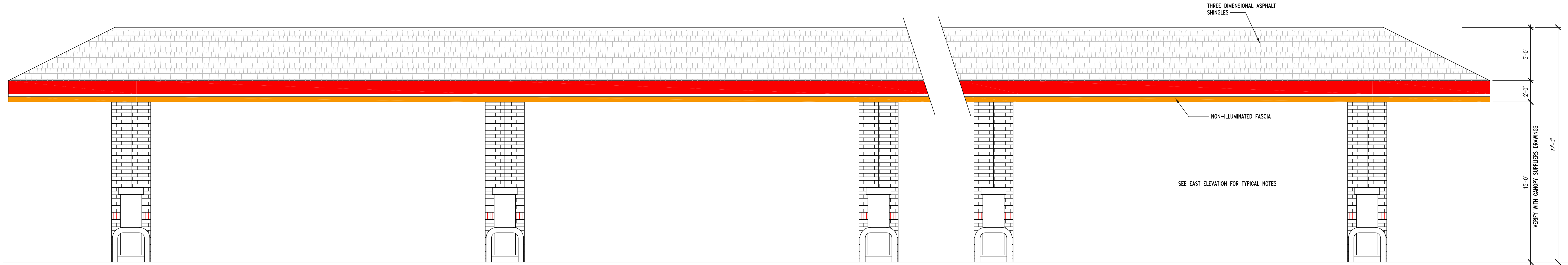
NORTH ELEVATION			
TOTAL	= 2686 S.F.		
WINDOWS/ DOORS	= 383 S.F.	14%	
EIFS	= 383 S.F.	14%	
STONE MASONRY	= 560 S.F.	35%	
BRICK MASONRY	= 702 S.F.	37%	

NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04-22-2016

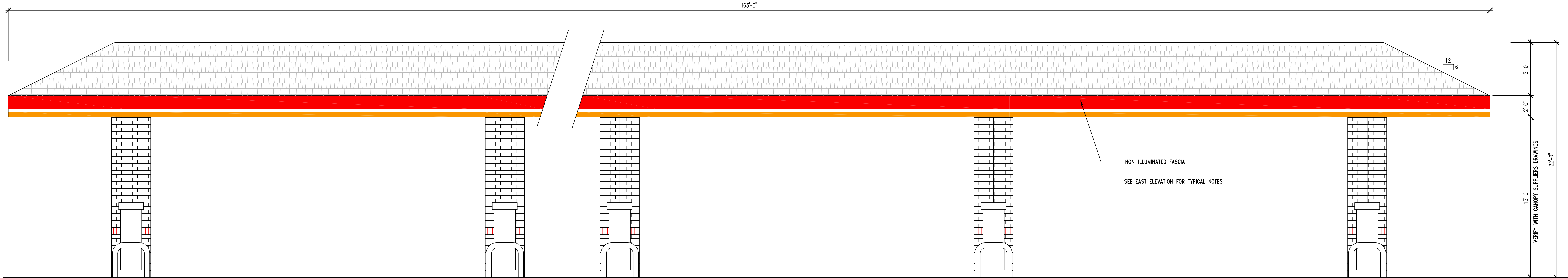
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STORE #2281 Westfield
EXTERIOR ELEVATIONS

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SCALE 1/4" = 1'-0"	
ISSUE DATE -	
JOB NUMBER 15-313	
DRAWING NUMBER A4-02	



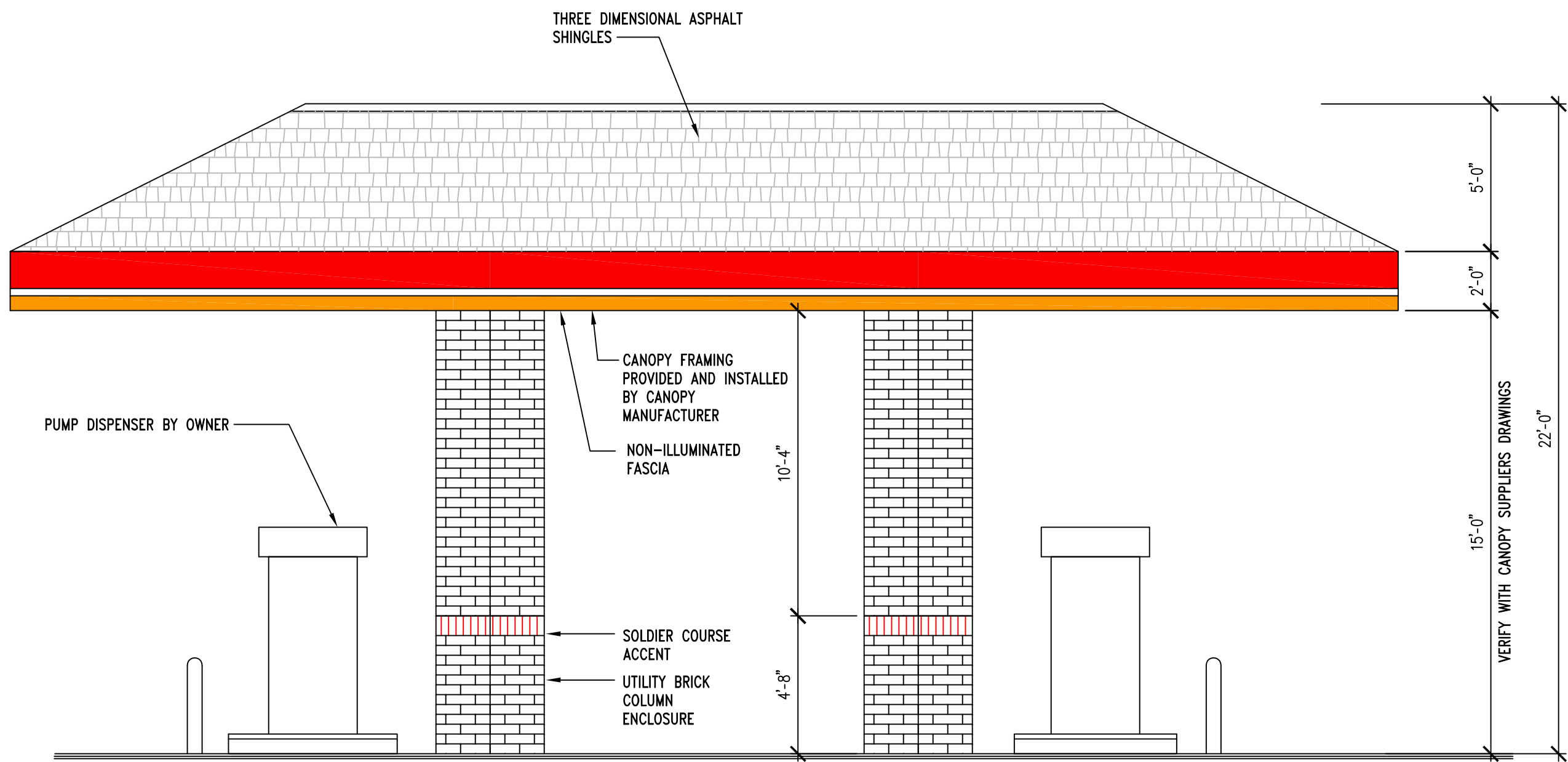
SOUTH ELEVATION

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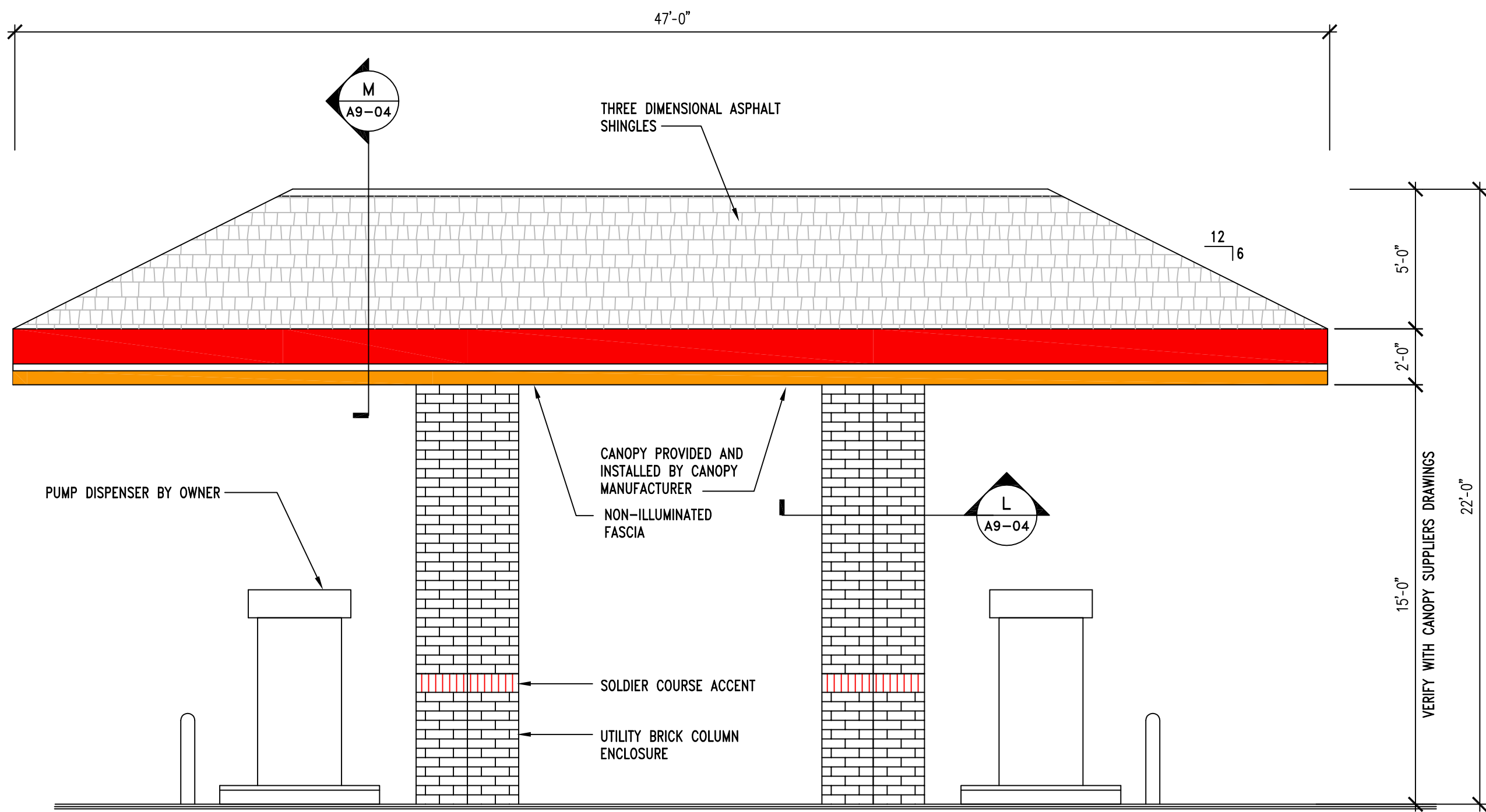
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES:

1. METAL COPING

MANUFACTURER: METAL ERA OR APPROVED EQUAL
PRODUCT: PERMA-TITE
COLOR: DARK BRONZE

2. ASPHALT SHINGLES

MANUFACTURER: GAF OR APPROVED EQUAL
PRODUCT: TIMBERLINE NATURAL SHADOW SHINGLES
COLOR: AS SELECTED BY ARCHITECT

3. MASONRY & MORTAR

MANUFACTURER: BELDON
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10-C IVORY

4. PAINTED BOLLARDS AND MISCELLANEOUS

MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PRO-INDUSTRIAL DTM ACRYLIC
PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
TWO (2) COATS SHERWIN-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
COLOR - B66W311KG CK GRAY

GENERAL NOTES:

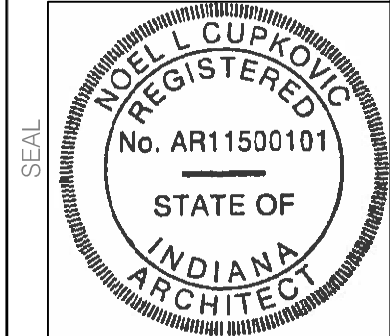
1. GAS CANOPY ELEVATIONS ISSUED FOR SIGNAGE AND FINISHES ONLY. SEE GAS CANOPY DRAWINGS FROM SUPPLIER FOR CONSTRUCTION INFORMATION.

PROJECT
Circle K 2281 Westfield
1821 East 151st Street
Westfield, IN 46033

CLIENT
Circle K Midwest
4080 Jonathan Moore Pike
Columbus, IN 47201

CUPKOVIC architecture llc

6009 Rockledge Woods Blvd
Cincinnati, Ohio 45241-1131
253.524.8400 phone
253.524.8361 fax
www.cupkovic.com
info@cupkovic.com



NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04-22-2016

DRAWING TITLE
**STORE #2281 Westfield
GAS CANOPY ELEVATIONS**

DRAWN BY
MGS

CHECKED BY
SDM

SCALE
1/4" = 1'-0"

ISSUE DATE
1

JOB NUMBER
15-313

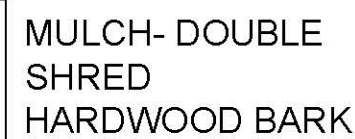
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A4-03

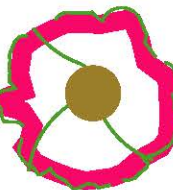
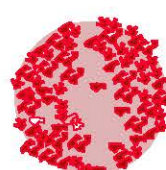
1. CONSULT PLANT LIST FOR PLANT SIZES AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY OWNER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
4. ALL SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH. ALL MULCH AREAS TO HAVE WEED BARRIER INSTALLED.
5. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS PLANTED. CONTRACTOR TO PROVIDE COMPLETE MAINTENANCE OF ALL WORK DONE. BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH PERIOD. AFTER THE THREE MONTH PERIOD, OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.

6. EACH PLANTING TO BE FREE FROM DISEASE, INSEST INFESTATION AND MECHANICAL INJURES AND, IN ALL RESPECTS, BE READY FOR FIELD PLANTING.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-1986) IN REGARDS TO SIZING, GROWING AND BAG SPECIFICATIONS.
8. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND TWICE THE DEPTHER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE, AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER. (IE. NATURES HELPER OR PRO MIX).
9. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE SIZE OF THE ROOT BALL DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

10. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING 500 OF SEED.
11. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE OWNER.
12. TOPSOIL MIX TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (I.E. NATURE'S HELPER OR PRO MIX).
13. MIN. 6" CLEAN TOPSOIL TO BE PLACED ON ALL LANDSCAPE AREAS AND SLOPES 2:1 (H:V) OR FLATTER.
14. ALL PARKING ISLANDS ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL SUBMIT TO GANT GEAR AN IRRIGATION SYSTEM DESIGN THAT COVERS ALL NEW PLANTINGS. SYSTEM SHALL BE FED FROM THE PROPOSED KICK-OUT.

16. THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPING THAT IS DAMAGED AS THE RESULT OF CONSTRUCTION ACTIVITIES.
17. ALL MULCH BEDS SHALL HAVE A CHEMICAL BARRIER (SNAPSHOT) INSTALLED. START WITH WEED FREE SOIL.
18. INSTALL CLEAN, WASHED SOD WHERE INDICATED ON LANDSCAPING PLAN.



PLANT SCHEDULE							
SYMBOL	ITEM	COMMON NAME	TYPE	SCIENTIFIC NAME	START SIZE	MATURE SIZE	QUANTITY
	A	GREEN GEM BOXWOOD	E	BUXUS X "GREEN GEM"	3 GAL 15"	52" H2'	73
	B	ROYAL BURGANDY BARBERRY	D	BEBERIS THUNBERGII ATROPURPUREA	3 GAL 15"	53" H2'	51
	C	SAYBROOK GOLD JUNIPER	E	JUNIPERUS CHINENSIS "SAYBROOK GOLD"	5 GAL 18"	56" H3'	13
	D	DWARF BURNING BUSH	D	EUCHYNUS ALATUS "COMPACTUS"	8&B 24"/36"	56" H6'	20
	F	DWARF FOTHERGILLA	D	FOTHERGILLA GARDENII "BLUE MIST"	3 GAL 18"	52" H2'	38
	G	SMARAGO AMERICAN ARBORVITAE	E	THUJA OCCIDENTALIS "SMARAGO"	10 GAL 42"/48"	53" H12'	16
	H	ROSTERHN COLUMNAR CRABAPPLE	D	MALUS BACCATA "COLUMNARIS"	2" CALIPER	56" H15'	15
	J	AUTUMN FLAME MAPLE	D	ACER RUBRUM "AUTUMN FLAME"	3" CALIPER	53S' H3S'	5
	K	THUNDERCLOUD PLUM	D	PRUNUS CERASPERA "THUNDERCLOUD"	2" CAL	52O' H2O'	2
NOTES							
1. E = EVERGREEN D = DECIDUOUS							
2. LANDSCAPE PARAMETERS: LOW MAINTENANCE – HARDY – SCREENING – STAY WITHIN P/L -							
3. LOCATION OF PLANTING BEDS ARE SUBJECT TO CHANGE PER FINAL GRADE							

MATERIALS

1. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 48 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
2. THE SOD SHALL BE KEPT MOIST AND COVERED DURING HAULING AND PREPARATION FOR PLACEMENT.
3. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75 INCHES, PLUS OR MINUS 0.25 INCHES. AT THE TIME OF CUTTING, MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.

SITE PREPARATION

1. A SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHALL NOT BE CONDUCTED ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED ONLY TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.

2. THE AREA SHALL BE GRADED AND TOPSOIL SPREAD WHERE NEEDED. (SEE TOPSOILING

- ### 3. SOIL AMENDMENTS:

- LIME—AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACIDIC SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT. OR 2 TONS/AC.
 - FERTILIZER—FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A 2SOIL TEST FERTILIZER SHALL BE APPLIED AT A RATE OF 12 LB./1,000 SQ. FT. OR 500 LB./AC. OF 10-10-10 OR 12-12-12 ANALYSIS.
 - THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES.
4. BEFORE LAYING SOD, THE SURFACE SHALL BE UNIFORMLY GRADED AND CLEARED OF ALL DEBRIS, STONES AND CLODS LARGER THAN 3-IN. DIAMETER.

SOD INSTALLATION

1. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURES, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY BEFORE LAYING THE SOD.
2. SOD SHALL NOT BE PLACED ON FROZEN SOIL.
3. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED IN A BRICK-LIKE PATTERN. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS THAT WOULD DRY THE ROOTS.
4. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGE PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. THE SOD SHALL BE SECURED WITH PEGS OR STAPLES.
5. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE SOD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN 8 HOURS.

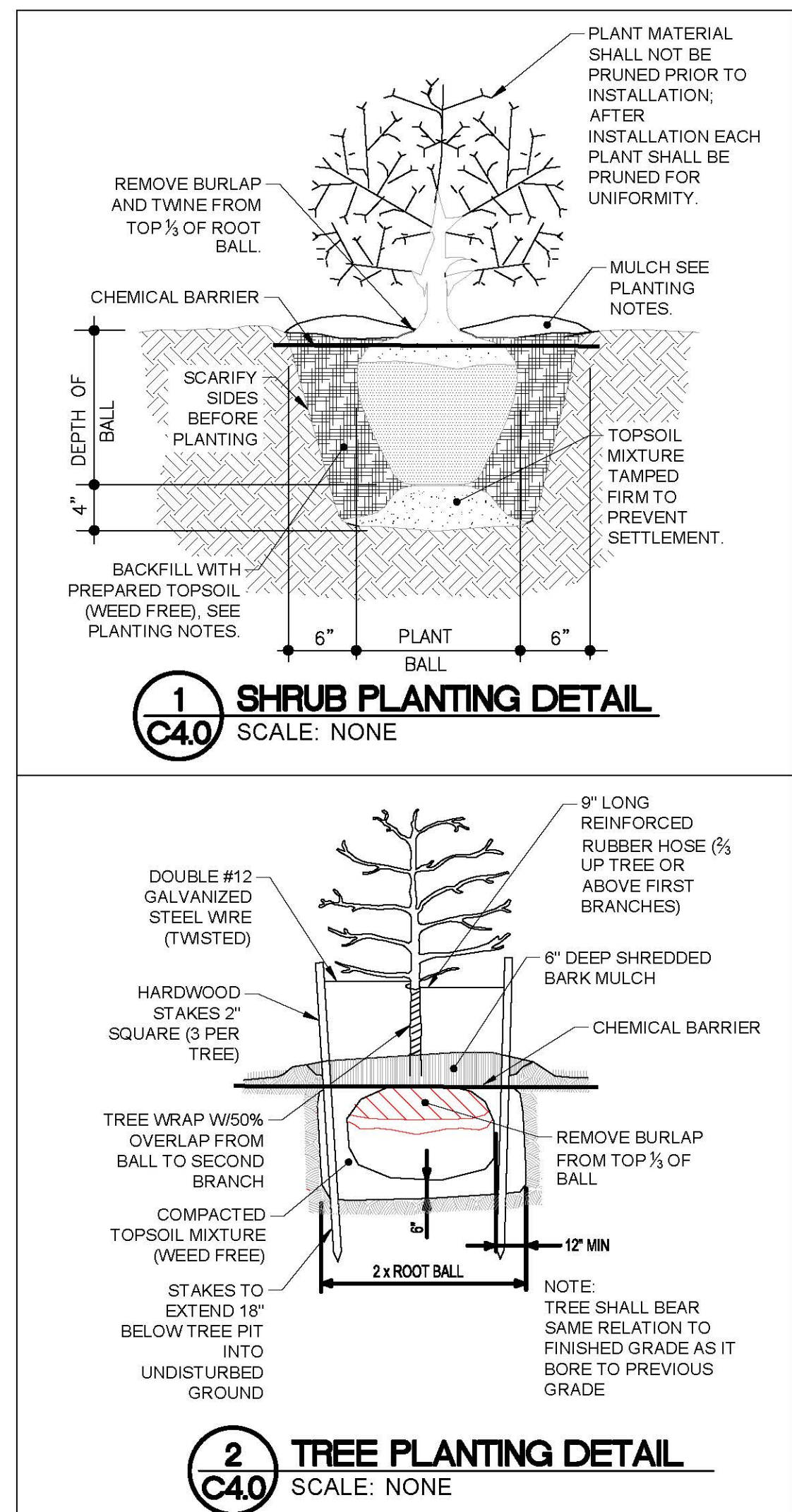
MAINTENANCE

1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK WITH SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4-6 INCHES.
2. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.
3. THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED.



1. GRASS SEED SHALL BE FRESH, CLEAN, DRY NEW-CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL SEED ANALYSTS "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. A WEED BARRIER SHALL BE INSTALLED IN ALL MULCHED ISLAND BEDS.
3. ALL AREAS TO BE SEEDDED SHALL RECEIVE NO LESS THAN FIVE POUNDS OF SEED PER ONE THOUSAND SQUARE FEET. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW LAWNS. GRASS SEED MIX SHALL CONSIST OF THE FOLLOWING:

SEED/LAWN MIXTURE				
PROPORTION	NAME	MIN %	MIN. % PURE SEED	MAX % WEED SEED
50%	Baron Bluegrass	80	85	0.50
35%	Pennlawn Fescue	85	99	0.50
15%	Manhattan II Perennial Rye	90	99	0.50



CLIENT



CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:

Engineers • Planners • Surveyors

Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699 • f: 330.239.0272

<i>NO.</i>	<i>DATE</i>	<i>REVISION DESCRIPTION</i>
1	2/16/16	SUBMITTED FOR ZONING PERMIT
2	3/30/16	REVISED PER CITY COMMENTS
3	05/27/16	REVISED PER CITY REVIEW COMMENTS



<u>PROJECT TITLE</u>

RAZE AND REBUILD
CIRCLE K
SITE #2281

SITE ADDRESS:

1821 E. 151ST ST
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: 1" = 20'

DATE: 02/15/2016

DESIGNED BY: BSW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-C4.dwg

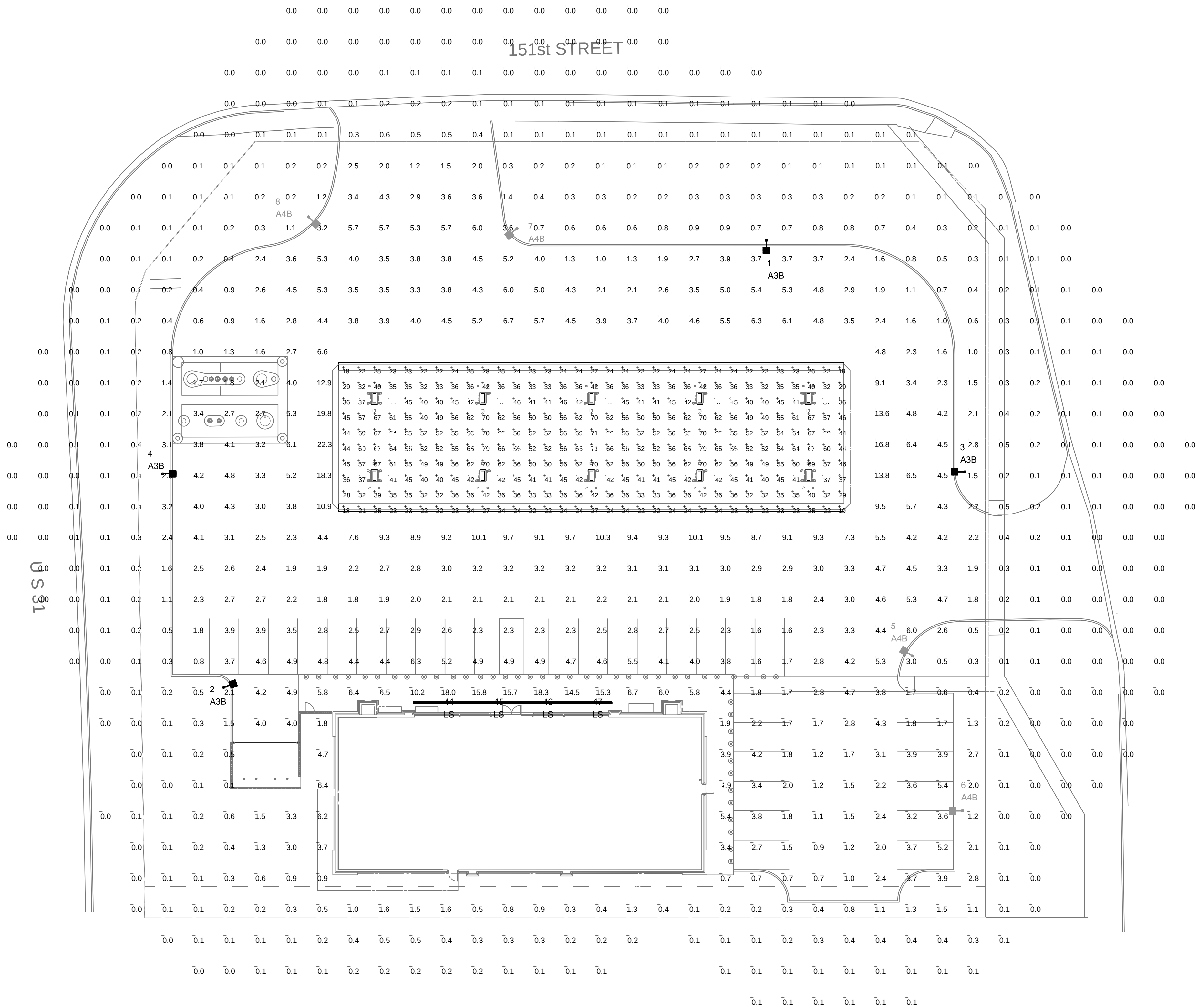
JOB NUMBER: 150617

DRAWING TITLE

LANDSCAPING PLAN

SHEET NO:

C4.0



* - NO IES FILE AVAILABLE FOR THIS LUMINAIRE.
CALCULATIONS BASED ON IES FILE FOR LM16-35-35K-25D.

NOTE:
AREA LIGHTS ON 15 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.24	22.3	0.6	7.07	37.17
PROPERTY LINE	0.32	1.0	0.0	N.A.	N.A.
UNDEFINED	0.33	6.2	0.0	N.A.	N.A.
UNDER CANOPY	43.22	71	18	2.40	3.94

LUMINAIRE SCHEDULE								
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER
	4	A3B	SINGLE	8193	1.030	134	536	CREE, INC.
	4	A4B	SINGLE	8800	1.030	134	536	CREE, INC.
	30	C304	SINGLE	13251	1.030	134	4020	CREE, INC.
	5	D	UPDOWN	442	5.656	34	170	Cree Lighting - MR16
	4	LS	SINGLE	7915	1.000	89.12	356.48	Cree Inc
	4	W4	SINGLE	6216	1.030	68	272	BETALED, A DIVISION OF RUUD LIGHTING
DESCRIPTION								
STR-LWY-3MB-XX-06-E-UL-XX-700-57K								
STR-LWY-4MB-XX-06-E-UL-XX-700-57K								
CAN-304-SL-RS-06-E-UL-XX-700-57K								
E-S23L034UX								
LS8-80L-40K								
SEC-EDG-4M-WM-04-E-UL-XX-525-57K								

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3B	17
2	A3B	17
3	A3B	17
4	A3B	17
5	A4B	17
6	A4B	17
7	A4B	17
8	A4B	17
9	C304	15
10	C304	15
11	C304	15
12	C304	15
13	C304	15
14	C304	15
15	C304	15
16	C304	15
17	C304	15
18	C304	15
19	C304	15
20	C304	15
21	C304	15
22	C304	15
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27	C304	15
28	C304	15
29	C304	15
30	C304	15
31	C304	15
32	C304	15
33	C304	15
34	C304	15
35	C304	15
36	C304	15
37	C304	15
38	C304	15
39	D	12
40	D	12
41	D	12
42	D	12
43	D	12
44	LS	10
45	LS	10
46	LS	10
47	LS	10
48	W4	12
49	W4	12
50	W4	12
51	W4	12

REV.	BY	DATE	DESCRIPTION
R1	FNE	3/2/16	REVISED PER CITY REQUIREMENTS PROVIDED.
R2	FNE	3/3/16	REVISED PER NEW SITE PLAN.
R3	FNE	4/6/16	REVISED TO MEET PROPERTY LINE REQUIREMENTS.

PERSONS USING THIS PROGRAM ARE ADVISED THAT THIS PROGRAM MAY CONTAIN ERRORS WHICH RED LEONARD ASSOCIATES, INC. OR ITS SOFTWARE PROVIDER HAVE NOT OBSERVED. IN ADDITION, THE USE OF THIS PROGRAM TO AD IN LAYOUT OF LIGHTING AND ESTIMATING MATERIAL QUANTITIES IS NOT INTENDED TO REMOVE THE RESPONSIBILITY OF THE USER TO VERIFY THE COMPLETENESS OF ANY BILL OF MATERIALS AND THAT THE LAYOUT OR USE OF LUMINAIRES IS IN FULL ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL STATUTES, REGULATIONS OR OTHER REQUIREMENTS, OR THE REQUIREMENTS OF ANY INSURANCE GROUP, ORGANIZATION OR CARRIER REGARDING LUMINAIRES AND THEIR APPLICATION.

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PRODUCT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE:
1" = 20'
DWG SIZE:
D

LAYOUT BY:
FNE
DATE:
2/10/16

PROJECT NAME:
CIRCLE K #2281
WESTFIELD, IN
DRAWING NUMBER:
RL-3124-S1-R3

pla



Google earth
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Circle K
Westfield, IN

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2016
1604-DDP-11

Petition Number: 1604-DDP-11

Subject Site Address: 17001 Oak Ridge Road

Petitioner: Jackson Development, LLC by Kimley-Horn Associates, Inc.

Request: Detailed Development Plan approval for a 132,936 square foot +/- light industrial / warehouse building.

Current Zoning: OI: Open Industrial District

Current Land Use: Vacant

Approximate Acreage: 8.6 acres+/-

Exhibits:

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

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is OI: Open Industrial District. The project is for a new 132,936 square foot +/- light industrial / warehouse building.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The public hearing for this petition was held at the Plan Commission's April 4, 2016, meeting.

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

The plans comply.

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



- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District).

Permitted Uses: The proposed use is a light industrial which is permitted in the OI District.

- 22) Minimum Lot Area: 3 acres
- 23) Minimum Lot Frontage: 70 feet
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 100 feet along Expressway or Arterial
 - b) Side Yard: 20 feet
 - c) Rear Yard: 40 feet
- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: 60 feet

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

28) Accessory Use and Building Standards (Article 6.1)

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

29) Architectural Standards (Article 6.3 (G))

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

34) Lighting Standards (Article 6.9)

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

43) Easement Standards (Article 8.3)

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

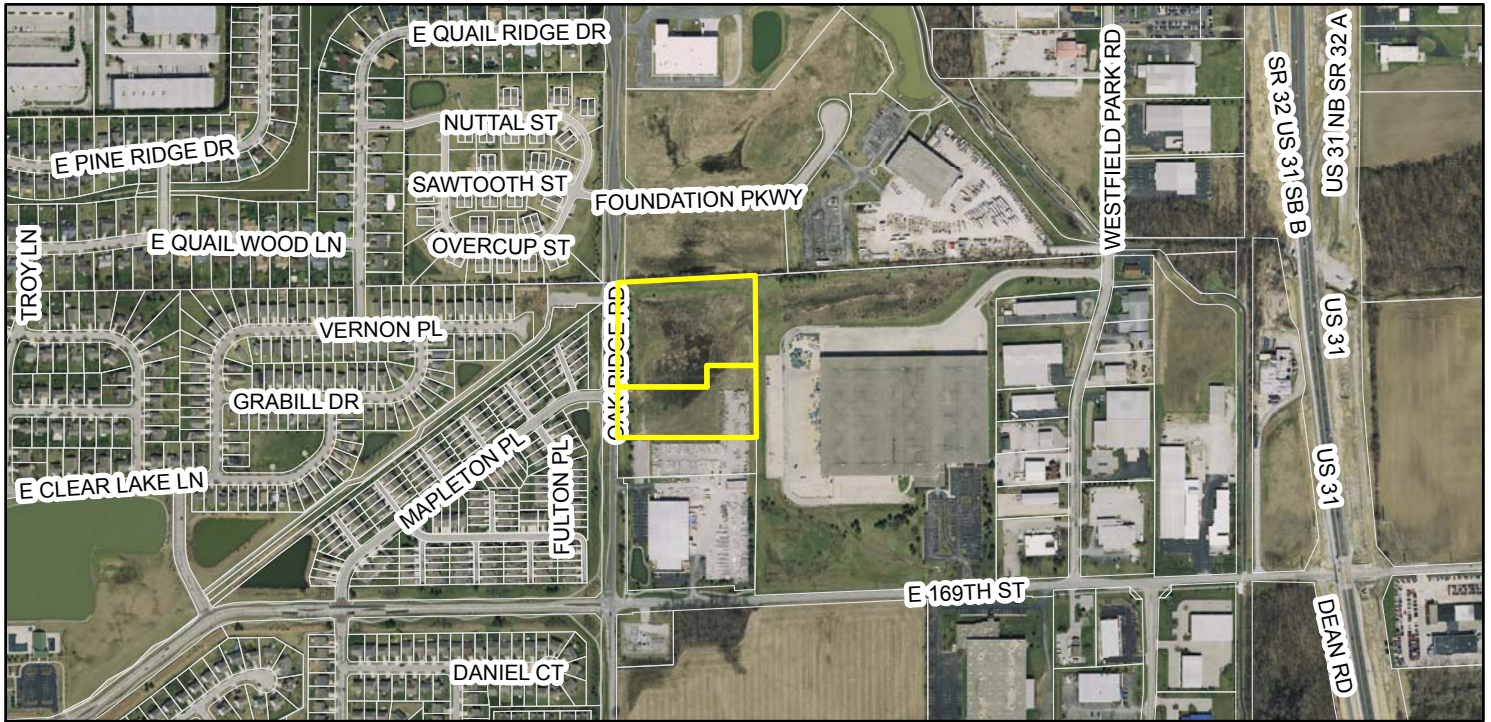
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **Action: Approve detailed development plan (1604-DDP-11).**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



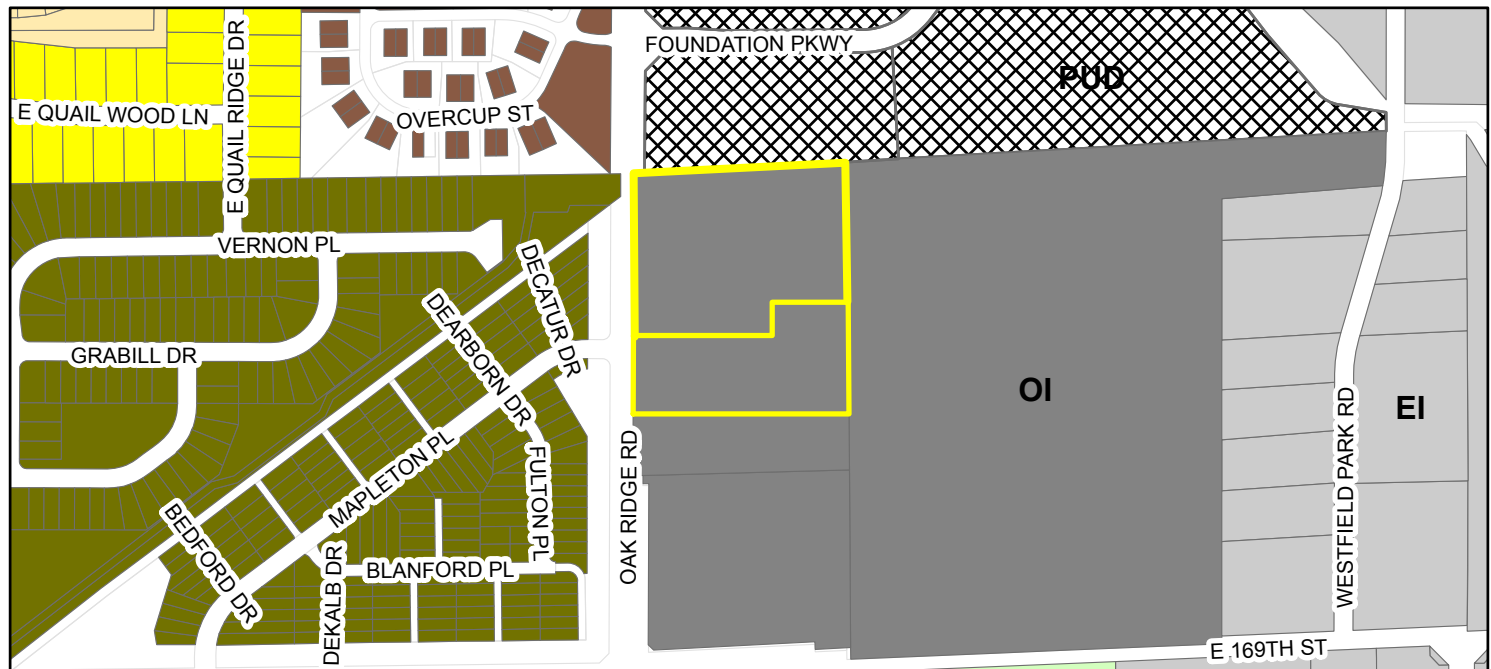
Property Location Map
1604-DDP-11
Westfield Business Centre
Detailed Development Plan



Aerial Location Map

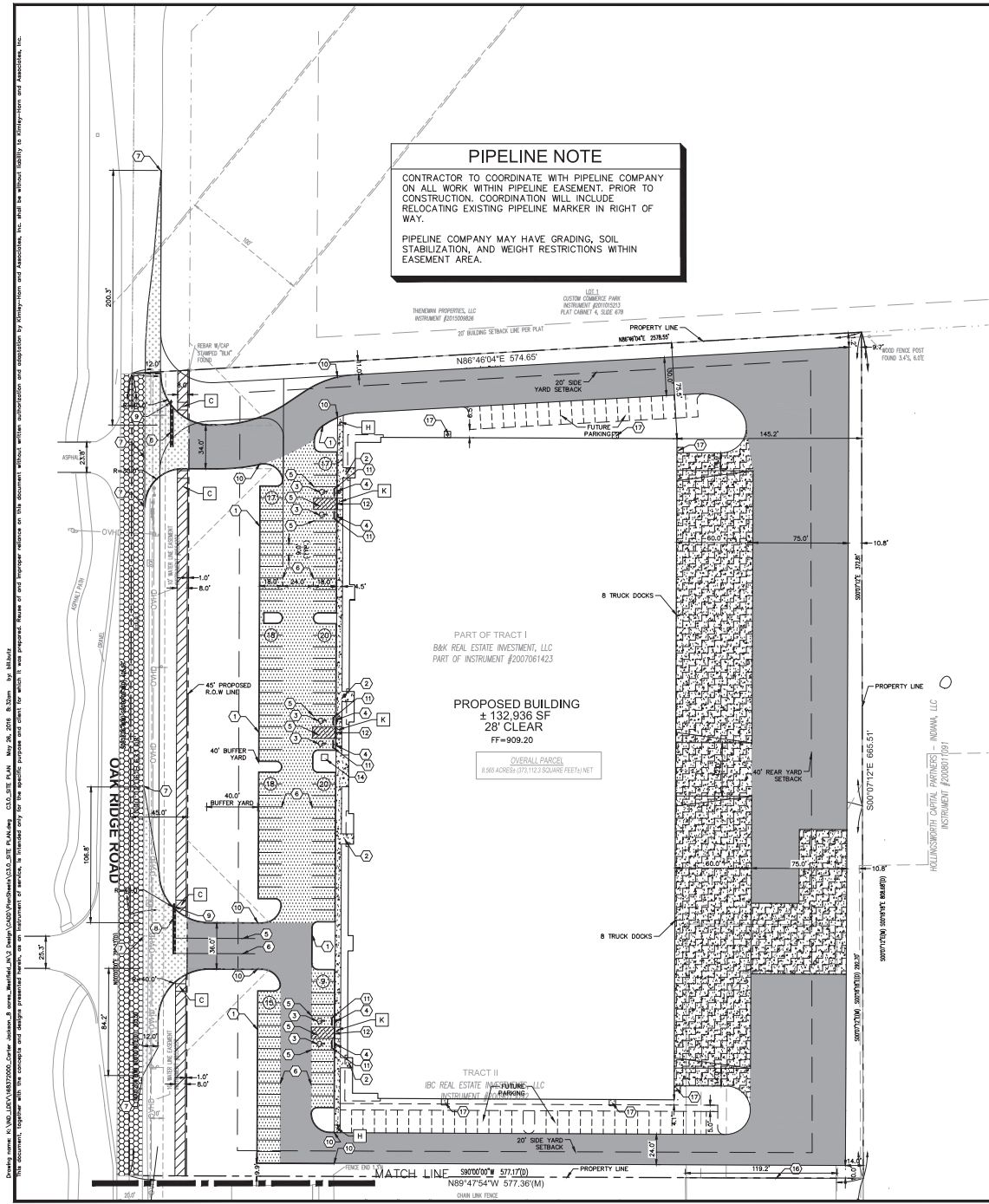


Zoning Map



Zoning

	AG-SF1 (Agriculture - Single Family - 1)		SF-3 (Single Family - 3)
	EI (Enclosed Industrial)		SF-3 Cluster
	MF-2 (Multiple Family - 2)		SF-4 (Single Family - 4)
	OI (Open Industrial)		Parcel



PIPELINE NOTE

CONTRACTOR TO COORDINATE WITH PIPELINE COMPANY ON ALL WORK WITHIN PIPELINE EASEMENT. PRIOR TO CONSTRUCTION, COORDINATION WILL INCLUDE RELOCATING EXISTING PIPELINE MARKER IN RIGHT OF WAY.

PIPELINE COMPANY MAY HAVE GRADING, SOIL STABILIZATION, AND WEIGHT RESTRICTIONS WITHIN EASEMENT AREA.

PAVING AND CURB LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	ASPHALT PATH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CITY PAVEMENT SECTION P-3 (WITHIN RIGHT OF WAY) SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	1.5 INCH MILL AND RESURFACE CONTRACTOR TO RE-STRIPE NEW PAVEMENT TO MATCH EXISTING ROAD STRIPING
	6-INCH CURB

GRAPHIC SCALE IN FEET
0 20 40 80

Indiana Utilities Protection Service

Call 811

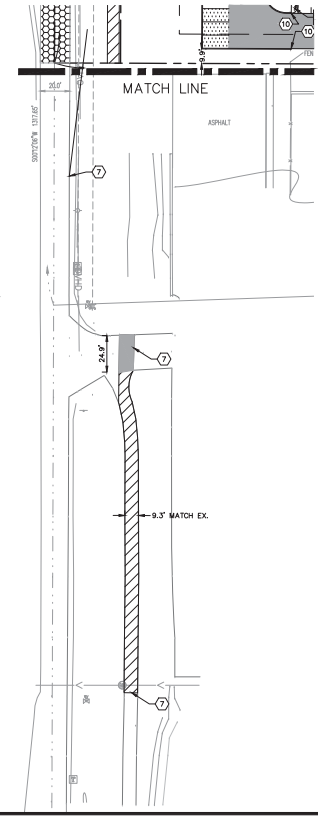
before you dig

- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RASH ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4.5-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- KEY NOTES**
- 4" CONCRETE BARRIER CURB (SEE DETAILS)
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
 - 4" WIDE PAINTED WHITE SOLID LINE, TYP.
 - 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 24" WIDE STOP BAR, TYP.
 - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - CURB TRANSITION FROM 6" TO 0" OVER 3 FEET
 - CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
 - DEPRESSED CURB
 - TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - PATCH FENCE (MATCH EXISTING FENCE TYPE, COLOR, AND HEIGHT)
 - 5' x 5' CONCRETE SIDEWALK AT EXIT DOOR
 - ACCESSIBLE RAMP (INDOT TYPE BY LETTER)

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	N/A
PARKING SPACES PROVIDED (FUTURE SPACES)	93 SPACES (52 SPACES)
ACCESSIBLE PARKING SPACES PROVIDED	4 SPACES
TOTAL PARKING SPACES	97 SPACES



Kimley-Horn

1400 EAST WASHINGTON STREET, SUITE 400
INDIANAPOLIS, IN 46202
PHONE: 317-376-9500
WWW.KIMLEY-HORN.COM

JACKSON DEVELOPMENT

11800 NORTH PENNSYLVANIA STREET
CARMEL, INDIANA 46032
PHONE: 317-991-1115

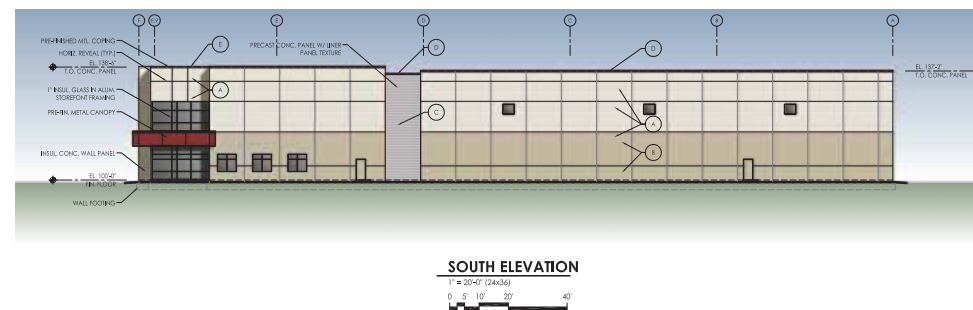
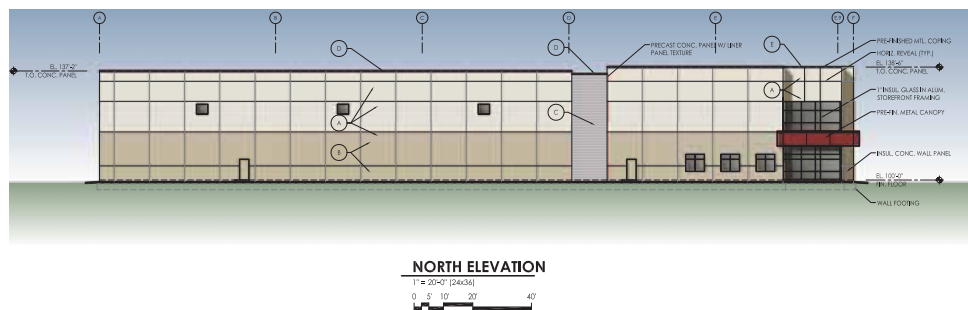
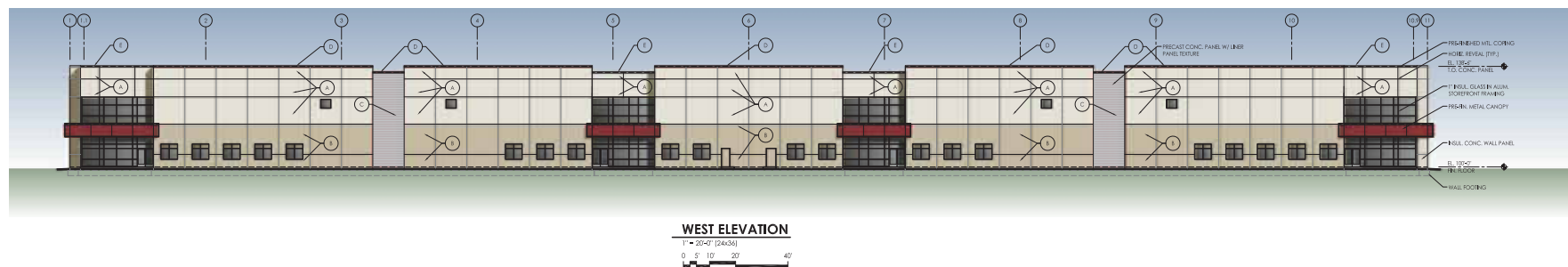
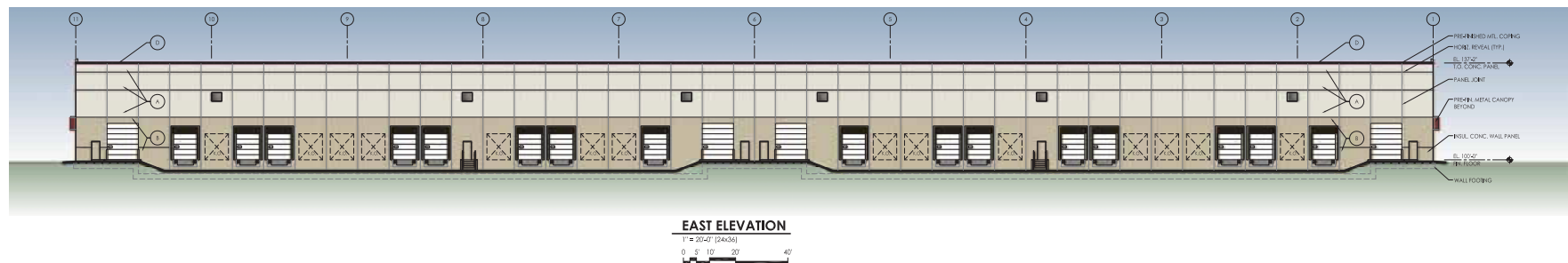
WESTFIELD BUSINESS CENTRE

17100 OAK RIDGE ROAD
WESTFIELD, INDIANA

ORIGINAL ISSUE:
03/03/2016
KHA PROJECT NO.
16857200
SHEET NUMBER
C3.0

SCALE: AS NOTED
DESIGNED BY: JAH
DRAWN BY: JUS
CHECKED BY: JAH

WESTFIELD BUSINESS CENTRE
17100 OAK RIDGE ROAD
WESTFIELD, INDIANA

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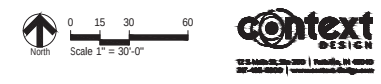
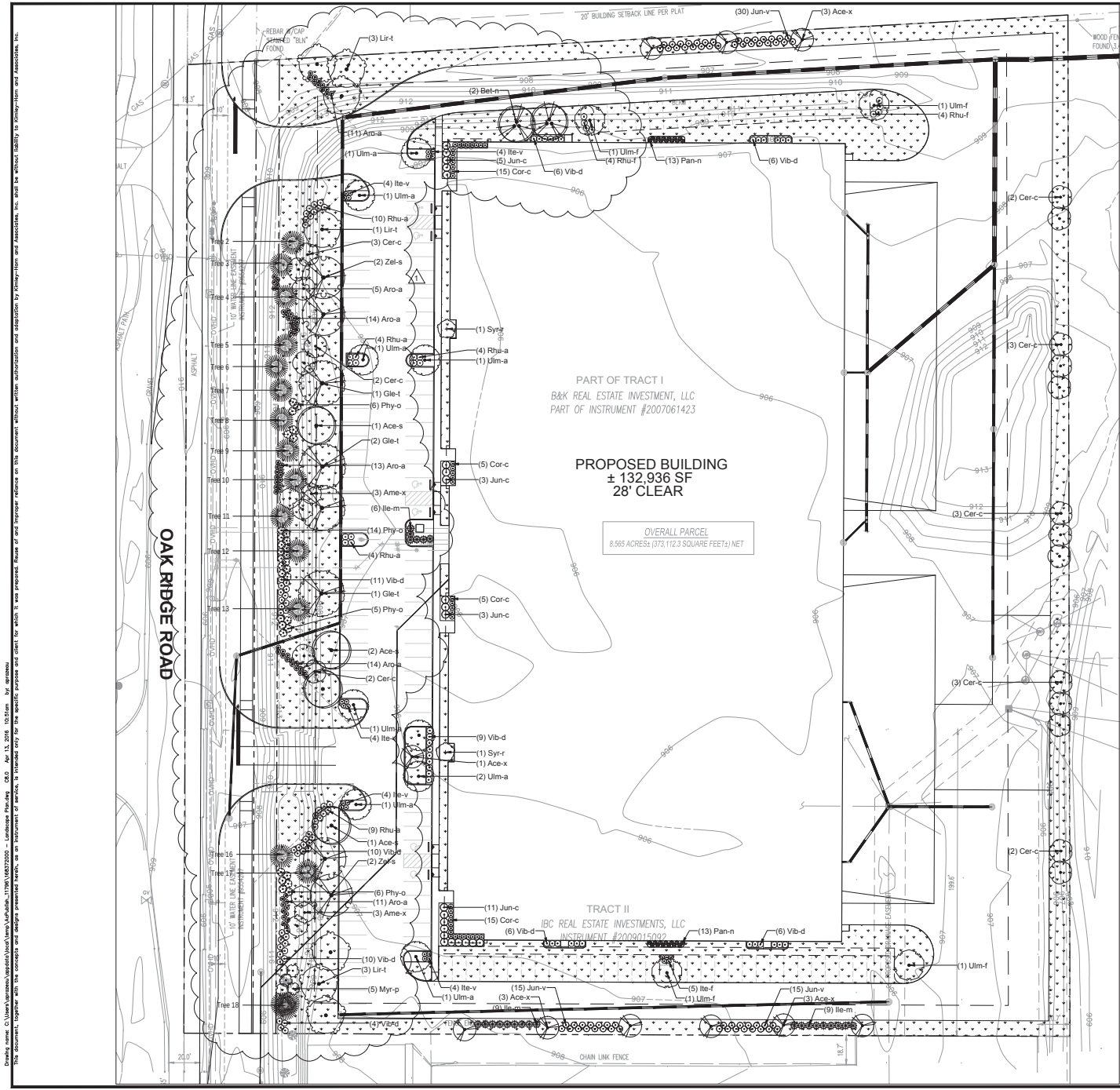
JACKSON
DEVELOPMENT

Westfield Business Centre

05 FEBRUARY 2014

171ST STREET & OAK RIDGE ROAD - WESTFIELD, INDIANA

ARCHITECTURE®
7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46255
317.814.1040
FAX: 317.814.1041
© 2014 JAC ARCHITECTURE #15326-Y



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

- ORDINANCE CHART**
- ZONING: Industrial**
- MINIMUM SITE REQUIREMENTS: 8.5 ACRES**
- Requirement: 5 shade trees + 5 ornamental/evergreen trees + 20 shrubs
- Requirement: 43 shade trees + 53 ornamental/evergreen trees + 172 shrubs
- Provided: 43 shade trees + 18 existing evergreen trees + 29 ornamental trees + 408 shrubs
- FOUNDATION**
- Front Facade: 524 Lf.
- Requirement: 1 ornamental tree or shrub/12 Lf.
- Requirement: 44 ornamental trees or shrubs
- Provided: 2 ornamental trees + 42 shrubs
- Sides and Rear: 524 Lf. + (2) 259 Lf.
- Requirement: Breakup lengths of building spans longer than 80 Lf.
- Requirement: No stretch longer than 40 Lf.
- Provided:
- Side(s): 4 areas of plantings
- Rear: 5 areas of plantings - These plantings are located further than 15' from the building due to the loading dock areas.
- BUFFER:**
- North: Industrial Zoning - no buffer required
- East: Industrial Zoning - no buffer required
- South: Industrial Zoning - no buffer required
- West: Street Frontage @ 631 Lf.
- Requirement: 3 shade/evergreen trees + 2 ornamental trees + 25 shrubs/100 Lf.
- Requirement: 19 shade/evergreen trees + 13 evergreen trees + 158 shrubs
- Provided: 4 shade trees + 15 existing evergreen trees + 13 ornamental trees + 158 proposed shrubs
- PARKING**
- Interior: 97 spaces + 52 future spaces
- Requirement: 1 island/200 Lf., 1 tree + 4 shrubs/island
- Requirement: 8 islands (current parking) + 5 islands (future parking)
- Provided:
- 10 islands; 10 trees + 40 shrubs (current parking)
- 4 islands (1 islands shared with current parking); 4 trees + 16 shrubs (future parking)
- Perimeter: 49 spaces @ 9' width
- Requirement: 1 tree + 10 shrubs/30 Lf.
- Requirement: 15 trees + 147 shrubs
- Provided: 15 trees + 6 berm/elevation change (existing)

REFER TO DEMOLITION PLAN FOR TREE PROTECTION FENCE LOCATION

Design name: C:\Users\jackson\Documents\Westfield\Westfield_Landscape_LTR16032016 - Landscape Plan.dwg Date: Jun 15, 2016 14:16:00 by jackson

SCALE	AS NOTED	DESIGNED BY: JAH	DRAWN BY: JDS	CHECKED BY: JMS	DATE	BY	DATE	REVISIONS	PER TAC COMMENTS	DATE	BY
Kimley-Horn											
1000 NORTH PENNSYLVANIA STREET CARMEL, INDIANA 46032 PHONE: 317-218-5500 WWW.KIMLEY-HORN.COM											
JACKSON REDEVELOPMENT											
LANDSCAPE PLAN											
WESTFIELD BUSINESS CENTRE 17100 OAK RIDGE ROAD WESTFIELD, INDIANA											
ORIGINAL ISSUE: 03/03/2016											
KHA PROJECT NO. 16837200											
SHEET NUMBER C8.0											

Docket Number: 1606-PUD-07 (Ordinance No. 16-12)

Petitioner: TMC Developers, LLC by Nelson & Frankenberger

Request: An amendment to the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District Ord. 12-14

Current Land Use: Vacant / Undeveloped

Property History: 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)
1605-SPP-06 Mixed Use District Primary Plat (pending)
1605-ODP-06 Mixed Use District Overall Development Plan (pending)
1606-SFP-16 Mixed Use District Secondary Plat (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Harmony PUD Ord. 12-14
5. Proposed Amendment Ord. 16-12
6. Public Comments

Staff Reviewer: Jesse M. Pohlman, Senior Planner

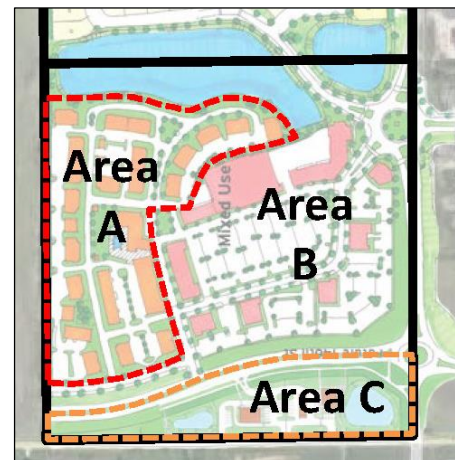
PETITION HISTORY

This petition was introduced at the May 9, 2016, City Council meeting. The petition will receive a public hearing at the June 6, 2016, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District (the “PUD District”) for the thirty-three (33) acres+/- located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**).

The subject property encompasses “Areas” A, B, and C of the PUD District, which collectively represent the “Mixed Use District”. The PUD Ordinance establishes the MF2: Multi-Family Medium Density District as the underlying zoning district for Area A, and the LB: Local and Neighborhood Business District as the underlying zoning district for Areas B and C.



Property History: The property is zoned the Harmony PUD District (Ord. 12-14) (the “PUD Ordinance”). The PUD Ordinance was adopted in 2013, and includes 278 acres. Since then, the detached single-family areas of the PUD District have been under development.

In March 2016, the petitioner filed a primary plat (1605-SPP-06) and overall development plan (1605-ODP-06) for the Mixed Use District, which is pending and being considered by the Plan Commission. The primary plat/overall development plan for the Mixed Use District establishes 11.38 acres +/- for the multi-family uses; 13.87 acres +/- for commercial uses; 4.11 acres +/- for common area (ponds); and then the remaining acreage is being dedicated for right-of-way. The petitioner’s updated Concept Plan is attached hereto as **Exhibit 3**.

In April 2016, the petitioner filed a secondary plat (1606-SFP-16) for the Mixed Use District, and a detailed development plan (1606-DDP-20) for a CVS directly on the northwest corner of 146th Street and Ditch Road. The detailed development plan for CVS is scheduled for a public hearing at the June 6, 2016, Plan Commission meeting.

AMENDMENT REQUEST

The petitioner requests this amendment to address the following:

Permitted Uses: The PUD Ordinance currently defaults to the LB District for permitted uses, and permits health, fitness, and exercise center, and multifamily residential uses.

In addition, within Area C, the PUD Ordinance currently permits, but then limits restaurants with drive through facilities to: Snack Restaurants¹, Sandwich Restaurants², Pizza/Pasta Restaurants³, Mexican Restaurants⁴, Chicken Restaurants⁵, and Asian Restaurants⁶. The PUD Ordinance specifically prohibits Burger Restaurants⁷ and Seafood Restaurants⁸. The definitions for the above restaurant uses, as defined by the PUD Ordinance, are noted. In addition, the PUD Ordinance defines a “Quick Service Restaurant” as “an establishment primarily engaged in

¹ PUD Ordinance defines “Restaurant, Snack” as “a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.”

² PUD Ordinance defines “Restaurant, Sandwich” as “a Quick Service Restaurant specializing in sandwiches as the primary menu feature.”

³ PUD Ordinance defines “Restaurant, Pizza/Pasta” as “a Quick Service Restaurant specializing in pizza and pasta as the primary menu feature.”

⁴ PUD Ordinance defines “Restaurant, Mexican” as “a Quick Service Restaurant specializing in Mexican cuisine.”

⁵ PUD Ordinance defines “Restaurant, Chicken” as “a Quick Service Restaurant specializing in chicken as the primary menu feature.”

⁶ PUD Ordinance defines “Restaurant, Asian” as “a Quick Service Restaurant specializing in cuisine from the Asian region.”

⁷ PUD Ordinance defines “Restaurant, Burger” as “a Quick Service Restaurant specializing in hamburgers as the primary menu feature.”

⁸ PUD Ordinance defines “Restaurant, Seafood” as “a Quick Service Restaurant specializing in seafood as the primary menu feature.”

providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location."

The proposed amendment permits:

1. Fast Food Restaurants⁹ within the "Restaurant Area" (as generally depicted in the adjacent graphic). Fast Food Restaurants are not permitted in the underlying LB District. The current PUD Ordinance restricts similar restaurants, as noted above, to Area C.
2. A Gasoline Service Station¹⁰ within Area C. A Gasoline Service Station is a Special Exception¹¹ use in the underlying LB District.

Minimum Building Setbacks: The proposed amendment modifies three minimum building setback standards as follows:

1. Reduces the front yard setback along internal streets from 60 feet (as set forth by the LB District) to 20 feet (10 feet along the private street north of the proposed CVS building). Twenty (20) feet is the same standard the PUD Ordinance establishes for the front yard setback along 146th Street and Ditch Road.
2. Reduces the side and rear yard setbacks from 15 feet and 20 feet, respectively, to zero (0) feet interior to the Mixed Use District.
3. Reduces the front yard setback along old 146th Street (south line of Area C for the proposed Gasoline Service Station) from twenty (20) feet to ten (10) feet.



⁹ Chapter 12 of the Unified Development Ordinance defines "Restaurant, Fast Food" as "[a]n establishment whose primary business is the sale of food prepared and available before an order is placed and typically includes most of the following characteristics: (i) the meal is paid for prior to consumption; (ii) patrons often order from a menu board, are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or may be taken to a table or counter to be consumed; (iii) includes a high-volume drive-through facility. Example businesses include drive-in food and beverage establishments and restaurants or cafeterias having less than fifty percent (50%) of gross sales derived from food sales excluding drive-through."

¹⁰ Chapter 12 of the Unified Development Ordinance defines "Gasoline Service Station" as "[a]ny building or land used for the retail sale of automobile fuels and lubricants and which typically includes fuel pumps and underground storage tanks."

¹¹ Chapter 12 of the Unified Development Ordinance defines "Special Exception" as "[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted."

Landscape Buffer Yards: With respect to the Mixed Use District, the PUD Ordinance defaults to the UDO's landscaping standards with the exception of the External Street Frontage Landscaping Requirements.

The External Street Frontage Landscaping Requirements, which were adopted as part of the UDO after the Harmony PUD Ordinance was adopted, are superseded by the PUD Ordinance's "Landscape Buffer A" and "Landscape Buffer B" as they apply to those areas shown on the adjacent graphic.



The proposed amendment now defaults to the UDO's External Street Frontage Landscaping Requirements as noted below.

1. External Frontage Landscaping / Landscape Buffer A & Buffer B:

	PUD Ordinance Buffer A	PUD Ordinance Buffer B	Amendment Defaults to UDO's External Street Frontage Landscaping ¹²
Minimum Width	20 feet	10 feet	10 feet
Evergreen Trees	1.5 per 30 feet	1 per 30 feet	3 per 100 feet
Shade Trees	-	-	
Ornamental Trees	-	-	2 per 100 feet
Shrubs	5 evergreen per 30 feet	5 evergreen per 30 feet	25 per 100 feet

2. Multi-family Area: Reduces the buffer yard along the west property line of the proposed multi-family area (Area A). Article 6.8(N)(4) and (5) of the UDO provides that a buffer yard type "Buffer B (medium)" is required for multi-family uses abutting adjacent AG-SF1 District properties.

	UDO's Buffer B	Proposed Amendment
Minimum Width	40 feet	20 feet
Shade Trees	4 per 100 feet	no change
Evergreen Trees	4 per 100 feet	
Shrubs	10 per 100 feet	
Mound	4' tall undulating	no change

Sign Standards: The PUD Ordinance defaults to the UDO for the applicable sign standards. The proposed amendment addresses two unique scenarios:

1. Multi-Family Blade Sign: Due to the design of access along 146th Street and the general circulation patterns for the Mixed Use District, the proposed amendment permits a blade (or projecting) sign to be located on the proposed multi-family clubhouse along 146th Street (location as generally shown on the below graphic).

¹² Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

2. Gasoline Service Station: By definition, Area C would qualify as an Outlot¹³ thus would not be permitted to have individual ground signs. Due to the non-contiguous nature of Area C from the remainder of the Nonresidential Center¹⁴, the proposed amendment specifies that signage for Area C would be permitted and regulated as an Individual Nonresidential Use¹⁵.

Architectural Standards: The PUD Ordinance adopts the UDO's Architectural Design Requirements of the State Highway 32 Overlay District to apply to the commercial uses of the Mixed Use District. The proposed amendment incorporates the CVS and GetGo franchised designs to replace and supersede the otherwise applicable architectural standards. The proposed amendment provides that those buildings "shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit".



Illustrative Character Exhibit – CVS: The detailed development plan (1606-DDP-20) for the proposed CVS has been reviewed in accordance with the currently applicable architectural standards (see corresponding Department Report for 1606-DDP-20). The Illustrative Character Exhibit does not comply with, and would generally modify the standards for: building materials (Masonry Materials); building façade offsets; roofline modulation; and, cornice treatment.

Illustrative Character Exhibit – GetGo: The Illustrative Character Exhibit does not comply with, and appears to generally modify the standards for: Gasoline Service Station Canopies (design of roof and support structure materials, and location in proximity to the principal building); building façade offsets; four-sided architecture (specifically the proposed right and rear elevations); and, cornice treatment. Illustrative Character Exhibit depicts outdoor storage/display items; however, these would be subject to Article 6.12(C) Outside Storage and Display of the UDO, which requires screening.

¹³ Chapter 12 of the UDO defines "Outlot" as "[a] Lot within a Nonresidential Center that typically abuts a Street on one Lot Line and either a Street or other vehicular access (i.e. Private Street) shared with other Lots within the Nonresidential Center on another Lot Line."

¹⁴ Chapter 12 of the UDO defines "Nonresidential Center" as "[a] building or combination of buildings containing three (3) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale."

¹⁵ Chapter 12 of the UDO defines "Nonresidential Use, Individual" as "[a]ny building or combination of buildings with a single tenant, store, service establishment, office or other permitted nonresidential use and not part of a Nonresidential Center."

Multi-family Garage Spaces: The PUD Ordinance requires that a minimum of garage parking spaces shall be equal to 60% of the number of dwelling units. The amendment proposes to reduce that requirement to 50% (for example with 252 multi-family units, as shown on the Concept Plan at **Exhibit 3**, 151 garage spaces would be required; the amendment would require 126 garage spaces).

Comprehensive Plan: As summarized in the original zoning of the PUD District, the Future Land Use Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as “New Suburban”.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the June 6, 2016, 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: At the May 9, 2016, Council introduction, the following comments were shared by Council members:

- Concern regarding permitting Fast Food Restaurants at this location, with suggestions to limit quantity and restrict location and visibility of drive-thrus;
- Concern with outdoor storage or display for proposed Gasoline Service Station;
- Concern that proposed uses changes the pedestrian scale and character of the neighborhood commercial design element characteristics requiring outdoor dining, opportunities to gather, and amenities to enhance pedestrian comfort;
- Question regarding the rationale in reducing the buffer yard widths;
- Concern with proposed architecture depicted in Illustrative Character Exhibits and inconsistency with applicable architectural requirements; and
- Clarification that changes to the permitted uses should be amendments to the PUD Ordinance considered by the Plan Commission and Council, rather than the Board of Zoning Appeals’ consideration of a Special Exception within a PUD District.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the June 6, 2016, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on 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 Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

CRITERIA CHECKLIST

PROJECT DATA

PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED

LAND INFORMATION

LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
RETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAINAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

ZONING INFORMATION

EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

OPERATIONS INFORMATION

DRIVE THRU ALLOWED	PERMITTED
24 - HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR

LANDSCAPE INFORMATION

EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD PUD PROVIDED: (530' LF) 18 EVERGREEN TREES INTERIOR REQ'D = 10 SHADE, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (0.60± ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

ACCESS INFORMATION

CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
DECELERATION LANES	ACCEL TAPERS AND DECEL TAPERS ARE ANTICIPATED AT BOTH RIGHT IN / RIGHT OUT ENTRANCES.
UNOBSTRUCTED	
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET

STORM AND UTILITY INFORMATION

STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

SITE DATA

SITE AREA	1.92 ACRES ± (83,598 S.F.)
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	12,900 S.F.
BUILDING DENSITY	12,900 S.F. (BLDG)
	83,598 S.F. (LOT)
	= 15%
MAXIMUM BUILDING DENSITY	N/A

SITE QUANTITIES

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	\$1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND CUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1,153 S.Y. ±

PROPOSED SITE LEGEND

DRIVE THRU / ONE WAY

WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE

ADA ACCESSIBLE PARKING SPACE

CONCRETE TRANSFORMER PAD

ORNAMENTAL TREE

EVERGREEN TREE

HEAVY DUTY ASPHALT PAVEMENT

RIGHT-OF-WAY ASPHALT PAVEMENT

CONCRETE PAVEMENT / SIDEWALK

SHADE TREE

RISK ASSESSMENT:

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.

2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.

3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.

4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.

5. SITE MUST COMPLY WITH HARMONY PUD. BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.

6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.

7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.

2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.

3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.

4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.

7.50

42.50

3.00

35.50

0.00

12.50

3.00

WB-50

feet

Tractor Width : 8.00

Trailer Width : 8.50

Tractor Track : 8.00

Trailer Track : 8.50

Lock to Lock Time : 6.0

Steering Angle : 17.7

Articulating Angle : 70.0

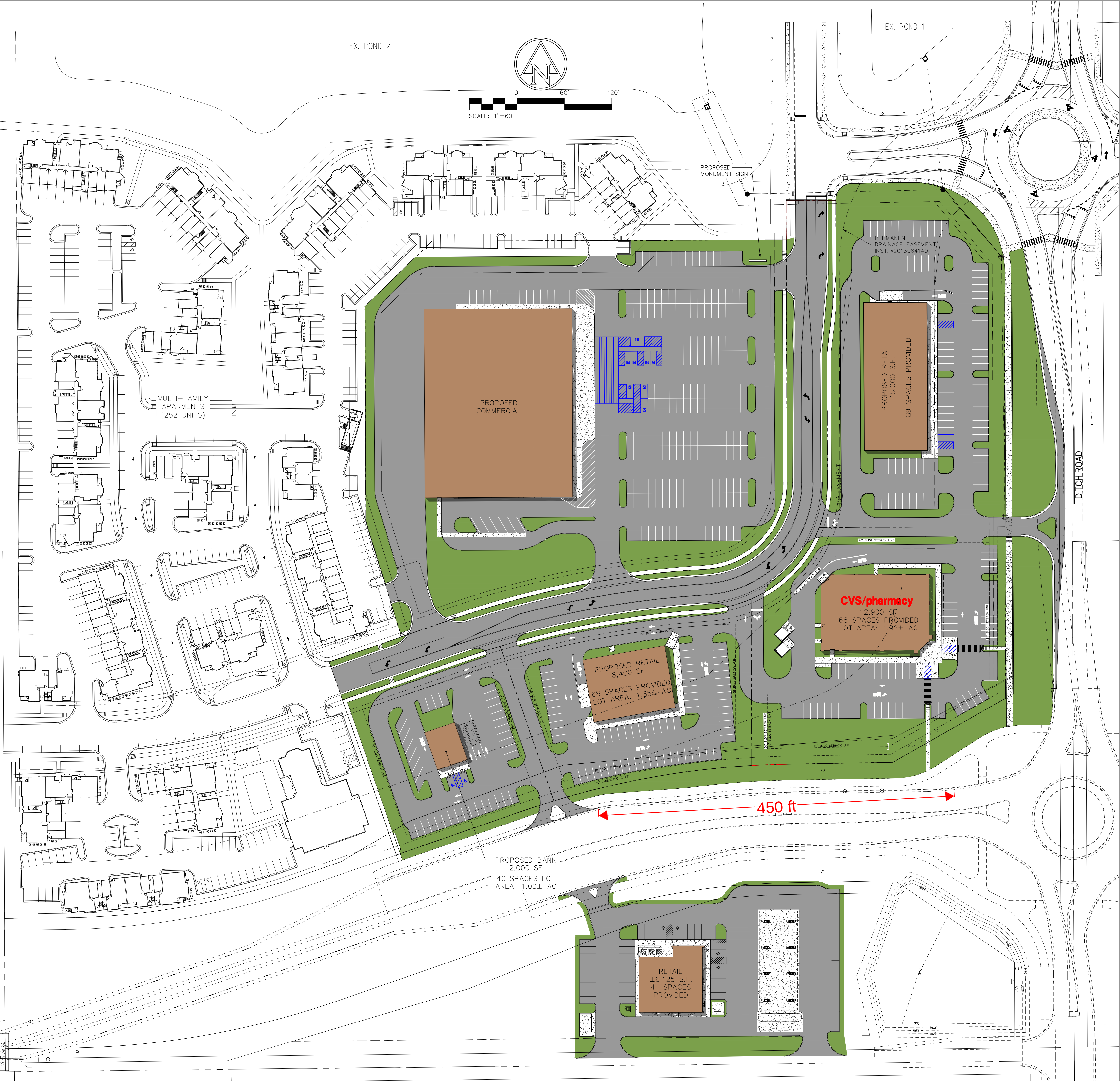
ACCEPTABLE GRADES:

ENTRANCE : 2%

UNLOADING TRUCK : 2%

HANDICAP PATH : 2%

PARKING : 1 1/2-5%



CVS

pharmacy

12,900 TYPE-A-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD

WESTFIELD, INDIANA

PROJECT TYPE:

DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN

STRUCTUREPOINT

INC.

260 S. ADELAND STATION

INDIANAPOLIS, INDIANA 46286

317.511.5580 317.511.5302

www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC

501 Pennsylvania Parkway, Ste. 160

Indianapolis, Indiana 46280

Phone (317) 574-7333

Fax (317) 574-7336

Contact: Craig Forgye

SEAL:

REVISIONS:

PLANNING MGR: ART

DRAWING BY: RCB

DATE: 02-25-2016

JOB NUMBER: 2015.00275

TITLE: SCHEMATIC SITE PLAN

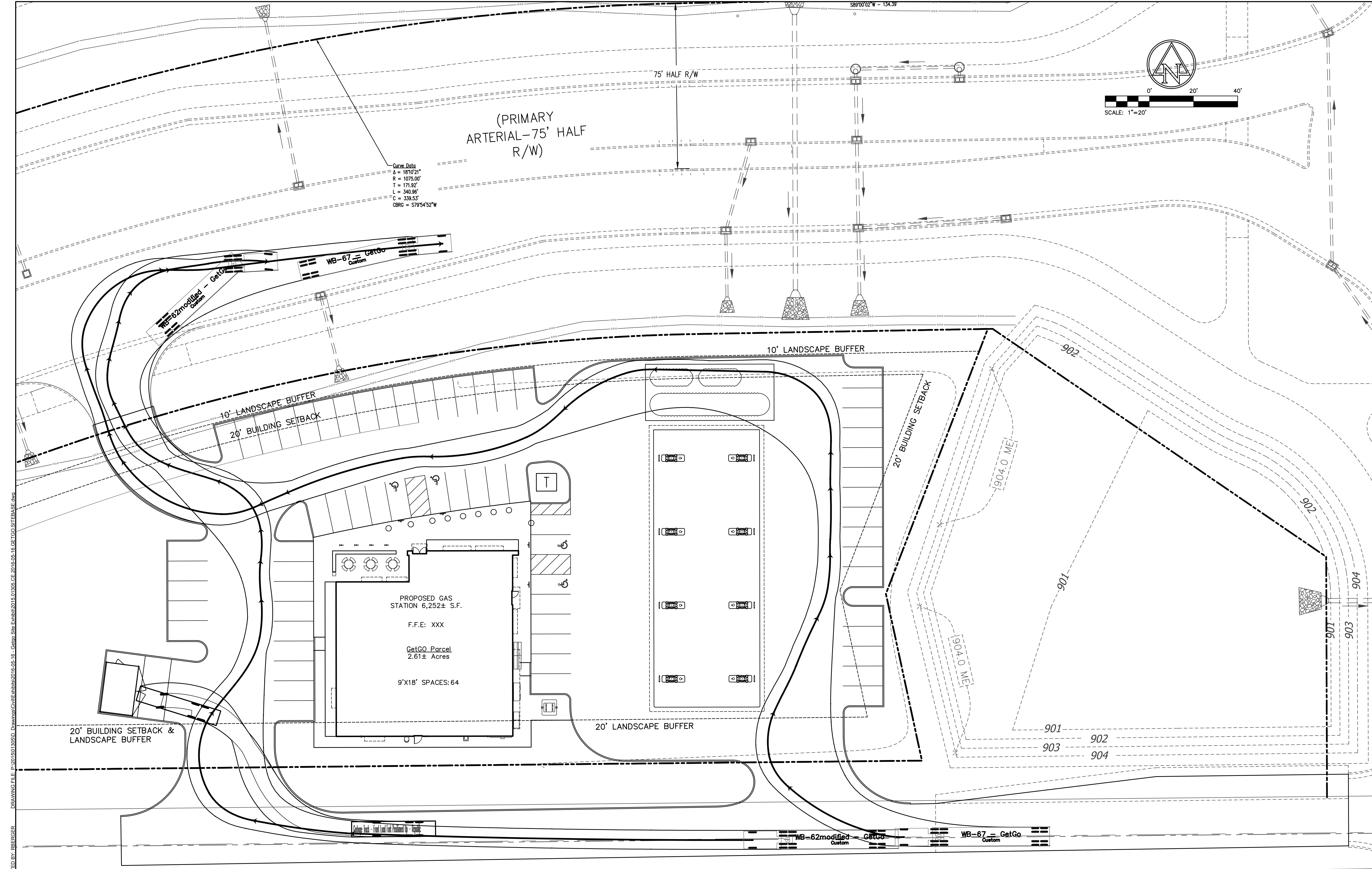
SHEET NUMBER:

SK-2

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

EDT DATE: 02/17/16 02:31:16 EDT BY: SPOD DWG FILE: P:\3015\00275\ Drawings\Civil\Exhibit 06 - Westfield\2015-02-25\2015.00275 CE OVERALL COLOR RENDERING PLOT SCALE: 1:1000



PLOT DATE: 5/16/2016 8:55 AM
PLOT SCALE: 1:1
DRAWING FILE: P:\2015\01305\01 Drawings\CHIEF\0116-05-16 - Getgo Site Exhibit\2015-01305-CE-2016-05-16-GETGO SITEBASE.dwg
EDITED BY: RBREGER
EDIT DATE: 5/16/2016



AMERICAN
STRUCTUREPOINT
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.647.5580 | FAX 317.643.0270
www.structurepoint.com

GETGO
HARMONY

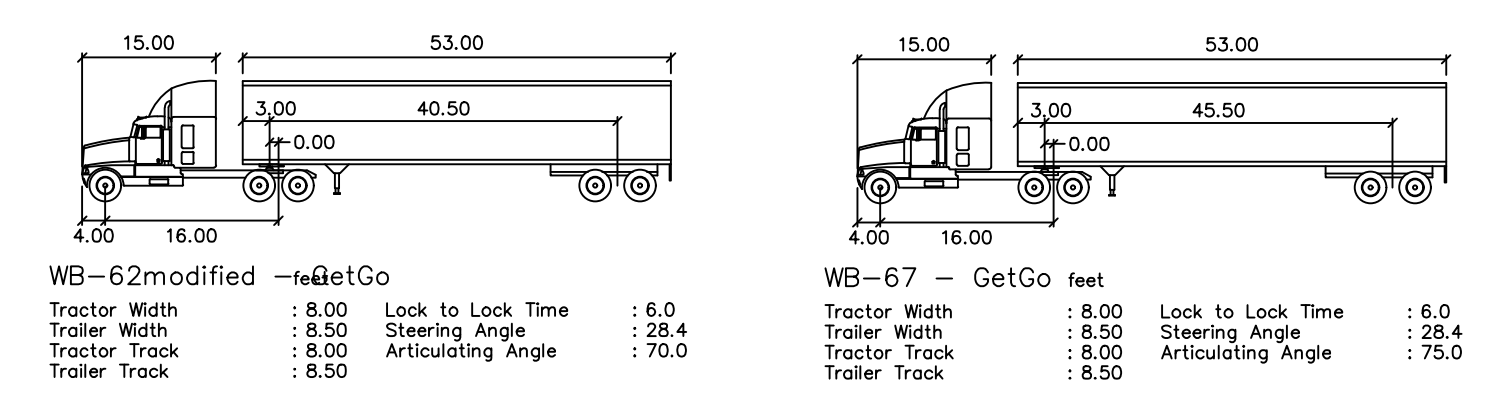
CERTIFIED BY		
ISSUANCE INDEX		
DATE:		
05-16-2016		
PROJECT PHASE:		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01305

SITE EXHIBIT

EX-1





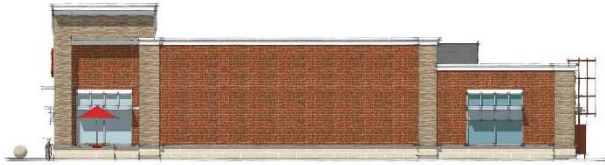
01 FRONT - RIGHT PERSPECTIVE
Scale: N.T.S.



01 FRONT - LEFT PERSPECTIVE
Scale: N.T.S.



01 PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"



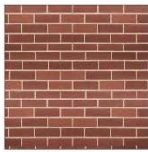
05 PROPOSED RIGHT ELEVATION
Scale: 1/8" = 1'-0"



02 PROPOSED LEFT ELEVATION
Scale: 1/8" = 1'-0"



06 PROPOSED REAR ELEVATION
Scale: 1/8" = 1'-0"



BRAMPTON BRICK
MODULAR BRICK VENEER
COLOR: "RED SMOOTH"



NICHIHA FIBER CEMENT PANELS
STACKED STONE
COLOR: "DESERT"



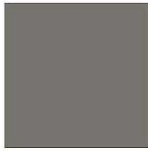
EXTERIOR INSULATION FINISHING SYSTEM
DRYVIT TEXTURE: SAND PEBBLE FINE
COLOR: DOVER SKY #104



PREFINISHED METAL CANOPY BY MAPES
COLOR: SANDSTONE



CLEAR ANODIZED STOREFRONT FRAMING



SHERWIN WILLIAMS
COLOR: SW7019 GAUNTLET GRAY
(ICE MERCHANDISER)



ARRISCRAFT "SMOOTH"
RENAISSANCE MASONRY
GEORGIA COLORS
COLOR: "GINGER"



ARRISCRAFT "ROCKED"
RENAISSANCE MASONRY
GEORGIA COLORS
COLOR: "GINGER"



PREFINISHED METAL COPING
BY FIRESTONE
COLOR: SANDSTONE



OVERFIELD'S COLOSSAL BLOCK
TEXTURE: SANDBLASTED
COLOR: "BUFF BLEND" #22018

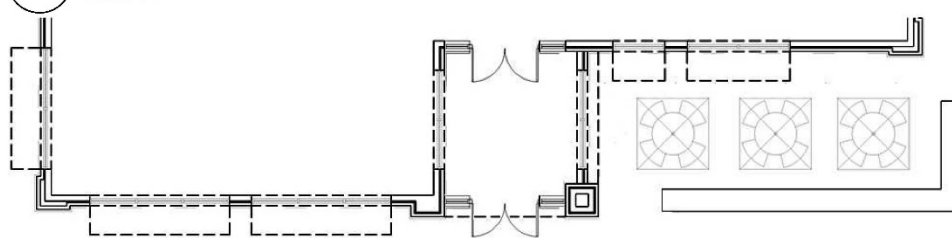


KEYED NOTES:

- 1 BRAMPTON BRICK - MODULAR BRICK VENEER, COLOR: "RED SMOOTH"
- 2 SPHERES: GLASS
- 3 OBERFIELD'S COLOSSAL BLOCK, TEXTURE: SANDBLASTED, COLOR: "BUFF BLEND"
- 4 PREFINISHED METAL COPING TO MATCH (6)
- 5 ROOFTOP EQUIPMENT ENCLOSURE
- 6 EXTERIOR INSULATION FINISHING SYSTEM DRYVIT, COLOR: "DOVER SKY" #104, SAND PEBBLE FINE
- 7 GLASS 30" X 30" SYSTEM CLEAR ANODIZED ALUMINUM w/ 1" INSULATED GLAZING
- 8 MAPES METAL CANOPY BY MAPES, COLOR: SANDSTONE
- 9 CANOPY TIE RODS, REFER TO STRUCTURAL, PAINT MOUNTING PLATES, COLOR: SHERWIN WILLIAMS, TECHING CRY 6110
- 10 NICHIA FIBER CEMENT PANELS, COLOR: "DESERT"
- 11 ALUMINUM RAINWATER, CO-ORD TO MATCH STOREFRONT FRAMING
- 12 ARRISCRAFT "SMOOTH" RENAISSANCE MASONRY, TEXTURE: SMOOTH, GEORGIA COLORS, "GINGER"
- 13 SIGNAGE BY SIGN CONTRACTOR, BLOCKING BY GC, COORDINATE EQUIPMENT WITH SIGNAGE CONTRACTOR
- 14 CLEAR ANODIZED ALUMINUM FRAME METAL TO MATCH STOREFRONT FRAMING
- 15 HOLLOW METAL DOOR, COLOR TO MATCH (1)
- 16 EMERGENCY FUEL STOP
- 17 ARRISCRAFT "SMOOTH" RENAISSANCE MASONRY, TEXTURE: SMOOTH, GEORGIA COLORS, "GINGER"
- 18 PAINTED METAL DOWNSPOUT, COLOR TO MATCH (1)
- 19 THROUGH WALL SUPPLY & PAINTED METAL DOWNSPOUT, COLOR TO MATCH (1)
- 20 1/2" CONCRETE DOWNSPOUT, MOUNTED - ORIENTAL COLOR TO MATCH (3)
- 21 CO-ORDINATE EQUIPMENT WITH SIGNAGE CONTRACTOR
- 22 WALL MTD. LIGHTING FIXTURE (REFER TO ELEC. DWGS.)
- 23 EXTERIOR WALL SIGNAGE (REFER TO ELEC. DWGS.)
- 24 RECESSED ALUMINUM LED LIT. FIXTURE
- 25 PROPANE GAS
- 26 OUTDOOR EQUIPMENT ENCLOSURE
- 27 ROOF LADDER SAFETY GATE, COLOR TO MATCH (1)
- 28 UT CABINET AND METER

01 PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"

5'-0" X 15'-0" GET GO WALL SIGN
75.0 SQ. FT.



02 PARTIAL FLOOR PLAN - FRONT ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



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

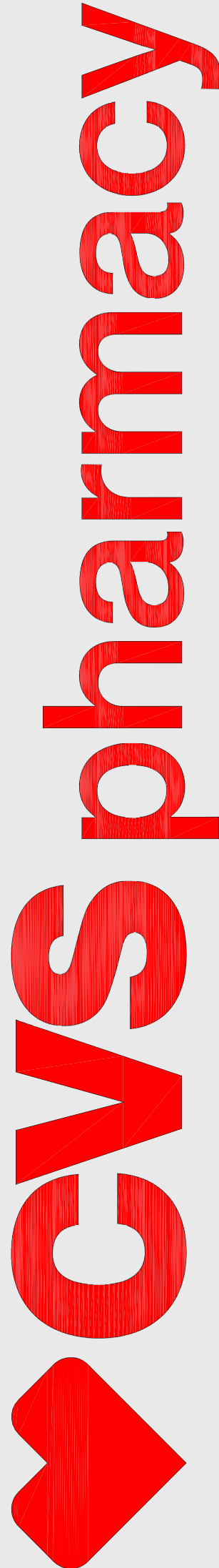


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
Material: Mark	Material: Manufacturer	Material: Description	Sealant: Color
EX1	BORAL	PRO-FIT ALPINE LEDGESTONE - COLOR : UMBER CREEK	
EX2	BELDEN	STRUCTURAL BRICK - COLOR : LIGHTHOUSE VELOUR TEXTURE : VELOUR. SIZE : 4" x 8" x 16"	
EX3	BELDEN	STRUCTURAL BRICK - COLOR : CLARET SMOOTH, TEXTURE : SMOOTH. SIZE : 4" x 8" x 16"	
EX4	NICHIHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18"H x 10'-0"L	
EX5	STO	STO LOTUSAN SYSTEM, 191 STOLIT, LOUTUSAN 1.5, COLOR, 9433 80 STO WHITE	

SR 32 Overlay Standards Comparison	
Chapter 5	Description
J. Building Size Requiements	Required: min 5000sq.ft. Provided: 13,525 sq.ft.
K. Architectural Design req'ts Building Elevations	
a. Building Size	Required: provide a defined base, a middle and top with pitched roof or articulated cornice Provided: Comply. Base consists of ledgestone base, middle consisting of structural brick or textured panel system with an articulated cornice at the top
ii. Flat Roofs	a. Required: three dimensional cornice Provided: Comply. b. Required: Cornice fully integrated into architectural design Provided: Comply. c. Required: Vary roof height with a minimum roof difference of 5'-0" from adjacent roof. Maximum horizontal roof line length w/o variation shall be 60% of total building length Provided: Partially Comply. 5'-0" height variance not met. Maximum length of wall variance is below 60% (max 49% along South Elevation).
b. Building Facade:	Required: Facades great than 90 feet in length, shall be designed with offsets at intervals of not greater than 60'-0" in length. Offsets shall be a minimum depth of 4'-0" of the horizontal plane of the overall building. Provided: partially comply. Offsets are created vertical with changes in material, however, the 4'-0" dimension is not part of this design.
c. Material:	Required: Building shall be constructed with same building material quality and level on all facades. Provided: Comply.
d. Openings	Required: Building shall be organized such that opening (windows, doors, etc) line up horizontally an vertically with other openings. Provided: Comply. See use of covered canopies.
e. Gutters/Downspouts	Required: Shall be visibly integrated with the architectural style. Provided: Comply.
f. Roofs	Pitched roofs do not apply.
g. Entry	
i. Main Entry	Required: All building shall be designed with a main entrance and at least two windows associated with the main entrance. Provided: Comply.
ii. Main Entry	Required: Building entrance shall be clearly defined and articulated with multiple architectural elements appropriate to the architectural style and details of the building. Provided: Comply. See tower element.
h. Windows	
i.	Required: All window designs shall be compatible with the style, materials, color and proportion of the building. Provided: Comply.
ii.	Required: Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Provided: Comply with canopies.
i. Awnings	Awnings do not apply.
j. Drive Thru's	Does not apply to elevations review.
k. Building materials	
i.	Required: Masonry shall be the primary exterior building material Provided: Comply.
ii.	Required: Masonry materials shall be used to create a wainscot or brick effect . Provided: Comply.
iii.	Required: 60% of each building facade shall be covered with masonry materials. Provided: All percentages incorporate masonry or products which give the appearance of masonry. East Elevation: 68% South Elevation: 75% West Elevation: 71% North Elevations: 63%
iv.	Required: No more than 25% of the of each building facade may be covered with doors, metal, fiber cement siding, EIFS, polymeric classing, stucco or vinyl exterior material Provided: Do not comply
v.	Required: Increased use of masonry materials and other architectural ornamentation shall be required around building entrances and on building facades visible from St Hwy 32. Provided: Comply

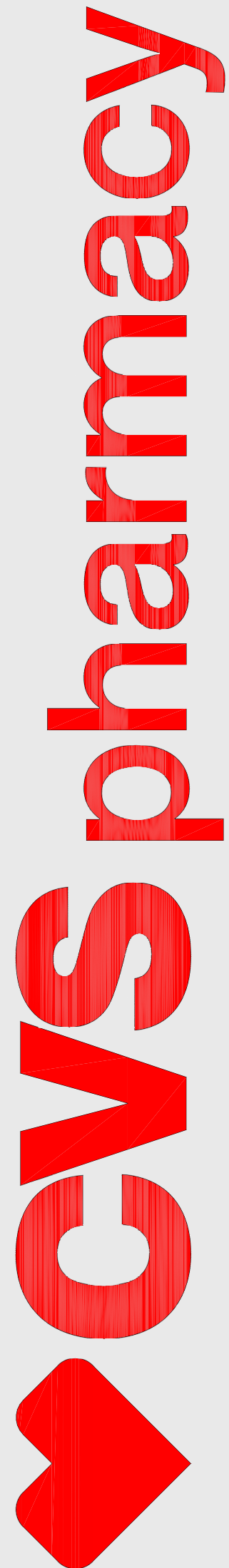
CVS:00000 CS #899946 12900LR 146TH ST. & DITCH RD. WESTFIELD, IN.





FRONT PERSPECTIVE VIEW FROM INTERSECTION 146TH ST. & DITCH RD.

CVS:00000 CS #89946 12900LR 146TH ST. & DITCH RD. WESTFIELD, IN.



June 2, 2016 Harmony PUD Amendment - Neighborhood Meeting Summary

Project: TMC Developers, LLC - Proposed Text Amendment to the Harmony PUD Mixed Use District

Docket Number 1606-PUD-07

Date: Thursday, June 2, 2016 at 7:00 pm

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana

Attendees: TMC Developers, LLC representatives

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Amanda Rubadue – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. If you are proposing on relocating the fast food restaurants, what uses would they be replacing?
 - a. Response: The original PUD was approved in 2012 and it included a concept plan. Nothing is being eliminated or replaced. Now that the developer is proposing to move forward with a specific plan with specific uses, we are showing it on the proposed development plan.
2. Is the south side of 146th Street in Westfield or Carmel?
 - a. Response: All the real estate that we are reviewing with you tonight is located within the City of Westfield's zoning jurisdiction.
3. Why did the Harmony PUD use the State Road 32 Architectural Standards?
 - a. Response: Our office did not prepare the original Harmony PUD. We believe the State Road 32 Architectural Standards were imported into the Harmony PUD as a safeguard to assure that there were architectural standards that would govern the commercial development of the site.
4. Comment: I live in Brookstone Park and I do not like the proposed gas station use and am opposed to a gas station being located on the site. I believe that there is a wetland close and a gas station should not be located in or near a wetland. Gas stations are known for bringing in transient visitors and crime.

5. Comment: I live on Sommerville and all of this will be in my front yard. I do not want any of it. I am opposed to a gas station. Gas stations bring in the worst element into a community. I also do not want any fast food restaurants. This will affect my property value.
6. Why are there different types of fast food uses and why are some allowed and some that are not allowed?
 - a. Response: The PUD permits fast food restaurants that serve chicken and tacos and it prohibits fast food restaurants that serve hamburgers and fish. We did not prepare the original Harmony PUD and we are not sure why certain fast food restaurants were permitted and others were prohibited.
7. Comment: I live in Carmel next to the site and I don't want a gas station. When the original PUD was brought forward we were lead to believe one thing and now we are being told there will be another thing on this site. I don't like the reduction of the buffer yard area and am concerned about drainage.
8. Comment: More people are taking notes tonight than 2 years ago when the Harmony project was brought forward. I am opposed to the gas station.
9. Why was the site elevated? I did not want the site elevated. I think this type of development should be over by Towne Road. I would want this plan moved over to Towne Road and 146th Street.
 - a. Response: The site was elevated to address drainage considerations. We can look at our lighting plan and screening with landscaping to see what concerns we can address.
10. Is the gas station a done deal?
 - a. Response: No, we need to obtain approval for the gas station.
11. Why was the round-a-bout changed from a 5 point to a 4 point round-a-bout? Why are you proposing a right-in/right-out along Ditch Road.
 - a. Response: Our understanding is that design was changed by the City because they believed a 4 point round-a-bout would be a better and safer design. No, we need to obtain approval for the gas station. The right-in/right-out is being proposed to provide relief to the round-a-bout for traffic desiring to go south onto Ditch Road from our site so that they do not have to travel back to the north and through the round-a-bout only to then travel back to the south.
12. What do people do who live in Carmel and who are opposed to this project but are not represented by a Westfield City Councilor?
 - a. Response: Even though you live in Carmel, you have the right to voice your concerns to the Planning Staff, the Plan Commission and to the City Councilors. You can do this by contacting the City Planning Staff, sending in emails and attending the public hearings.

13. Are the plans available on-line?

a. Response: Yes, there are on the City's website.

14. How many parking spaces are there and what kind of parking spaces are they?

a. Response: I don't know the exact number of parking spaces off the top of my head, but we are complying with the parking space requirements of the Harmony PUD in both the number of required parking spaces and the design standards for the parking spaces. We are not seeking any changes to the parking standards.

15. What will the CVS look like that was approved at 161st Street?

a. Response: While the CVS for 161st Street was approved, it has not been built yet. I can try to bring to the Plan Commission meeting a rendering of what that CVS will look like.

16. Comment: I prefer that the building design for your proposal look more like a village and not so many square buildings. I want the commercial area to look more like the residential areas.

17. Does the zoning regulate the hours of operation?

a. Response: No.

18. Comment: I agree that the CVS design should be changed. I also would like to know if the CVS will have both video monitored security that is also taped. I am concerned that the CVS will bring crime into the area.

19. Is the CVS actually going on this site? Why does it have to be a CVS, why can't it be another type of pharmacy?

a. Response: The proposal is for the CVS to be on this site at the location shown on the site plan, as it is a permitted use under the Harmony PUD. CVS has expressed an interest in being at this location.

20. How can we influence what goes on this site?

a. Response: The decision regarding permitted uses was made in 2012 when the original Harmony PUD was approved. The Plan Commission reviews proposals for this site based on what the PUD permits and how the standards are met.

21. Will the new 146th Street have a median on the west side? What happens to the old 146th Street?

a. Response: Yes, the new 146th Street will have a median with as few breaks as possible. Old 146th Street will become a frontage road along the new 146th Street.

22. I live on Sommerville and I am concerned that traffic will back up on Ditch Road. The speed limit is 45 mph, it is a noisy road and I have a concern about traffic, noise and safety?
- a. Response: There is a Master Developer Agreement regarding construction of the 151st Street and Ditch round-a-bout. If you have a concern about the speed limit and noise, I suggest you reach out to the City to express your concerns. The PUD actually allows up to approximately 170,000 square foot of commercial space. This proposal is only proposing about half of that permitted commercial square footage.
23. Comment: People purchased their homes in good faith that their homes would be protected from what is being proposed and it does not fit within the neighborhood. I don't want a CVS or a gas station. Why would the Plan Commission even consider this?
- a. Response: The Harmony PUD was approved in 2012 and it permits commercial uses at this corner. I can't provide an answer as to why the Harmony PUD was approved, but it was approved allowing commercial development of this subject property.
24. Comment: I just moved to Westfield. Why should I trust what you say? Do you work for the City?
- a. Response: I do not work for the City. We are representing the developer in this request.
25. I live north of the pond and all of this will be visible to where I live. I was told that this site would have a small market, a coffee shop. I was not told that it would have fast food restaurants or gas stations. I thought it would be like the Village of West Clay commercial.
- a. Response: The PUD sets forth all the permitted uses and required standards.
26. Are all the buildings 1 story buildings?
- a. Response: The JC Hart apartments will be generally 3 stories in height. The only other building that we are seeking development plan approval for is the CVS which will be a 1 story building.
27. Is there a restriction on the number of business types?
- a. Response: The PUD sets forth the types of permitted uses, but does not limit the number of those types of uses.
28. How big will be the bigger building that is shown on your plan?
- a. Response: The PUD would permit this building to be up to 70,000 square feet. As shown it is anticipated to be about 40,000 square feet.
29. Explain again the 4 categories of the requests you are making.
- a. Response: The 4 categories related to the requests was explained again.

30. What is the likelihood of your request being approved and is there a representative of the developer with you tonight?

- a. Response: I don't know and can't answer whether the request will be approved and there is a representative of the developer here with us tonight.

31. Can you compare how large your site is to some other sites in Westfield?

- a. Response: Our site is about 20 acres and I would guess that it is slightly larger than the site at 146th and Carey Road that contains the Fresh Thyme, Ricker's fuel station and 21st Amendment store.

32. Last month at the Plan Commission meeting a plat was presented for Harmony. Was that for the commercial area and what is that status of that?

- a. Response: Yes, that was for the commercial area and that goes back to the Plan Commission on Monday June 6th.

33. If you are approved, when would construction start?

- a. Response: If approved, the construction of the internal road and the CVS site would begin later this year. There are no other building that we are seeking approval for at this time.

34. Have you considering multi-purpose buildings with retail on 1st floor and residential uses on 2nd floor?

- a. Response: We are not considering that. Such a proposal would actually create more intensity and density on the site.

35. Do you know when the apartments will begin construction and how long will they take to complete?

- a. Response: Although I do not know with any certainty, I would imagine they may begin construction around the end of 2016 or the beginning of 2017 and would take at least 18 months to complete construction.

36. I believe that the area for the proposed gas station is a low lying area. What if there is a leak? Are you concerned about environmental issues? Is that land even suitable for a gas station?

- a. Response: There are very stringent local, state and federal guidelines and standards for the construction and operation of fuel stations. The operator of the proposed fuel station would have to comply with all of those local, state and federal standards and requirements and they would also be the party that would be responsible for any leaks. While not all sites are suitable for the construction of a fuel station, the area for the proposed fuel stations shown on our site plan is a suitable area.

Neighborhood Meeting Sign In-Sheet

TMC Developers, LLC - Proposed Text Amendment to the Harmony PUD Mixed Use District

Docket Number 1606-PUD-07

Thursday, June 2, 2016 at 7:00 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME	ADDRESS	PHONE	EMAIL
1. Mary Wilkinson	1358 Monmouth	317.501.0805	mwilkinsm@opusdesignad.com
2. Kathy Warkerson	15265 Nashua Cr.	317-208-4989	Kwik7@gmail.com
3. BARBARA SIMONSON	15290 Jenna Circle	317-550-7921	barbsim@gmail.com
4. Marcia Goldstein	15250 Nashua Cir	317-509-6783	margold2@gotown.net
5. AMY ANDERSON	14466 Welford Way	575-1798	amya14466@gmail.com
6. ANN Eggleston	14459 Welford Way	407-2478	kaeggleston@sbcglobal.net
7. Steve Goodere	1393 Bridgeport Dr	669-7480	sgoodere@gmail.com
8. TORI SHAW	134 Monmouth Dr.	603-2051	tshaw7893@yahoo.com
9. Judy Long	1342 Monmouth Dr	442-1006	J.LLong5340@gmail.com
10. Janet Ashman	1354 Monmouth Dr	694-3616	bentwoodtree@att.net
11. CHUCK LEHMAN	14892 Bixby Dr	413-6890	
12. Dave Schmitz	15011 Bainbridge Ct	317-251-4712	dschmitz@gotown.net
13. Jose L. Santos	1335 Monmouth Dr.	317-669.8323	jlsantos@juno.com
14. Brandyn Ludlum	1501 Rossmy Dr	317-370-7976	brandyn.ludlum@sbcglobal.net
15. John Perkins	1317 Mayfield Ct	317-669-7066	jfperk3@aol.com
16. DONALD T. SAWYER	1310 MAYFIELD CT	317-694-0872	DTSAWYER2011@GMAIL
17. NIKKI N. TSANGARIS	1370 MAYFIELD CT.	317-669-8980	NIKKITSANGARIS@AOL
18. CLAUDIA BENGE	1343 ANNAPOLIS DR	317 626 1266	bengecaj@iguest.net
19. Dwayne Streeter	533 Redmont Dr.	317-569-2870	dwayne@gotown.net
20. John & Dee Davis	15515 Towne Rd		johnjdavis52@gmail
21. James Tremblay	1009 Belvedere Pl	418-8367	jtremblay@gotown.net

NAME	ADDRESS	PHONE	EMAIL
21. RICHARD KISSUNG	1361 TRESCOTT DR	317-414-7529	melodyandrick@gmail.com
22. Jim Ake	543 Potomac Ckt	317-730-4959	jma1812@yahoo.com
23. Jeremy Mitchell	1365 Midway Ct, Carmel	317-698-0958	jrmitchell112@gmail.com
24. Greg Gotwald	14602 Bixby Dr. Westfield	627-7809	greg.gotwald@gmail.com
25. John Reier	763 Liberty Dr, Westfield		john.reier@gmail.com
26. CAROL SULLIVAN	1370 TRESCOTT DR WEST	669-7543	CARASULL3@aol.com
27. MELISSA WILLIAMS	15533 SMITHFIELD DR.	847-608-3283	mnoparstak@yahoo.com
28. CYNTHIA ZEUNIK	14724 FRANCIS RT	844-3332	CINDY@INDY.PR.COM
29. Marcus Magnusson	1400 Waterleaf Dr	317-523-3471	marcus_magnusson@hotmail.com
30. Janice Ruiz	647 Piedmont	317-413-7711	Janiceruiz@kw.com
31. Indy Ruiz	647 Piedmont	317-809-7149	agentindy@gmail.com
32. John Scott	1378 Monmouth Dr	317-345-3125	jszilla@gmail.com
33. Doug Hodge	1322 Annapolis Dr	317 844 8107	dbhodge53@gmail.com
34. WALT JONES	1326 TRESCOTT	512 417 8445	wjones36@austin.tx.us
35. RICK MATEOS	15536 BETHESPA CIR WEST		rmateos@jotown.net
36. SANFORD HORN	1388 SOMERVILLE DR.		sanford.horn@gmail.com
37. VICKY LINDSAY	" " " "	414-5984	
38. MICHELLE CARDIMON	14917 Pollard Dr		amcardimon@sbcglobal.net
39. Mark/Carla Schaaf	14925 Pollard Dr	439-7540	mschaaf@me.com
40.			carlaschaaf@icloud.com
41.			
42.			
43.			
44.			



Petition Number: 1506-SPP-15 & 1506-ODP-16

Subject Site Address: *NWC 159th Street and Towne Road*

Petitioner: Langston Residential Development, LLC by Nelson & Frankenberger, P.C.

Request: Primary Plat and Overall Development Plan review for **Bent Creek** consisting of 162 single-family lots.

Current Zoning: SF2: Single-Family Low Density District with Zoning Commitments

Current Land Use: Vacant

Approximate Acreage: 129.74 acres+/-

Property History: 0407-REZ-05 Change of Zoning, Ordinance 04-43 (12/13/04)

Associated Cases: 1506-ZC-02, Zoning Commitment modification (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Common Area 13 Commitment
7. Neighbor Meeting Summary; February 4, 2016
8. Site Plan Comparison (May 2015 vs. Feb. 2016 versions)

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

Approval of a Primary Plat and an Overall 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.

This petition received a public hearing at the Advisory Plan Commission's (the "APC") June 1, 2015 meeting and received a second public hearing at the February 16, 2016 APC meeting, in accordance with the APC Rules of Procedure.

PROJECT OVERVIEW

The 129.74-acre+/- site is located on the north side of 159th Street and the west side of Towne Road (see **Exhibit 2**). The property is zoned Single-Family 2 and is also bound by commitments that were made when the property was zoned to SF-2 in 2004 (Ordinance 04-43). The request is for approval of a Primary Plat



and Overall Development Plan (see **Exhibit 3**) for the development and subdivision of the property into 162 single-family residential lots.

A neighborhood meeting was held on February 4, 2016. A summary of that meeting has been provided for reference (see **Exhibit 6**).

The petition was reviewed by the Technical Advisory Committee at its May 19, 2015 meeting.

PLAN MODIFICATIONS BETWEEN JUNE 2015 AND FEBRUARY 2016

In response to public comments raised during the June 1, 2015 public hearing, the Overall Development Plan and Primary Plat were modified as follows:

1. Entrance on 159th Street moved to the west, across from a field instead of homes.
2. North/south internal street moved to be more centrally-located within the project.
3. Amenity area moved to be more centrally-located within the project.
4. Right-of-way stubs added to property to the west and north(east).
5. Pavement within the right-of-way stub to the north(west) was shortened, per neighbor request.
6. Internal pedestrian pathways extended.
7. 4 residential lots have been added (158 lots to 162 lots).

UPDATE SINCE FEBRUARY 16, 2016

Public comments raised during the February 16, 2015 public hearing regarding specific improvements to the 159th Street right-of-way have resulted in the petitioner working with the Westfield Public Works Department to establish a plan for widening 159th Street between Towne Road and Rippling Creek Way (the Bent Creek entrance on 159th Street). A summary of the 159th Street improvements can be found under "Department Comments", Item 2 (c) below. No changes to the plans have been made since February 16, 2016.

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

The Primary Plat complies with the following standards:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.



- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: Per WPWD, additional improvements will need to be made to 159th Street prior to construction. Details of the necessary improvements should be depicted on subsequent construction plans and approved prior to or contemporaneously with Secondary Plat approval. See "Department Comments", Item 2 (c) below for a summary of the needed improvements.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DESIGN STANDARDS (Chapter 8 of UDO)

The Primary Plat complies with the following standards:

- 20) Block Standards (Article 8.1).
- 21) Easement Standards (Article 8.3).
- 22) Monument and Marker Standards (Article 8.5).
- 23) Open Space and Amenity Standards (Article 8.6)



- 24) Pedestrian Network Standards (Article 8.7)
- 25) Storm Water Standards (Article 8.8)
- 26) Street and Right-of-Way Standards (Article 8.9)

Comment: The required stub road at the eastern end of Flowing Creek Place currently terminates into an existing buffer yard area (Common Area 13). That buffer yard area was negotiated with the adjacent property owner in 2004 as part of the original zoning approval. However, the UDO requires connectivity to this property in the event of future development. In order to maintain the existing buffer yard (and in order for the petitioner to remain compliant with previous agreements with the neighbor), the City has agreed to allow this buffer yard to remain as buffer yard/common area until the time in which the property to the east is developed and connected to Flowering Creek Place. At that time, the applicable common are will be converted to public right-of-way. A separate commitment agreement has been created to document this agreement. This commitment will need to be approved by the APC as a part of their approval of the Primary Plat and Overall Development Plan (See Exhibit 6).

- 27) Street Light Standards (Article 8.10)
- 28) Street Sign Standards (Article 8.11)
- 29) Surety Standards (Article 8.12)
- 30) Utility Standards (Article 8.13)

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

The Overall Development Plan complies with the following standards:

- 31) 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.
- 32) Address and legal description of the property.
- 33) Boundary lines of the property including all dimensions.
- 34) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 35) 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.
- 36) 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.
- 37) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 38) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 39) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 40) Location and dimensions of all existing structures and paved areas.
- 41) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 42) Location of all Floodplain areas within the boundaries of the property.
- 43) Names of legal ditches and streams on or adjacent to the site.
- 44) 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.
- 45) Identify buildings proposed for demolition.
- 46) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 47) 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).
- 48) Traffic Impact Study.

Comment: In lieu of performing an independent traffic impact study, the developer has agreed to participate with the City's broader study of this geographic area of the community. As such, the developer shall pay up to \$10,000, as determined by the Westfield Public Works Department, for their participation in this study prior to the issuance of an improvement location permit.

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

The Overall Development Plan complies with the following standards:

- 49) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 50) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 51) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT STANDARDS

The Overall Development Plan complies with the following standards:

- 53) Minimum Lot Area: 15,000 square feet (may be reduced by 3 x the lot width if utilizing a 59' street cross-section to accommodate street trees).
- 54) Minimum Lot Frontage: 50 feet
- 55) Minimum Building Setback Lines:
- a) Front Yard: 30 feet (may be reduced by 3 feet if utilizing a 59' street cross-section to accommodate street trees).
 - b) Side Yard: 12 feet
 - c) Rear Yard: 30 feet
- 56) Minimum Lot Width: 100 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Overall Development Plan complies with the following standards:

- 57) Architectural Standards (Article 6.3)
- a) Perimeter Lots (Article 6.3(C)(1))
 - b) Streetscape Diversity (Article 6.3(C)(2)). At minimum of two (2) of the following three (3) design objectives shall be met:

Comment: The proposed plan does not incorporate Item (ii) below. As a result, compliance with Item (i) and Item (iii) below be reviewed for compliance by the Department at the time of the building permit review for each individual home.

- i) The front façade of a front-load garage shall be recessed from the Front Building Facade by at least five (5) feet. A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.
- ii) Building Setback Lines shall vary within each Block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow a range of six (6) feet offset within the Block and have a minimum variation of two (2) feet increments from adjacent Lots. Staggered Building Setback Lines may not be required to meet this standard where winding streets or a similar development design achieve the same effect.



iii) Single-Family Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:

- (1) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
- (2) Have a different primary siding color than the adjacent Lot; and
- (3) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

c) Building Materials (Article 6.3(C)(3))

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

58) Building Standards (Article 6.4)

59) Landscaping Standards (Article 6.8)

- a) Detention and Retention Areas
- b) Street Trees

Comment: WPWD will need to approve street tree species at the time of installation.

c) Minimum Lot Landscaping Requirements

SF Residential (over 8,000 sq.ft.) 158 Lots	Required	Provided	Compliance
Shade Trees	632	4 per Lot	Compliant
Evergreen/Ornamental Trees	316	2 per Lot	Compliant
Shrubs	632	4 per Lot	Compliant

Open Space/Common Area 31 acres	Required	Provided	Compliance
Shade/Evergreen/Ornamental Trees	310	565	Compliant

d) External Street Frontage Landscaping

Towne Road (1,500')	Required	Provided	Compliance
Shade Trees	45	45	Compliant
Evergreen Trees	60	60	Compliant
Ornamental Trees	45	45	Compliant
Shrubs	375	375	Compliant
30' Landscaping Area		Yes	Compliant
3' Undulating Mound		2'-3' undulating mound	Compliant

159 th Street (2,100')	Required	Provided	Compliance
Shade Trees	63	63	Compliant
Evergreen Trees	84	84	Compliant
Ornamental Trees	63	63	Compliant
Shrubs	525	525	Compliant
30' Landscaping Area		Yes	Compliant
3' Undulating Mound		2'-3' undulating mound	Compliant

e) Buffer Yard Requirements

West Buffer Yard (2,398 feet)	Required	Provided	Difference
Shade Trees	72	72	Compliant
Evergreen Trees	72	72	Compliant
Shrubs	240	240	Compliant
30' Buffer Yard		Yes	Compliant

North Buffer Yard (1,324 feet)	Required	Provided	Compliance
Shade Trees	40	40	Compliant



Evergreen Trees	40	40	Compliant
Shrubs	133	144	Compliant
30' Buffer Yard		Yes	Compliant

Buffer Area One (1,969 feet)	Required	Provided	Difference
Shade Trees	60	60	Compliant
Evergreen Trees	60	182	Compliant
Shrubs	197	197	Compliant
30' Buffer Yard		Yes	Compliant

60) Lot Standards (Article 6.10)

61) Setback Standards (Article 6.16)

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)

COMPLIANCE WITH COMMITMENTS: (pending 1506-ZC-02)

This report identifies all commitments that are applicable at the Primary Plat and Overall Development stage of the review process. All commitments concerning architectural design will be reviewed as building permits for individual buildings are submitted.

64) Density. No more than 168 single-family residences shall be constructed upon the Real Estate. – **COMPLIANT**

65) Buffer Area One. -- **COMPLIANT**

- a) The Developer shall install Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.
- b) Within such Buffer Area One, the Developer shall plant two (2) rows of spruce evergreen trees, each row being twenty (20) feet on center with such spruce evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed contemporaneously with the commencement of the development of the Real Estate and shall be completed prior to the initial paving of any roads.
- c) The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowner's Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowner's Association.



66) Front Landscaping.

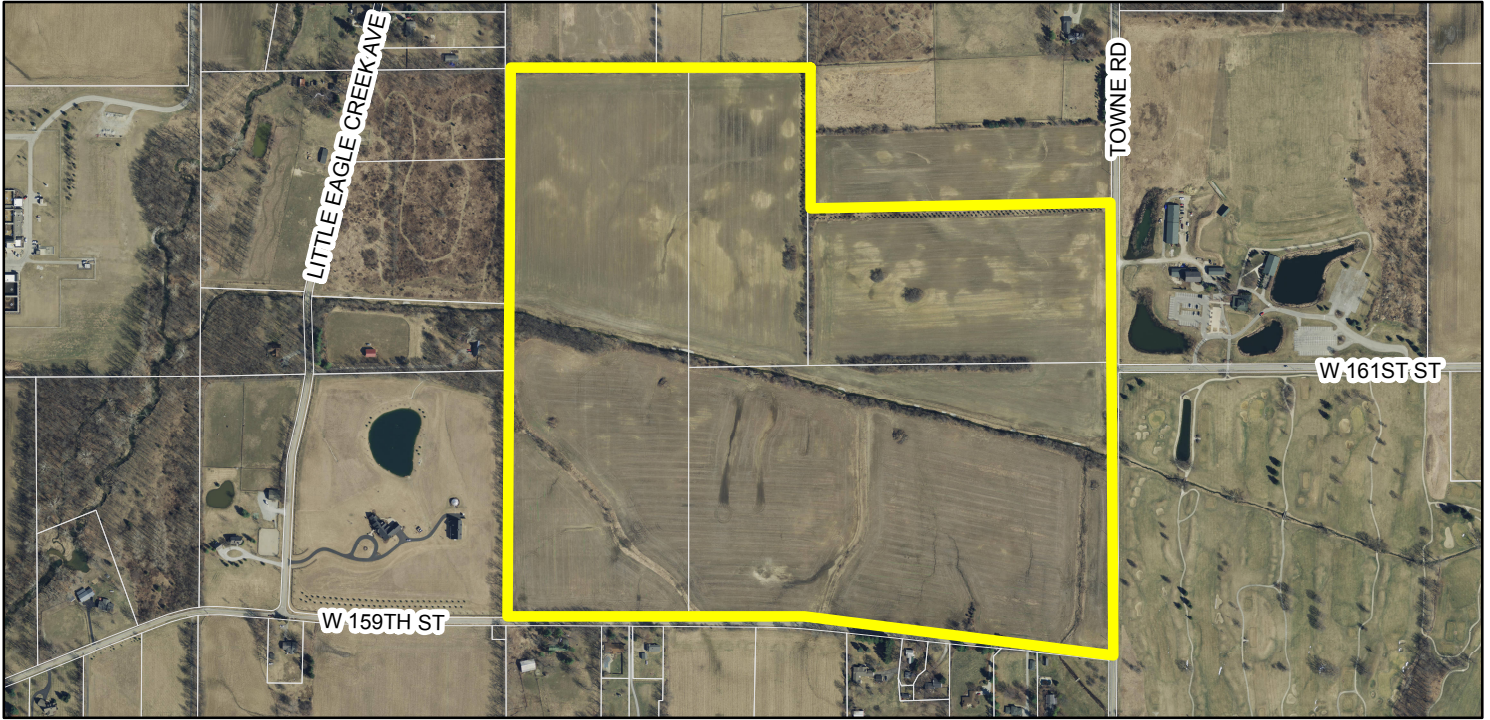
- a) Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.
- b) Front yard landscaping shall include at least one (1) yard tree (2" minimum caliper outside planting bed).

DEPARTMENT COMMENTS

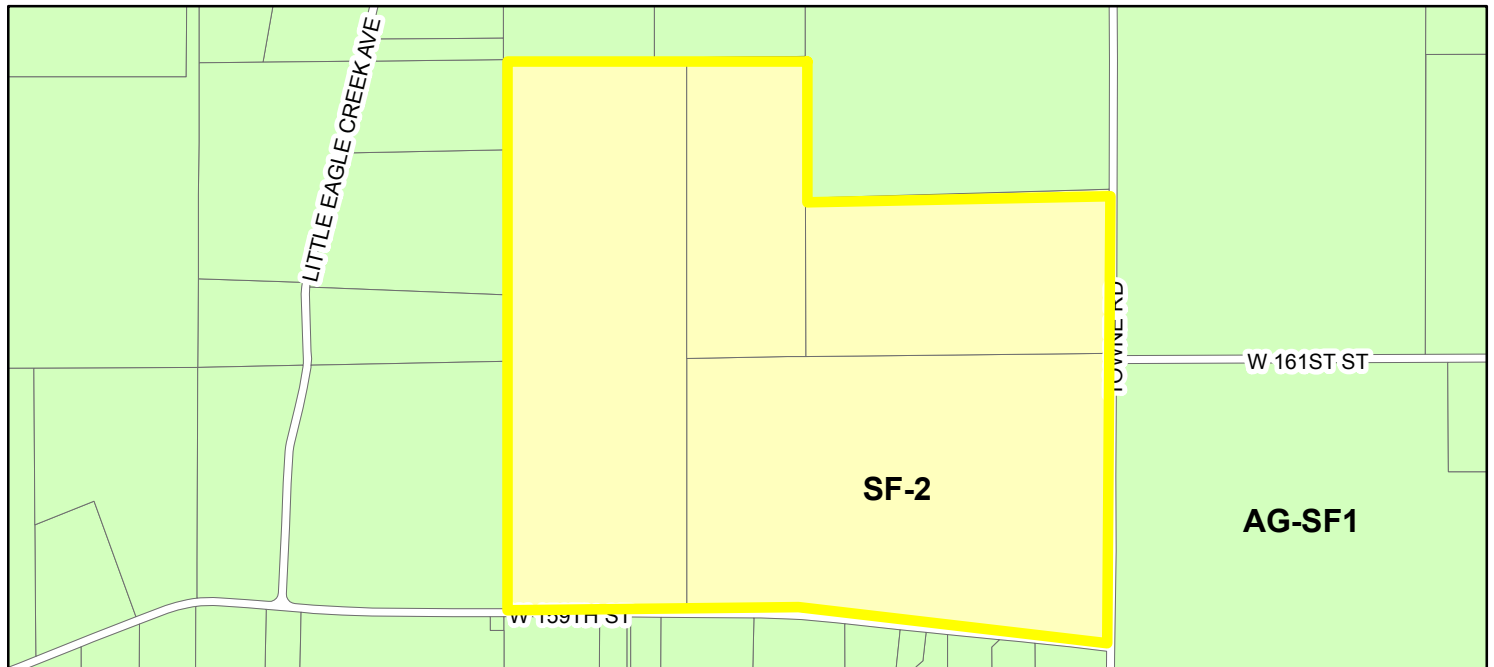
- 1) Approve the requested waivers that would:
 - a) Allow cul-de-sac lengths be greater than 600 feet, and
 - b) Reduce the number of required pedestrian connections extending from cul-de-sacs.
- 2) If the above waivers are approved, the Primary Plat and Overall Development Plan comply with the applicable zoning and subdivision regulations. Staff recommends approval of 1506-SPP-15 and 1506-ODP-16 with the following conditions:
 - a) Approval of the associated commitment regarding the Flowing Creek Place stub street right-of-way/Common Area 13 (see Exhibit 6) be granted by the APC.
 - b) In lieu of performing an independent traffic impact study, the developer has agreed to participate with the City's broader study of this geographic area of the community. As such, the developer shall pay up to \$10,000, as determined by the Westfield Public Works Department, for their participation in this study prior to the issuance of an improvement location permit.
 - c) The following improvements to the north side of 159th Street (between Towne Road and Rippling Creek Way) be made prior to construction/installation of any infrastructure or lots south of the John Edwards Drain:
 - i. 159th Street be widened and paved with a total of 24 feet of asphalt (11' travel lanes with 1' paved shoulders);
 - ii. All existing, impacted culverts be properly extended;
 - iii. Any existing, impacted utilities be relocated; and,
 - iv. All public improvements be made in accordance with the Westfield Construction Standards.
 - d) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 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.

Aerial Location Map

Site



Zoning Map



Zoning AG-SF1 (Agriculture - Single Family - 1) SF-2 (Single Family - 2)

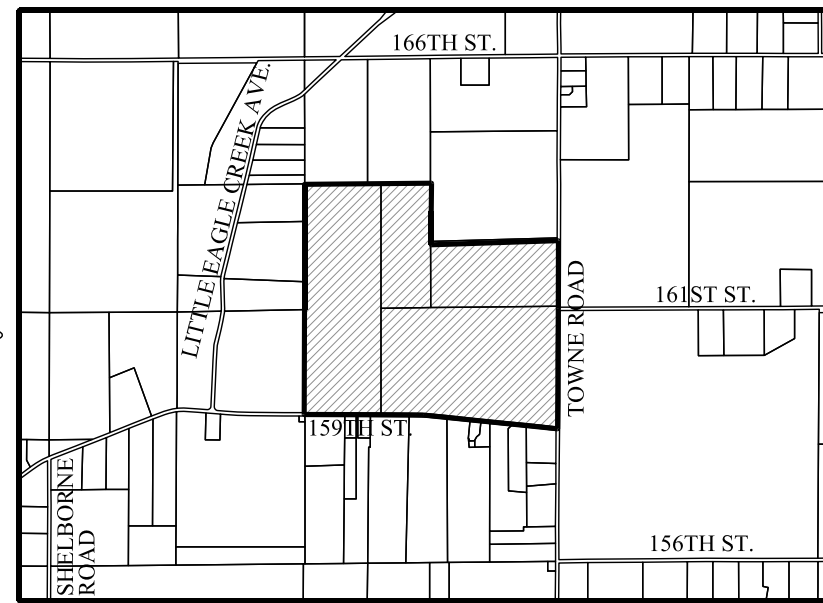
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPEL WERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH KANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

BENT CREEK

PRIMARY PLAT

ZONING SF2



LOCATION MAP
SCALE: 1"=2000'

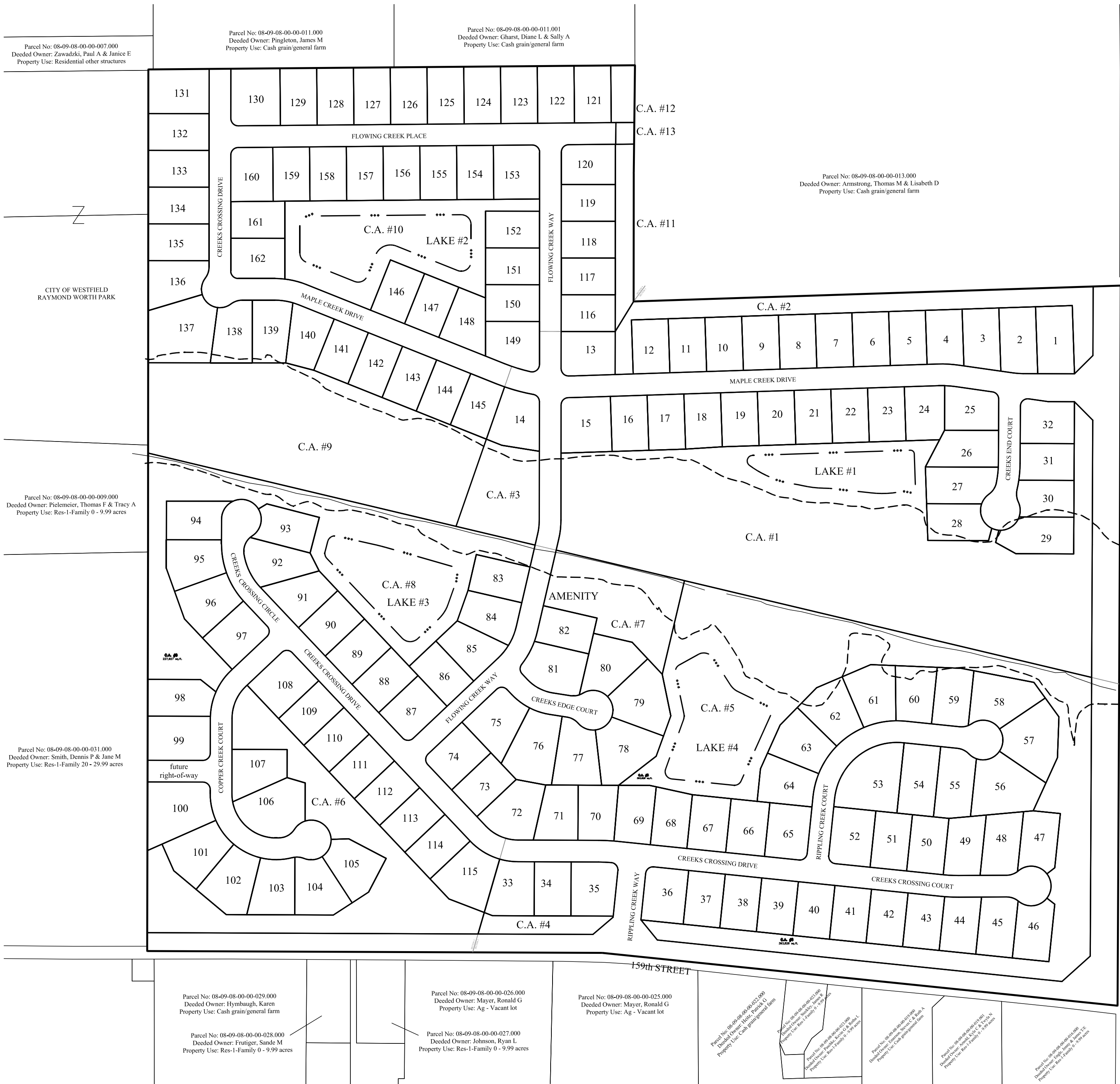
INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
1-5	PRIMARY PLAT
6-10	DEVELOPMENT PLAN
901-907	LANDSCAPE PLAN

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129,742 acres, more or less.

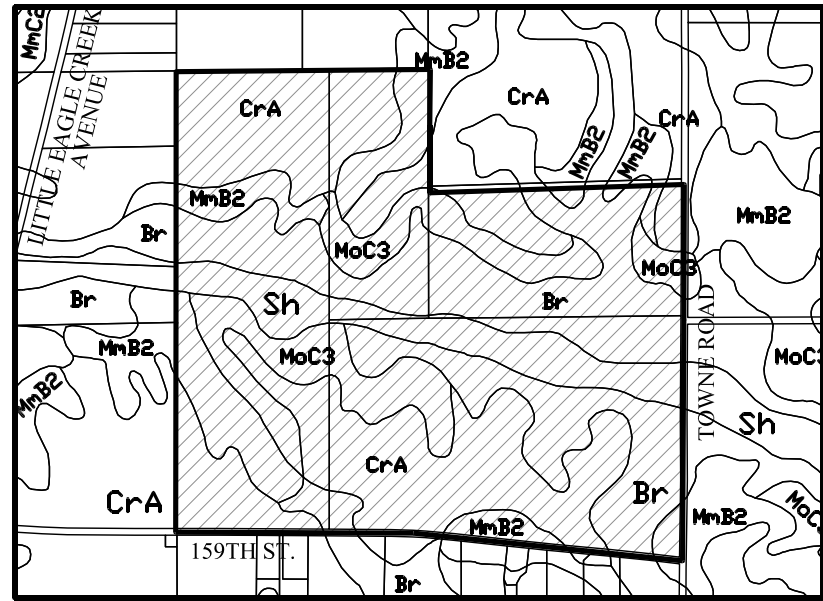
S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(R)GDK (P)KRG



TOTAL LOTS=162
SITE = 129.74Ac.±
TOTAL COMMON AREA =45.29Ac.±
FLOOD - 22.45Ac.±
WETLAND - 0.74Ac.±
PONDS - 5.2Ac.±
TOTAL 28.39Ac.±
45.29Ac.± -28.39Ac.±(50%) = 31.095Ac.±
(total common area) (90% of flood, wetland, ponds)
OPEN SPACE PROVIDED:
31.095Ac.± (24%)

SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

COMMON AREAS INDEX			
SECTION 1		SECTION 4	
C.A. 1	557,735 sq. ft.	C.A. 9	261,851 sq. ft.
C.A. 2	78,598 sq. ft.	C.A. 10	131,619 sq. ft.
C.A. 3	46,830 sq. ft.	C.A. 11	23,467 sq. ft.
SECTION 2		C.A. 12	9,987 sq. ft.
C.A. 4	16,824 sq. ft.	C.A. 13	2,950 sq. ft.
C.A. 5	393,826 sq. ft.		
SECTION 3		TOTAL	1,972,739 sq. ft.
C.A. 6	153,810 sq. ft.		45.29 acres
C.A. 7	67,315 sq. ft.		
C.A. 8	227,927 sq. ft.		



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

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

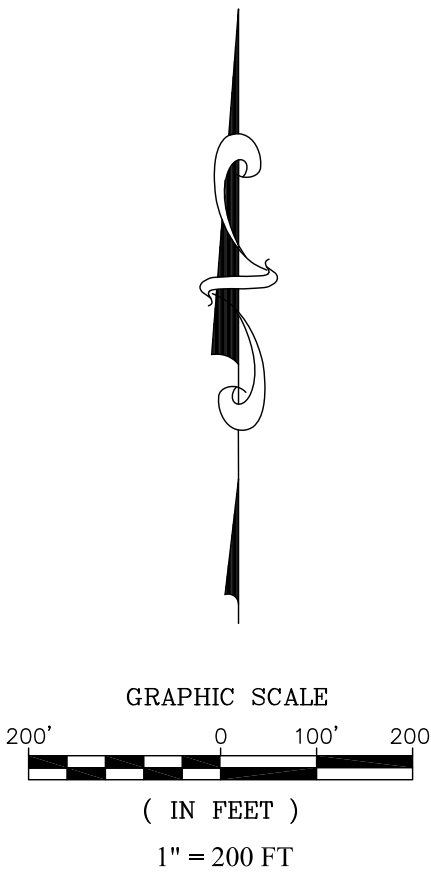
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

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

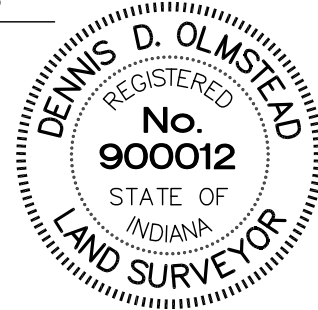
This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



D. D. OLMSTEAD
DENNIS D. OLMSTEAD DATE 02/26/16
REGISTERED LAND SURVEYOR
NO. 900012



PLANS PREPARED BY:

STOEPPEL WERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's below.
Call before you dig.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac.±

TOTAL COMMON AREA =45.29Ac.±

FLOOD - 22.45Ac.±

WETLAND - 0.74Ac.±

PONDS - 5.2Ac.±

TOTAL - 28.39Ac.±

45.29Ac.± =28.39Ac.±(50%) = 31.095Ac.±

(50% = 100% of the site area)

OPEN SPACE PROVIDED:

31.095Ac.± (24%)

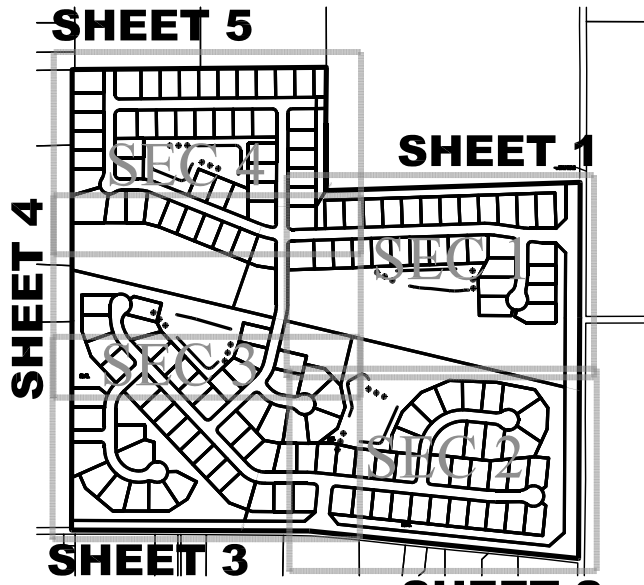
SITE DATA	
ZONING	RES SINGLE-FAMILY LOW
CLASSIFICATION	DENSITY DISTRICT
MIN. SIDE YARD	17' EACH SIDE
MIN. REAR YARD	10'
MIN. FRONT YARD	10'
MIN. S.F. PER UNIT	400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12.5 STORIES

DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S:\49160\legal\PREL-PLAT.rtf
January 13, 2006
(R/GDK, P/KRG)



KEY MAP
1"=100'

*SHEET 6 - Curve Tables

BENT CREEK PRIMARY PLAT ZONING SF2

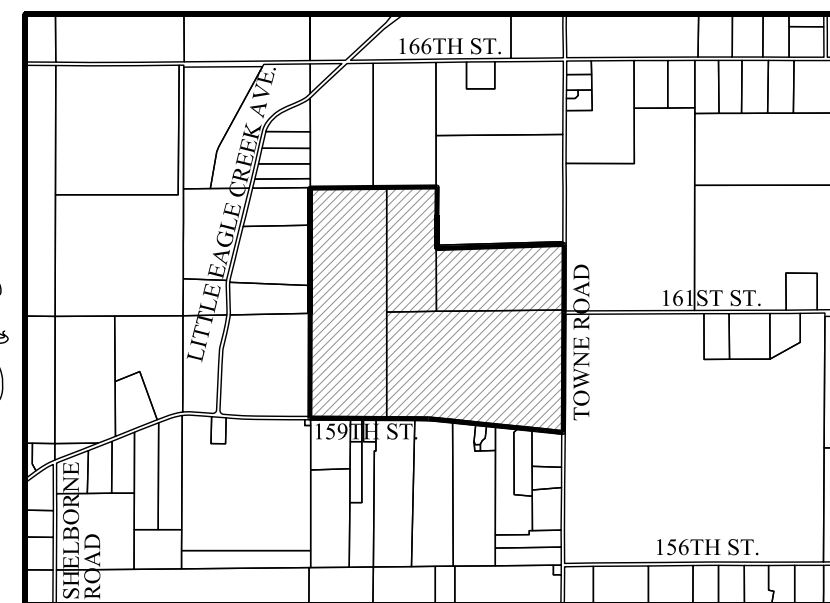
GRAPHIC SCALE



(IN FEET)

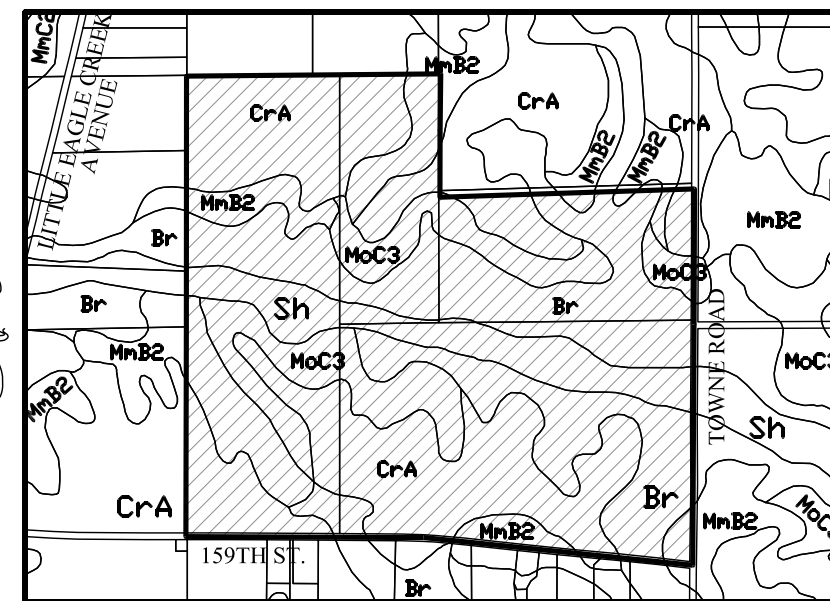
1 inch = 60 ft.

COMMON AREAS INDEX	
SECTION 1	SECTION 4
C.A. 1 557,735 sq. ft.	C.A. 9 261,851 sq. ft.
C.A. 2 78,598 sq. ft.	C.A. 10 131,619 sq. ft.
C.A. 3 46,830 sq. ft.	C.A. 11 23,467 sq. ft.
SECTION 2	SECTION 12
C.A. 4 16,824 sq. ft.	C.A. 13 2,950 sq. ft.
C.A. 5 393,826 sq. ft.	
SECTION 3	TOTAL
C.A. 6 153,810 sq. ft.	1,972,739 sq. ft.
C.A. 7 67,315 sq. ft.	45.29 acres
C.A. 8 227,927 sq. ft.	



LOCATION MAP

SCALE: 1"=2000'



SOILS MAP

Br, CrA, MnB2, Sh, MoC3

SCALE: 1"=1000'

Br-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

MnB2 - Miami silt loam, 2 to 6 percent slopes, eroded

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

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

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

Sh - Shoals silt loam

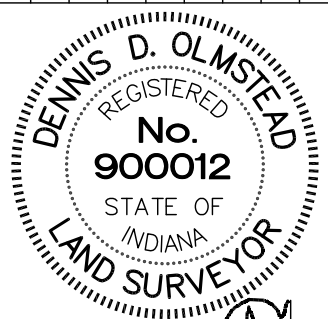
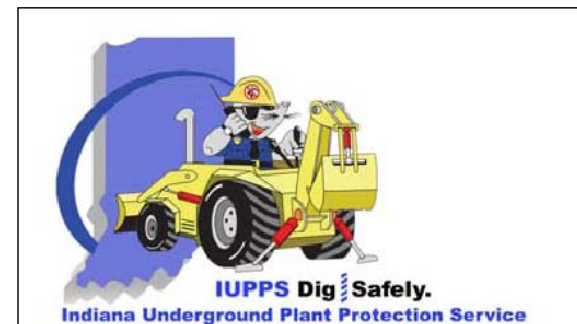
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.

LEGEND

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



Know what's below.
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CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

BENT CREEK

PREPARED FOR:

SECTION	TOWNSHIP	RANGE
8	18N	R3E
DRAWN BY:	CHECKED BY:	
HAM	BKR	

SHEET NO.

1

OF 16 SHEETS

S & A JOB NO.

49160 2014

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

BY

GDK

REV. PER TAC COMMENTS

REVISIONS

DATE

02/05/16

DATE

DATE

DATE

DATE

DATE

DATE

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

THIS INSTRUMENT PREPARED FOR:
TOWNE ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac.±
TOTAL COMMON AREA =45.29Ac.±

FLOOD - 22.45Ac.±
WETLAND -0.74Ac.±
PONDS - 5.2Ac.±
TOTAL - 28.39Ac.±

45.29Ac.± -28.39Ac.±(50%) = 31.095Ac.±

OPEN SPACE PROVIDED:
31.095Ac.± (24%)

SITE DATA	
ZONING	18 SINGLE-FAMILY LOW
CLASSIFICATION	DENSITY DISTRICT
MIN. SIDE YARD	12 FEET SIDE
MIN. REAR YARD	10 FEET
MIN. FRONT YARD	10 FEET
MIN. S.F. PER ACRE	1 ACRE SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12 STORIES

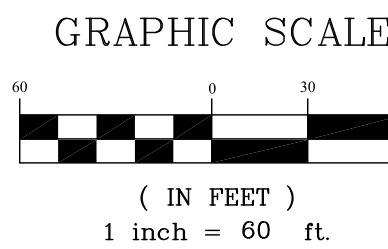
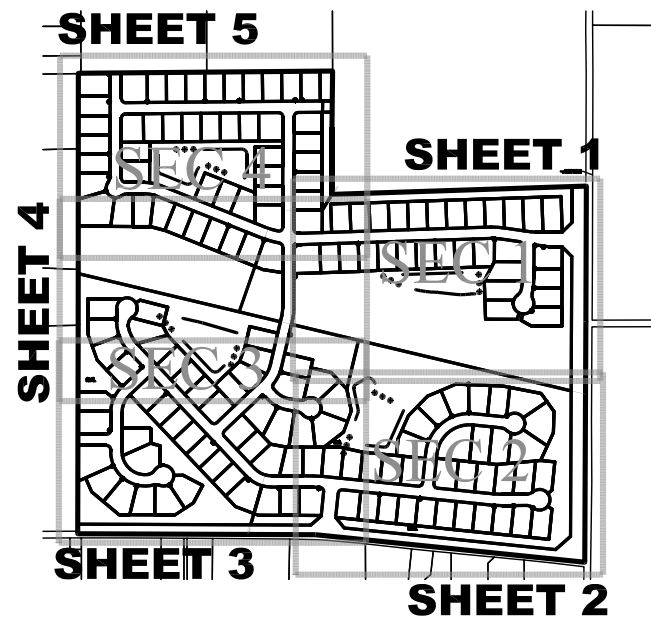
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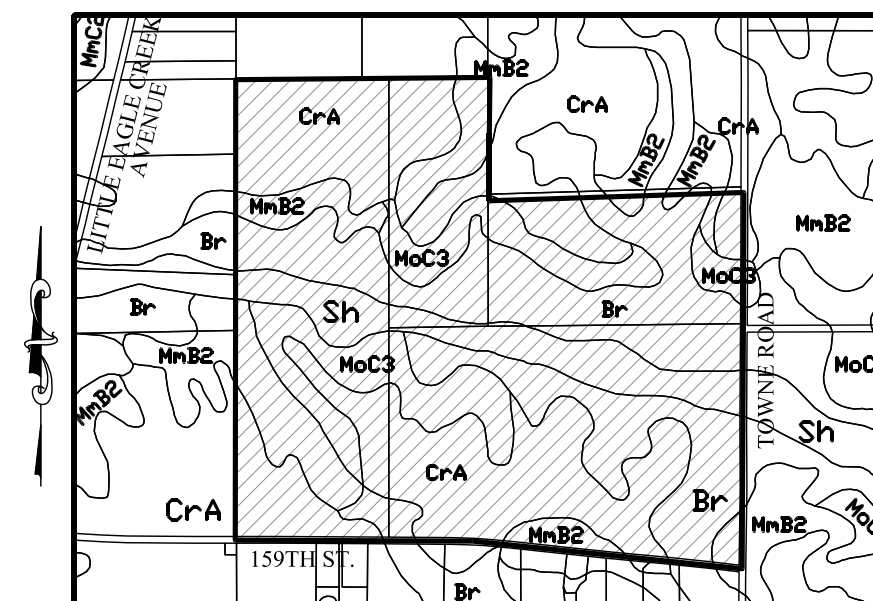
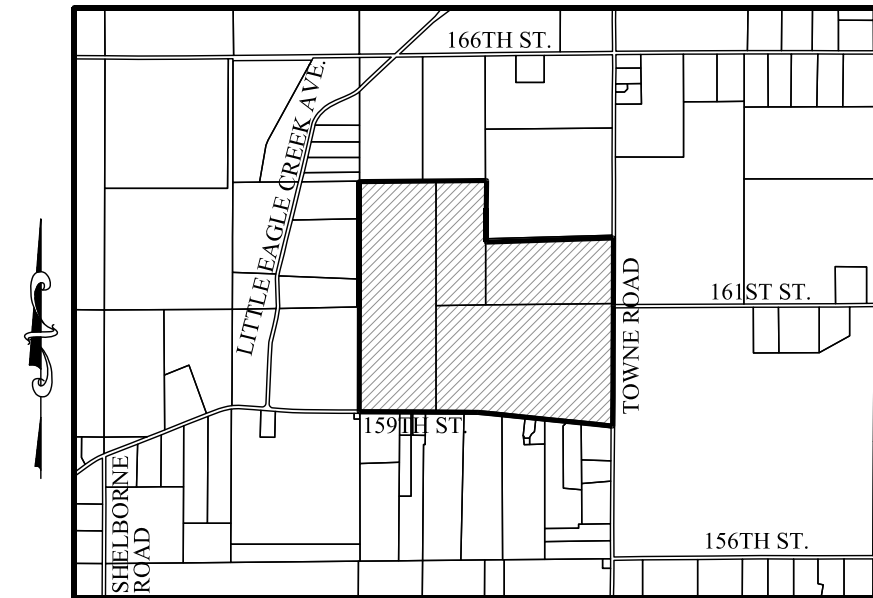
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S-49160 legal PREL-PLAT.rtf
January 13, 2015
(R/GDK/P/KRG)

BENT CREEK PRIMARY PLAT ZONING SF2



COMMON AREAS INDEX	
SECTION 1	SECTION 4
C.A. 1 557,735 sq. ft.	C.A. 9 261,851 sq. ft.
C.A. 2 78,598 sq. ft.	C.A. 10 131,619 sq. ft.
C.A. 3 46,830 sq. ft.	C.A. 11 23,467 sq. ft.
SECTION 2	C.A. 12 9,987 sq. ft.
C.A. 4 16,824 sq. ft.	C.A. 13 2,950 sq. ft.
C.A. 5 393,826 sq. ft.	TOTAL
SECTION 3	1,972,739 sq. ft.
C.A. 6 153,810 sq. ft.	45.29 acres
C.A. 7 67,315 sq. ft.	
C.A. 8 227,927 sq. ft.	



Br-Brookston silt clay loam

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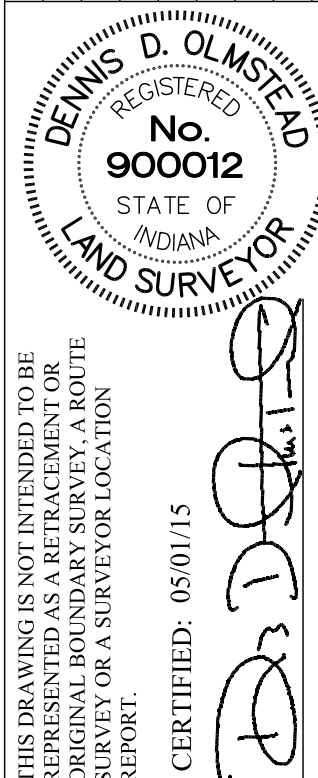
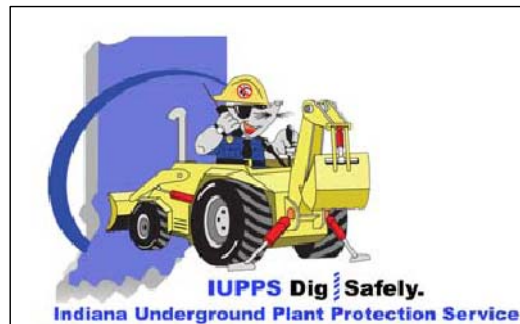
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- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
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- S.S.E. SANITARY SEWER EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- R/W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



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CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

BENT CREEK

PREPARED FOR:

SECTION 8	TOWNSHIP 18N	RANGE R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.

2

OF 16 SHEETS

S & A JOB NO.

49160 2014

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

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

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

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FLOOD - 22.45Ac.±
WETLAND -0.74Ac.±
PONDS - 5.2Ac.±
TOTAL - 28.39Ac.±

45.29Ac.± -28.39Ac.±(50%) = 31.095Ac.±
(50% of total common area)

OPEN SPACE PROVIDED:
31.095Ac.± (24%)

SITE DATA	
ZONING	180 SINGLE-FAMILY LOW DENSITY DISTRICT
CLASSIFICATION	17' EACH SIDE
MIN. SIDE YARD	10'
MIN. REAR YARD	10'
MIN. FRONT YARD	10'
MIN. ST. FOR UNIT	1.400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12.5 STORIES

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S:\49160\dwg\PREL-PLAT.rvt
January 13, 2005
(R)GDK (P)KRG

BENT CREEK

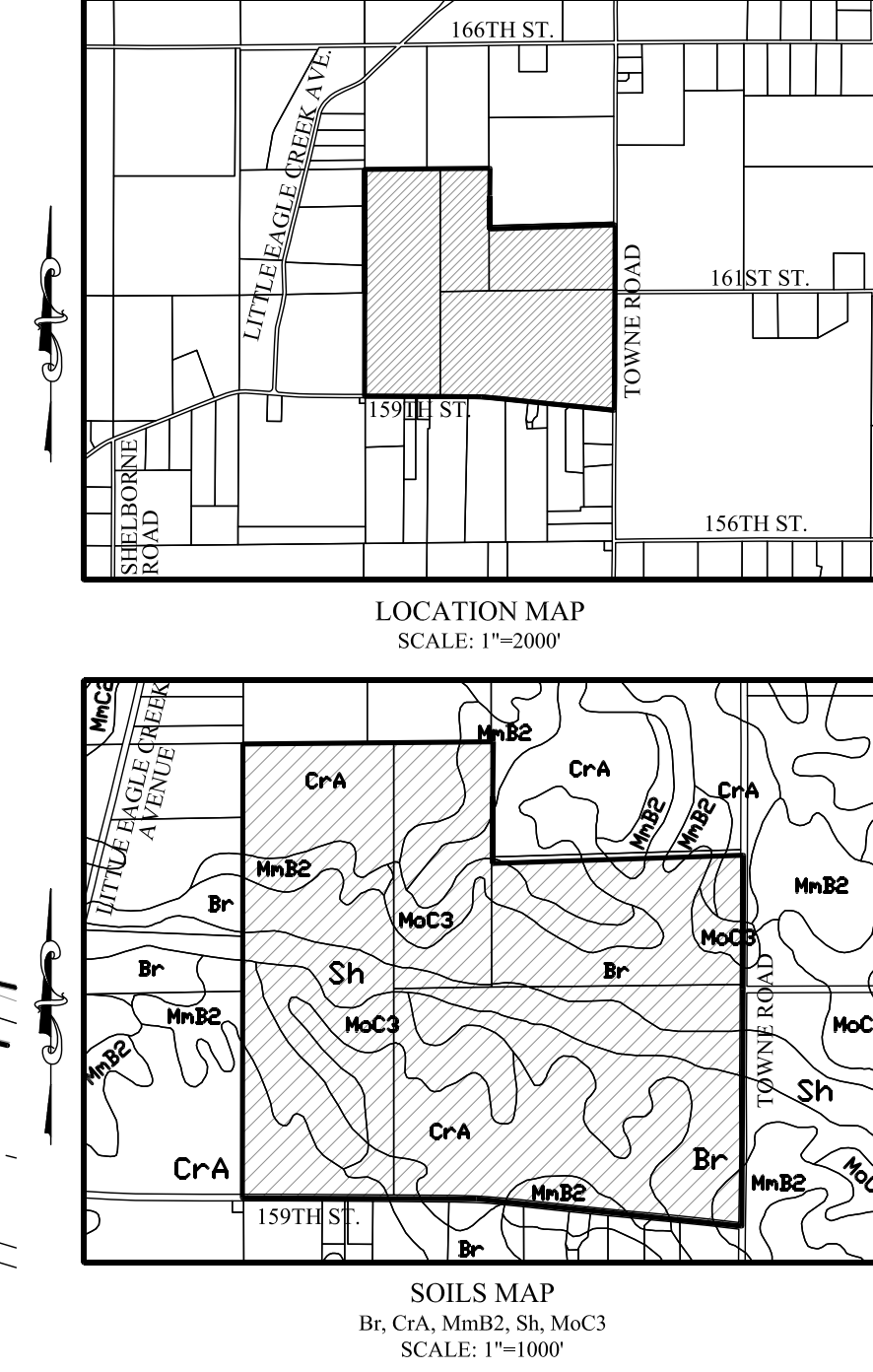
PRIMARY PLAT

ZONING SF2

KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

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

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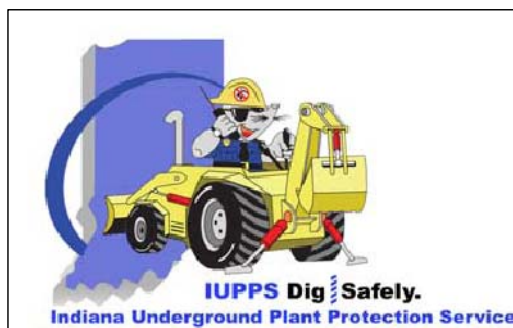
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CERTIFIED: 05/01/15

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

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

BENT CREEK

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: HAM CHECKED BY: BKR

SHEET NO. 3

OF 16 SHEETS

S & A JOB NO.

49160 2014

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

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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
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PONDS - 3.2Ac.±
TOTAL - 28.39Ac.±

45.29Ac.± = 28.39Ac.±(50%) = 31.095Ac.±
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OPEN SPACE PROVIDED:
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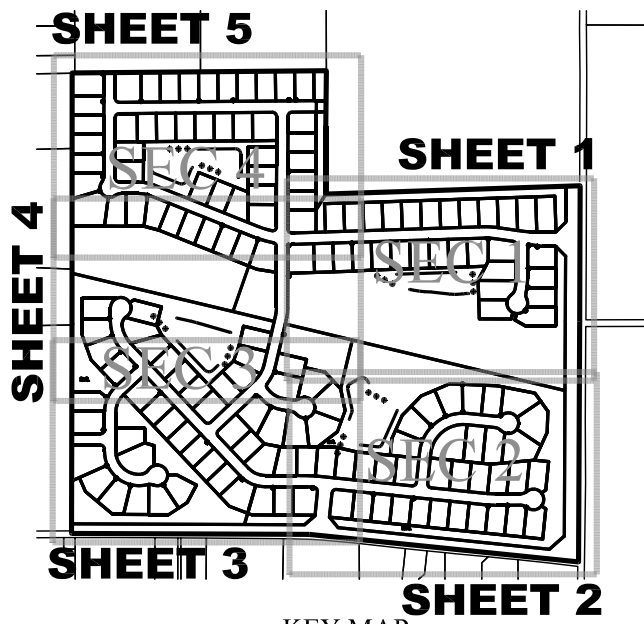
SITE DATA	
ZONING CLASSIFICATION	R5 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	15 FEET SIDE
MIN. REAR YARD	15
MIN. FRONT YARD	30
MIN. S.F. PER LOT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	1 1/2 STORIES

DESCRIPTION

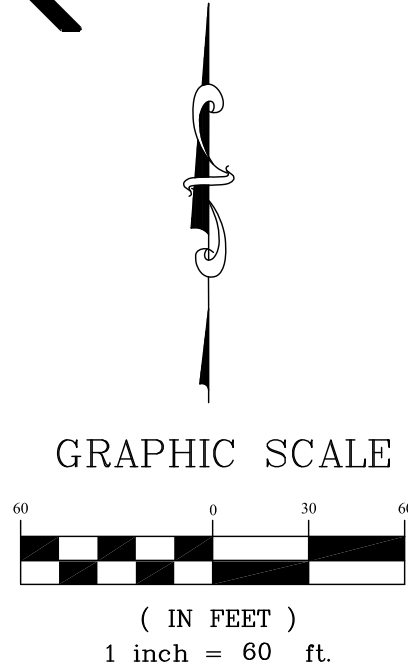
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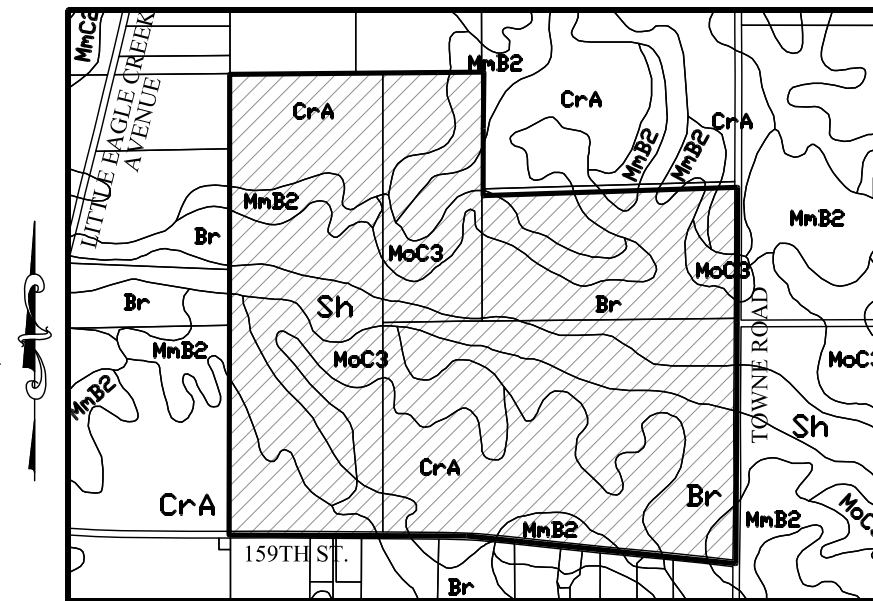
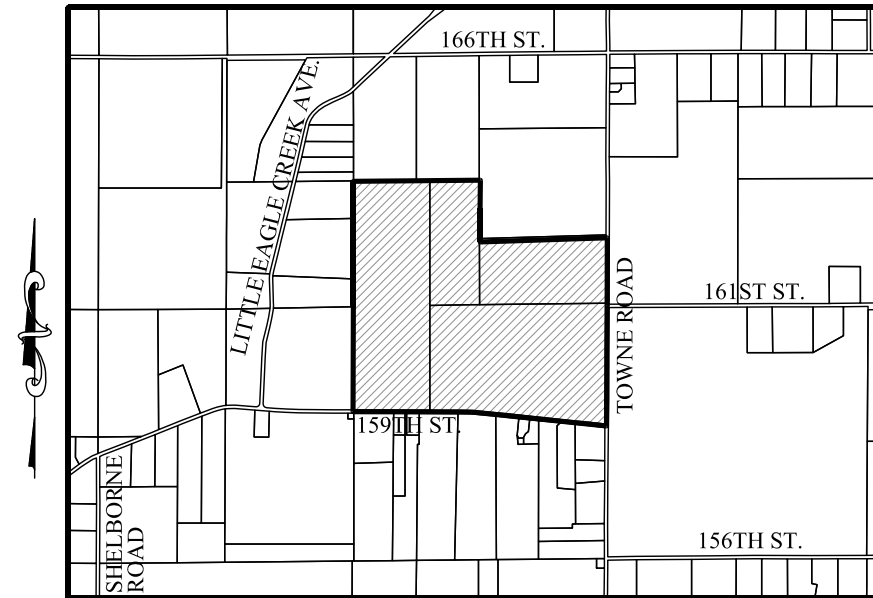
S:\49160\kgal\PREL-PLAT.rtf
January 13, 2005
(R/GDK, P/RKG)



BENT CREEK PRIMARY PLAT ZONING SF2



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Br, CrA, MnB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silt, clay loam

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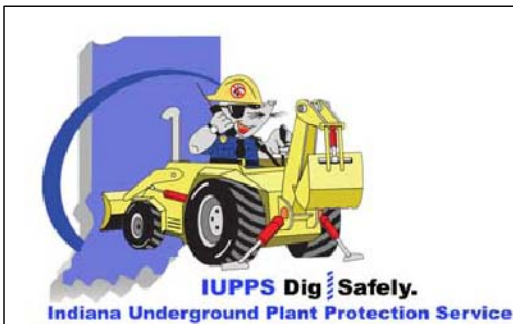
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- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
-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



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS FOR INFORMATION ONLY. THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSHEAD
CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 4
OF 16 SHEETS
S & A JOB NO. 49160 2014

PRIMARY PLAT
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=102
SITE = 129.74Ac.±
TOTAL COMMON AREA = 45.29Ac.±
FLOOD - 22.45Ac.±
WETLAND - 0.74Ac.±
PONDS - 5.2Ac.±
TOTAL 28.39Ac.±

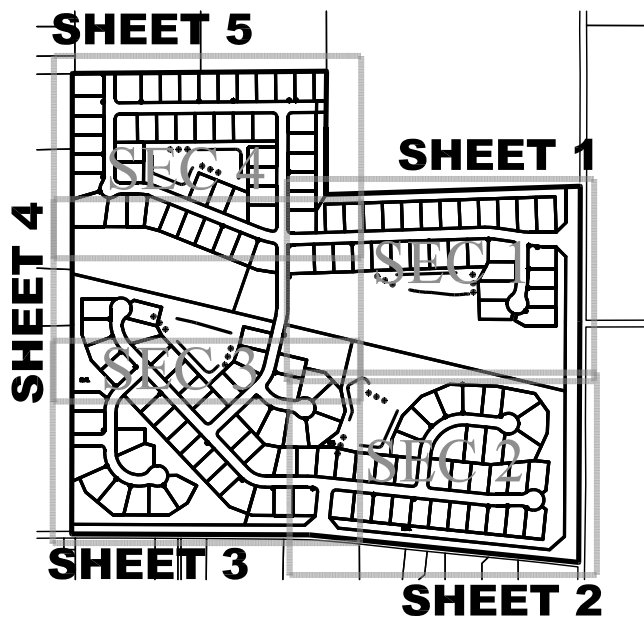
45.29Ac.± = 28.39Ac.± (50%) = 31.095Ac.±
(50% of flood, wetland ponds)
OPEN SPACE PROVIDED:
31.095Ac.± (24%)

SITE DATA	
ZONING	SF3 (SINGLE-FAMILY LOW DENSITY (SUBURB))
CLASSIFICATION	12' EASEMENT
MIN. SIDE YARD	30'
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12 STORIES

DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

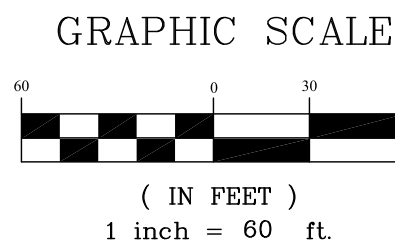
Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(R/GDK, P/KRG)

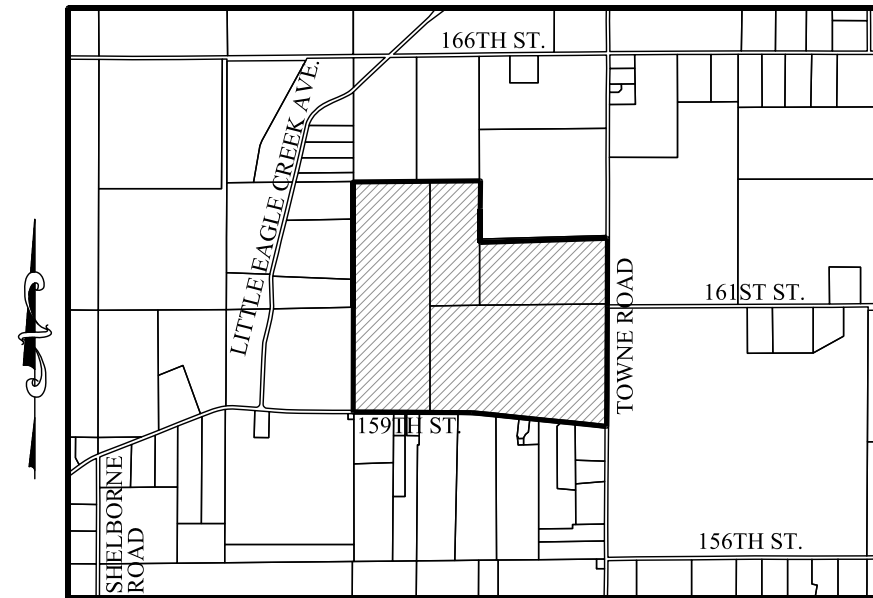


KEY MAP
1"=100'
*SHEET 6 - Curve Tables

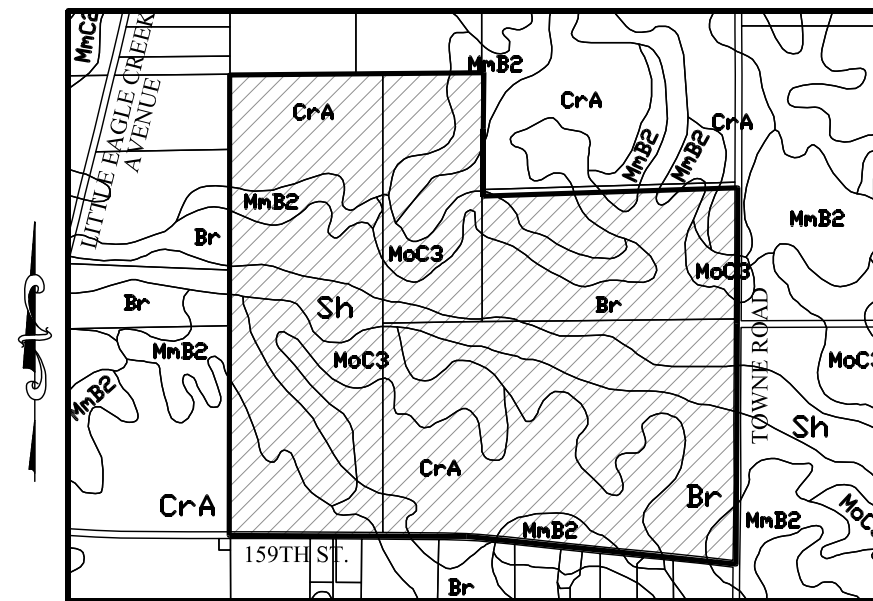
BENT CREEK PRIMARY PLAT ZONING SF2



COMMON AREAS INDEX	
SECTION 1	SECTION 4
C.A. 1 557,735 sq. ft.	C.A. 9 261,851 sq. ft.
C.A. 2 78,598 sq. ft.	C.A. 10 131,619 sq. ft.
C.A. 3 46,830 sq. ft.	C.A. 11 23,467 sq. ft.
SECTION 2	SECTION 5
C.A. 4 16,824 sq. ft.	C.A. 12 9,987 sq. ft.
C.A. 5 393,826 sq. ft.	C.A. 13 2,950 sq. ft.
SECTION 3	TOTAL
C.A. 6 153,810 sq. ft.	1,972,739 sq. ft.
C.A. 7 67,315 sq. ft.	45.29 acres
C.A. 8 227,927 sq. ft.	



LOCATION MAP
SCALE: 1"=200'



SOILS MAP
Br, CrA, MnB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silt clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

MnB2 - Miami silt loam, 2 to 6 percent slopes, eroded

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

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

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

Sh - Shoals silt loam

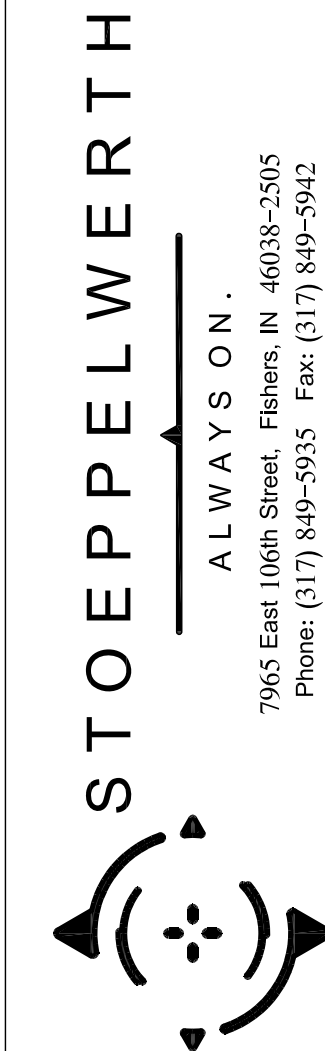
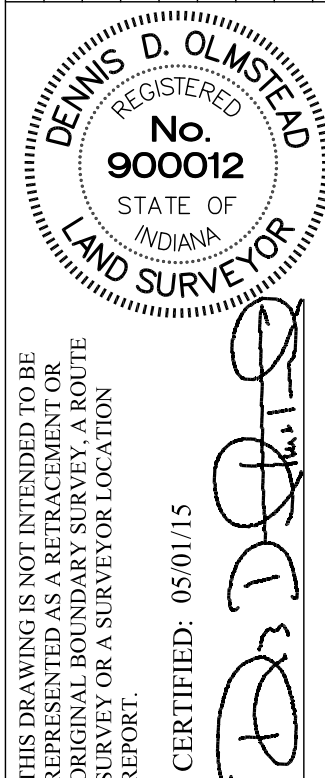
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.

LEGEND

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



Know what's below.
Call before you dig.



PREPARED FOR:
SECTION 8 TOWNSHIP 18N RANGE R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 5
OF 5 SHEETS
S & A JOB NO. 49160 2014

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

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS-162
SITE = 129.74Ac.±
TOTAL COMMON AREA = 45.29Ac.±
FLOOD - 22.45Ac.±
WETLAND - 0.74Ac.±
POND - 5.2Ac.±
TOTAL 28.39Ac.±
45.29Ac.± - 28.39Ac.± (50%) = 31.095Ac.±
(total common area) (100% of flood, wetland, ponds)

OPEN SPACE PROVIDED:
31.095Ac.± (24%)

SITE DATA	
ZONING	SR1 SINGLE-FAMILY LOW DENSITY (DISTRICT)
CLASSIFICATION	12 EXCLUSIVE
MIN. SIDE YARD	30'
MIN. FRONT YARD	30'
MIN. FRONT X-ROAD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12 STORIES

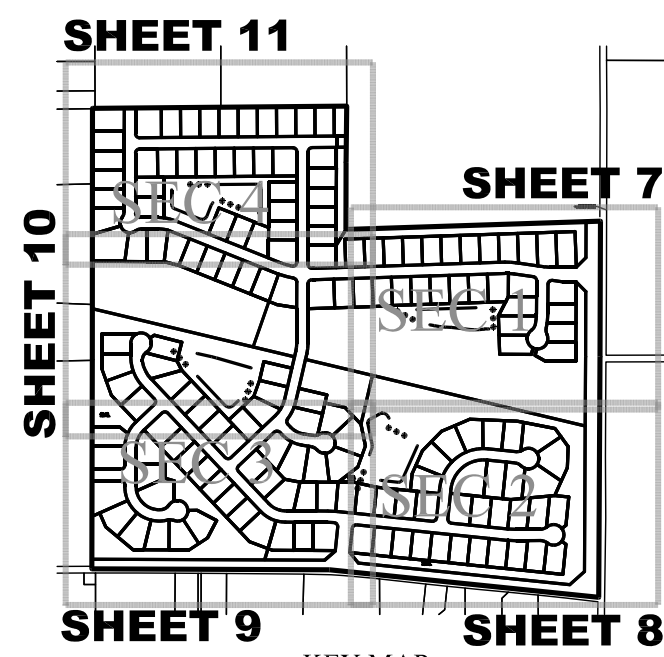
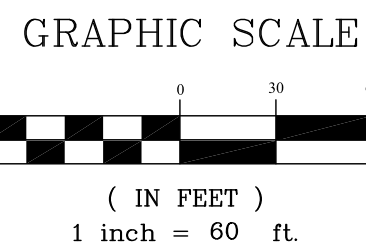
DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

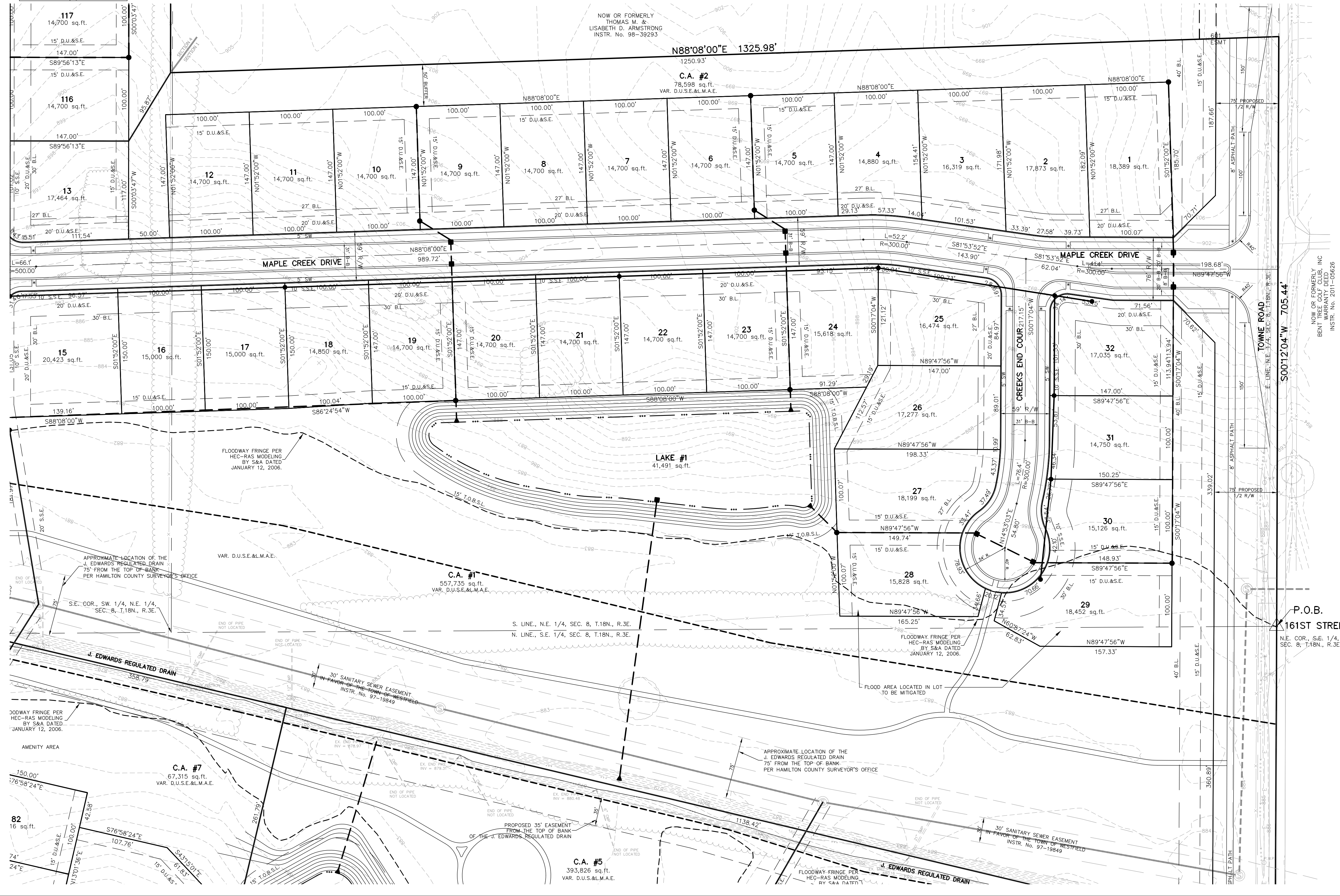
S:\49160\legal\PREL-PLAT.dwg
January 13, 2005
(R)GDK, (P)KRG

BENT CREEK

OVERALL DEVELOPMENT PLAN ZONING SF2



NOW OR FORMERLY
THOMAS M. &
LISABETH D. ARMSTRONG
INSTR. No. 98-39293



Br-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

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

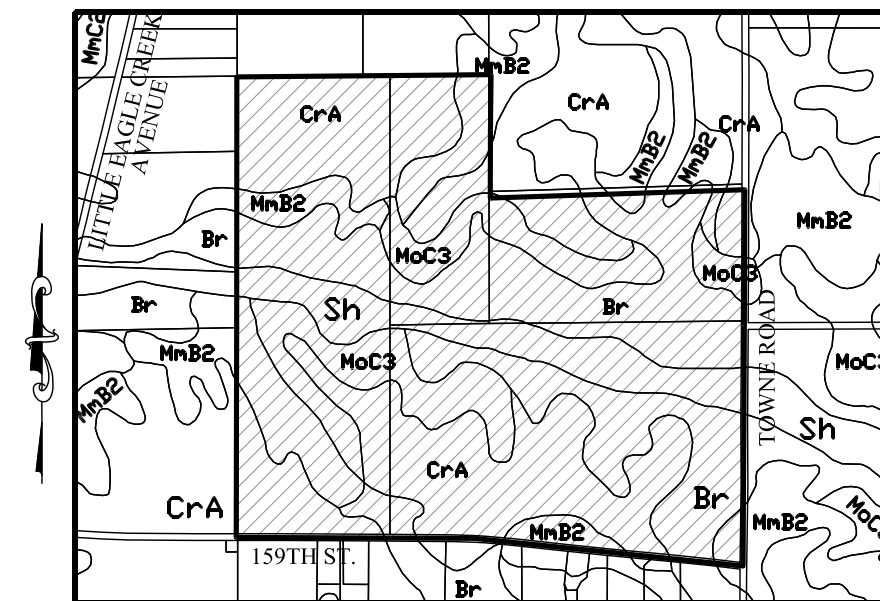
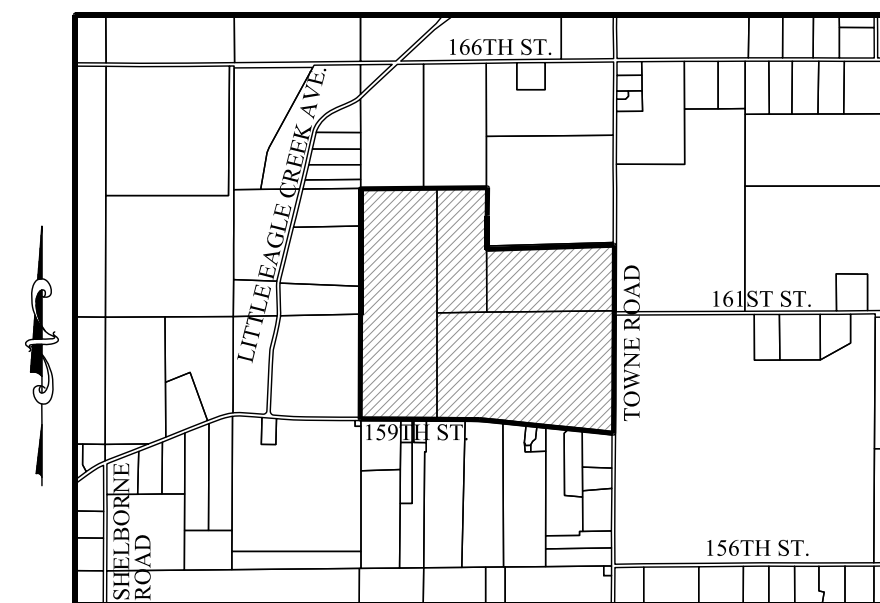
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

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

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

Sh - Shoals silt loam

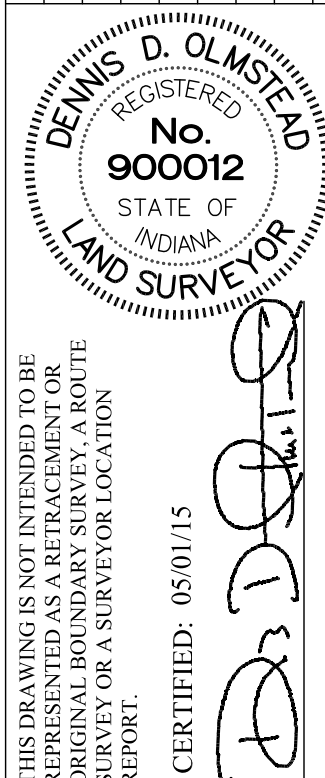
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
W	PROPOSED WATER LINE
FLOW LINE	
BURIED ELECTRIC LINE	
OVERHEAD ELECTRIC LINES	
BURIED TELEPHONE LINE	
TELEPHONE LINE	
BURIED CABLE T.V. LINE	
CABLE T.V. LINE	
GAS	GAS LINE
WATER LINE	
SANITARY SEWER LINE; MANHOLE	
SANITARY CLEANOUT	
STORM SEWER LINE; MANHOLE & END SECTION	
CURB INLET	
BEEHIVE OR ROUND INLET	
SQUARE FLAT INLET	
FENCE LINE	
SET NAIL - UNLESS OTHERWISE NOTED	
SET CAPPED REBAR STAMPED S&A FIRM #0008	
SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008	
HAMILTON COUNTY SURVEYOR	
MEASURED	
RECORDED	
NO ACCESS EASEMENT	
POWER POLE	TRAFFIC SIGNAL POLE
LIGHT POLE	TRAFFIC MANHOLE
ELECT. TRANSFORMER	TRAFFIC CONTROL BOX
ELECT. PEDESTAL	GAS VALVE
ELECT. METER	GAS METER
GUY WIRE	WATER METER
TELEPHONE POLE	WATER VALVE
TELEPHONE PEDESTAL	FIRE HYDRANT
TELEPHONE MANHOLE	MAILBOX
CABLE T.V. POLE	
CABLE T.V. PEDESTAL	



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Call before you dig.



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

OVERALL DEVELOPMENT PLAN

PREPARED FOR:
SECTION: 8
DRAWN BY: HAM
SHEET NO. 6

BENT CREEK

TOWNSHIP: 18N
RANGE: R3E
CHECKED BY: BKR

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

DATE: 02/05/16
REV. PER TAC COMMENTS
BY: GDK

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

CERTIFIED: 05/01/15

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

SECTION: 8
TOWNSHIP: 18N
RANGE: R3E
DRAWN BY: HAM
SHEET NO. 6
OF 16 SHEETS
S&A FIRM NO.
49160 2014

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

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162
SITE = 129.74AC±
TOTAL COMMON AREA =45.29AC±
FLOOD - 22.45AC±
WETLAND - 0.74AC±
PONDS - 5.2AC±
TOTAL 28.39AC±
45.29AC± = 28.39AC± (50%) = 31.095AC±
(includes wetland) (100% of flood, wetland, ponds)

OPEN SPACE PROVIDED:
31.095AC± (24%)

SITE DATA	
ZONING	SP1 SINGLE-FAMILY LOW DENSITY DISTRICT
CLASSIFICATION	1" FENCE SIDE
MIN. SIDE YARD	30'
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 1,800 TWO STORY
MAX. BUILDING HEIGHT	12 STORIES

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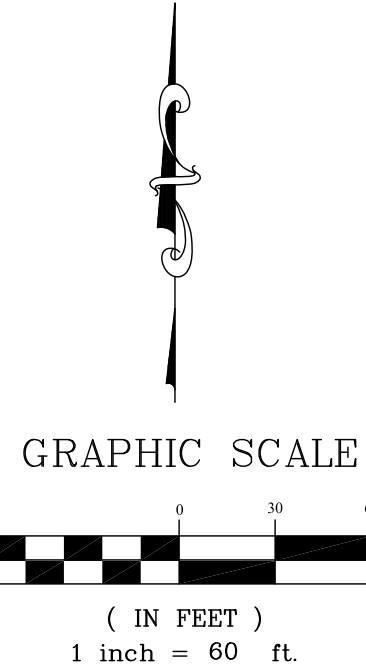
S-49160 legal PREL-PLAT of
January 13, 2005
(R/GDK, P/WKG)



BENT CREEK

OVERALL DEVELOPMENT PLAN

ZONING SF2



Br-Brookston silty clay loam

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

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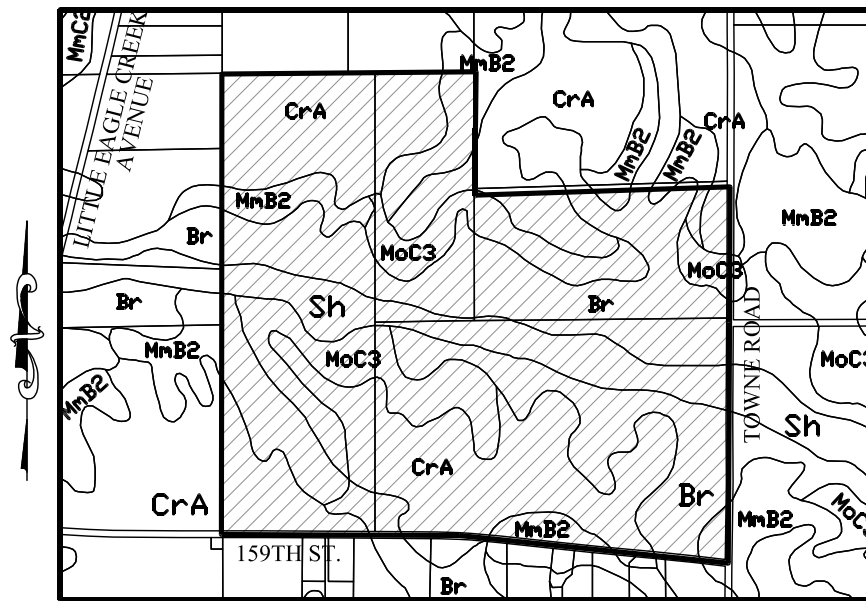
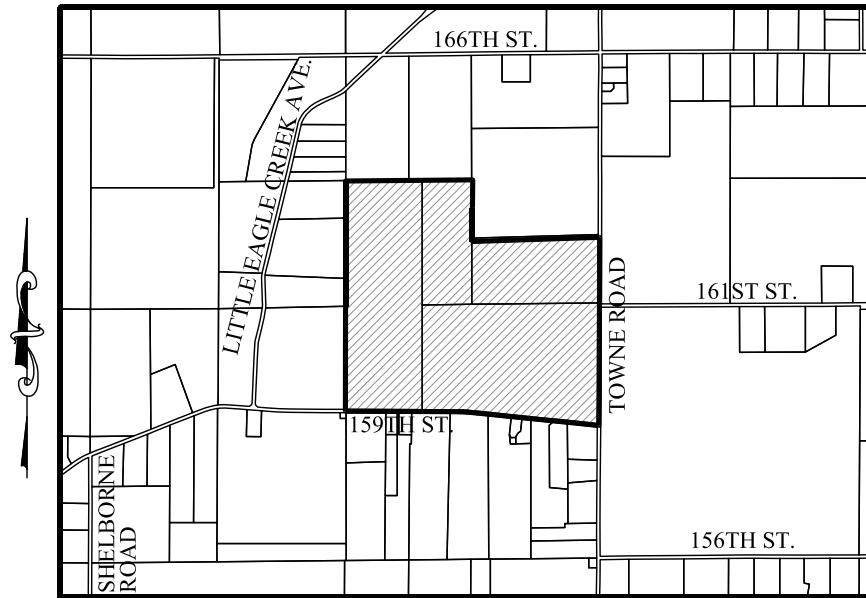
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LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
W	PROPOSED WATER LINE
FLOW LINE	
BURIED ELECTRIC LINE	
OVERHEAD ELECTRIC LINES	
BURIED TELEPHONE LINE	
TELEPHONE LINE	
BURIED CABLE T.V. LINE	
CABLE T.V. LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER LINE: MANHOLE	
SANITARY CLEANOUT	
STORM SEWER LINE: MANHOLE & END SECTION	
CURB INLET	
BEEHIVE OR ROUND INLET	
SQUARE FLAT INLET	
FENCE LINE	
SET NAIL - UNLESS OTHERWISE NOTED	
SET CAPPED REBAR STAMPED S&A FIRM #0008	
SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008	
HAMILTON COUNTY SURVEYOR	
MEASURED	
RECORDED	
NO ACCESS EASEMENT	
POWER POLE	TRAFFIC SIGNAL POLE
LIGHT POLE	TRAFFIC CONTROL BOX
ELECT. TRANSFORMER	GAS VALVE
ELECT. PEDESTAL	GAS METER
ELECT. METER	WATER METER
GUY WIRE	WATER VALVE
TELEPHONE POLE	FIRE HYDRANT
TELEPHONE PEDESTAL	MAILBOX
TELEPHONE MANHOLE	
CABLE T.V. POLE	
CABLE T.V. PEDESTAL	



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

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

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

OVERALL DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 7
OF 10 SHEETS
S & A JOB NO. 49160 2014

BENT CREEK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPPEL WERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162
SITE = 129.74Ac.±
TOTAL COMMON AREA =45.29Ac.±

FLOOD - 22.45Ac.±
WETLAND - 0.74Ac.±
PONDS - 5.2Ac.±
TOTAL - 28.39Ac.±

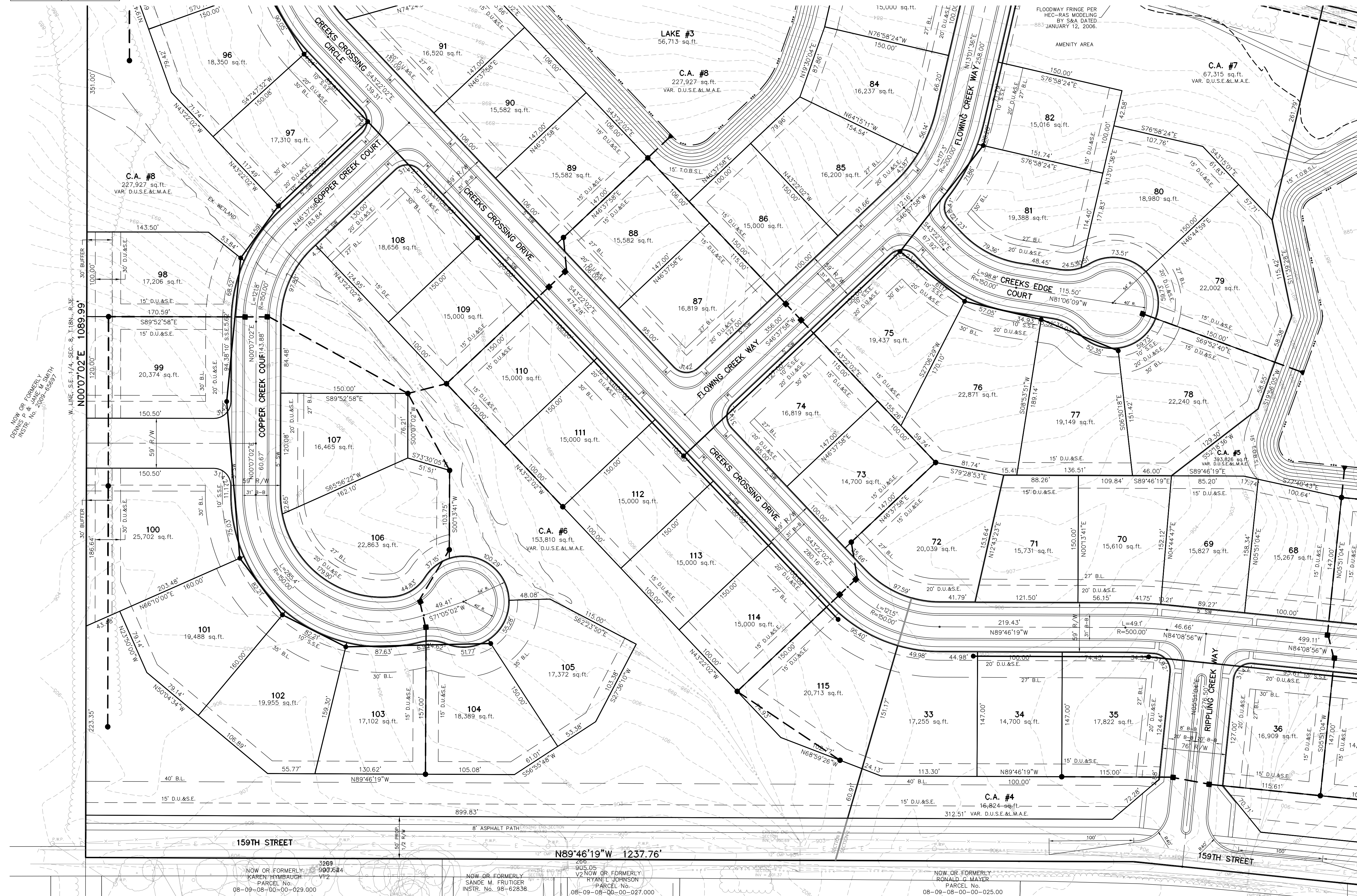
45.29Ac.± -28.39Ac.±(50%) = 31.095Ac.±
(45.29Ac.± - 19% of flood-related ponds)
OPEN SPACE PROVIDED:
31.095Ac.± (24%)

SITE DATA	
ZONING	SF3 SINGLE-FAMILY LOW DENSITY (DISTRICT)
MIN. SIDE YARD	17' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12.5 STORES

DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

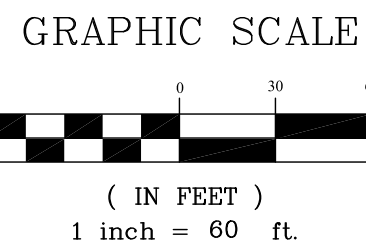
S-49160 legal PLAT ref
January 13, 2005
(R/GDK) (P/RK)



BENT CREEK

OVERALL DEVELOPMENT PLAN

ZONING SF2



Br-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

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

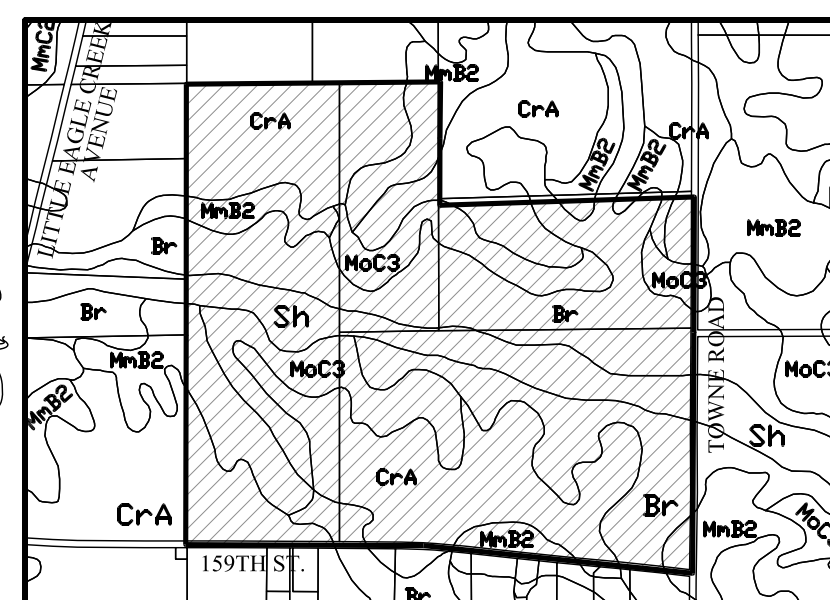
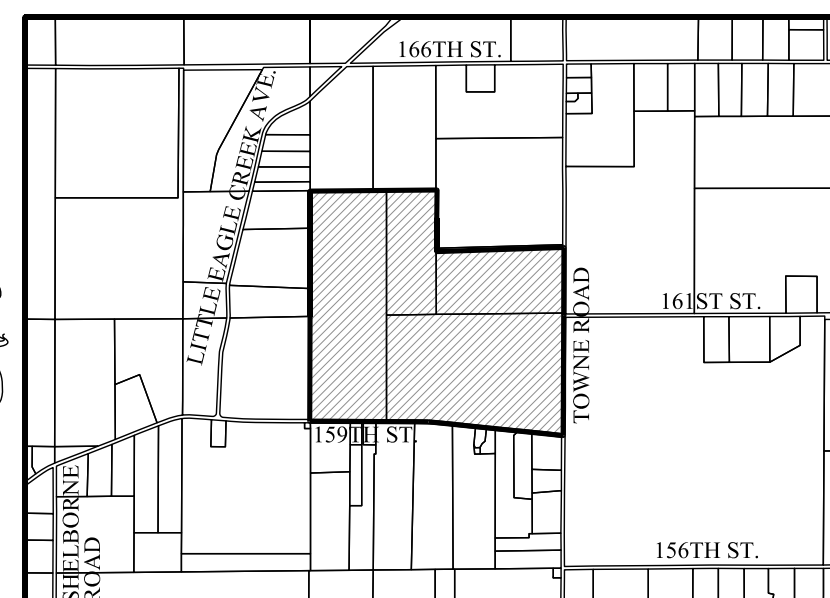
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

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

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

Sh - Shoals silt loam

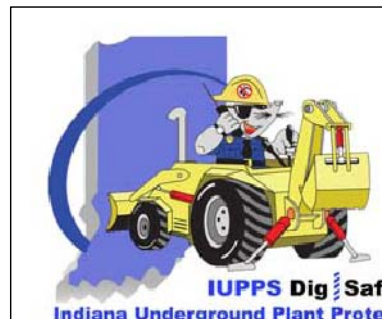
This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



- LEGEND
- 30 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - S.L.E. SIGN & LANDSCAPE EASEMENT
 - B.L. BUILDING LINE
 - C.A. COMMON AREA
 - R.W. RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE: MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE: MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #0008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

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

STOEPPEL WERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

OVERALL DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 8

OF 16 SHEETS
S & A JOB NO.
49160 2014

BENT CREEK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

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

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANCASTON
PHONE: 317-846-7017

TOTAL LOTS=162
SITE = 129.74AC±
TOTAL COMMON AREA =45.29AC±

FLOOD - 22.45AC±
WETLAND -0.74AC±
PONDS - 5.2AC±
TOTAL 28.39AC±

45.29AC± = 28.39AC±(59%) = 31.095AC±
(45.29AC± = 100% of flood, wetland, ponds)

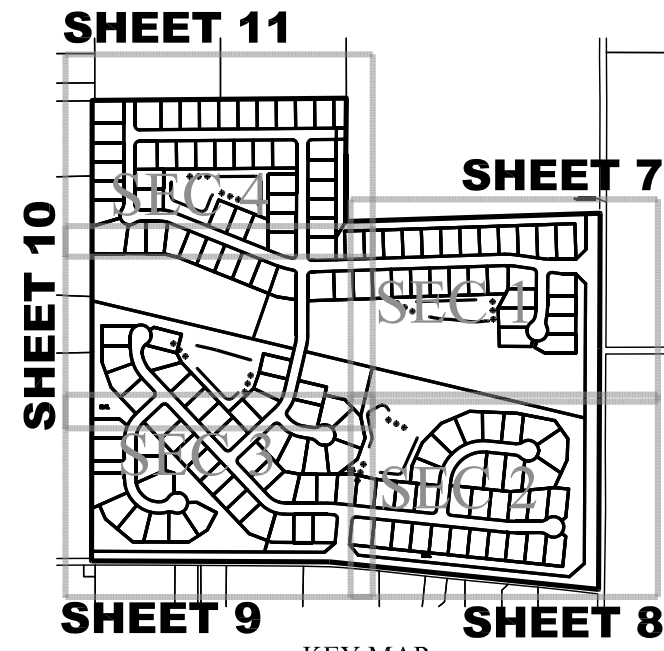
OPEN SPACE PROVIDED:
31.095AC± (24%)

SITE DATA	
ZONING	SF3 (SINGLE-FAMILY LOW DENSITY DISTRICT)
CLASSIFICATION	12' EACH SIDE
MIN. SIDE YARD	30'
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	12 STORIES

DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

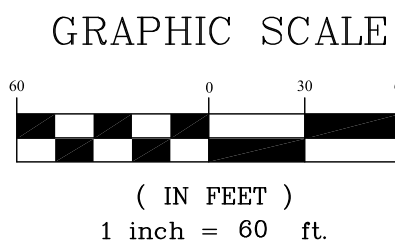
S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(R/GDK/P/KRG)



BENT CREEK

OVERALL DEVELOPMENT PLAN

ZONING SF2



Br-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

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

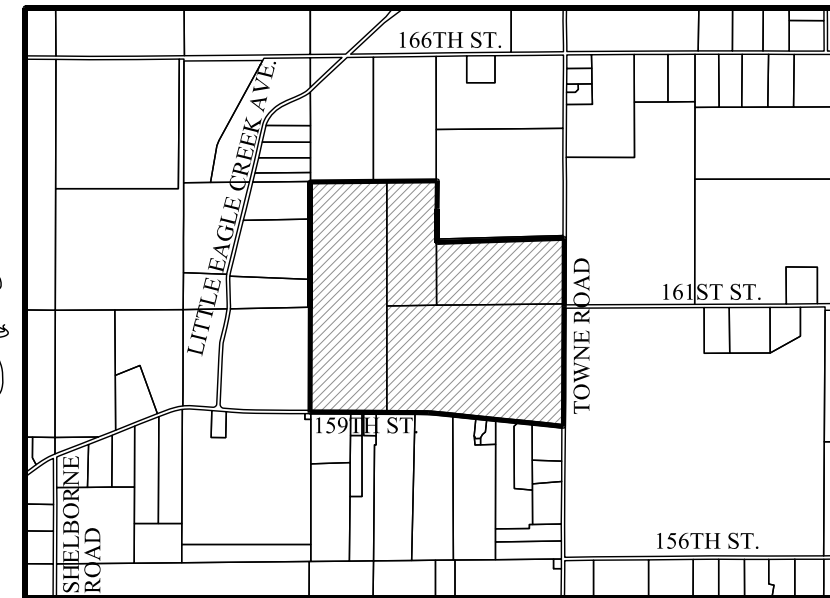
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MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

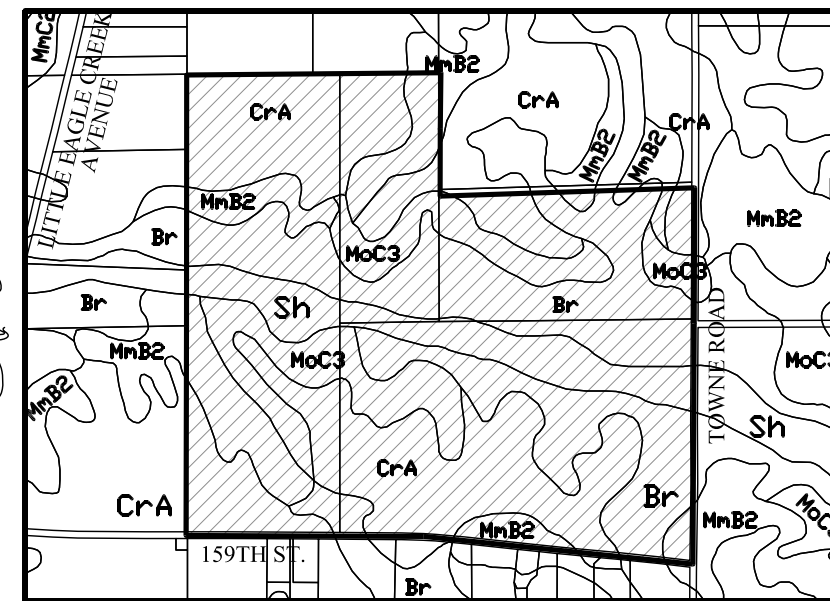
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LOCATION MAP
SCALE: 1"=2000'

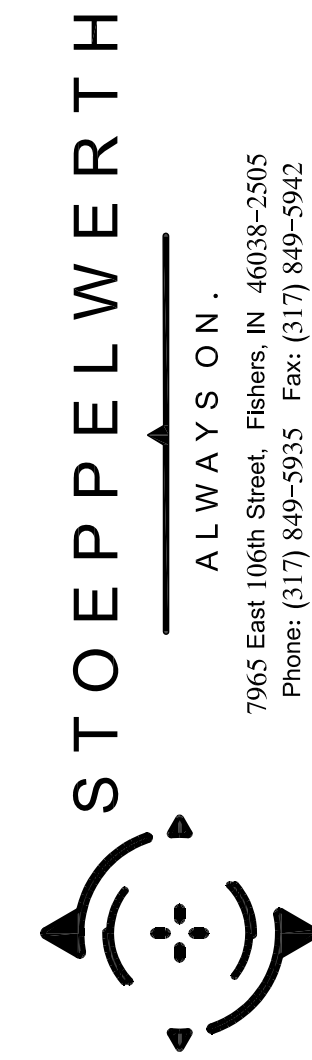
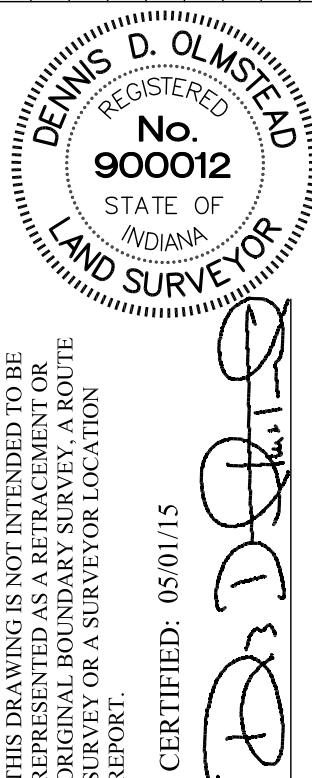


SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'

LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
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TRAFFIC CONTROL BOX	
GAS VALVE	
GAS METER	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
MAILBOX	



Know what's below.
Call before you dig.



OVERALL DEVELOPMENT PLAN		
SECTION: 8	TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 9		
OF 10 SHEETS		
S & A JOB NO. 49160 2014		

REV	PER	TAC	COMMENTS	DATE	BY
1				02/05/16	
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THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

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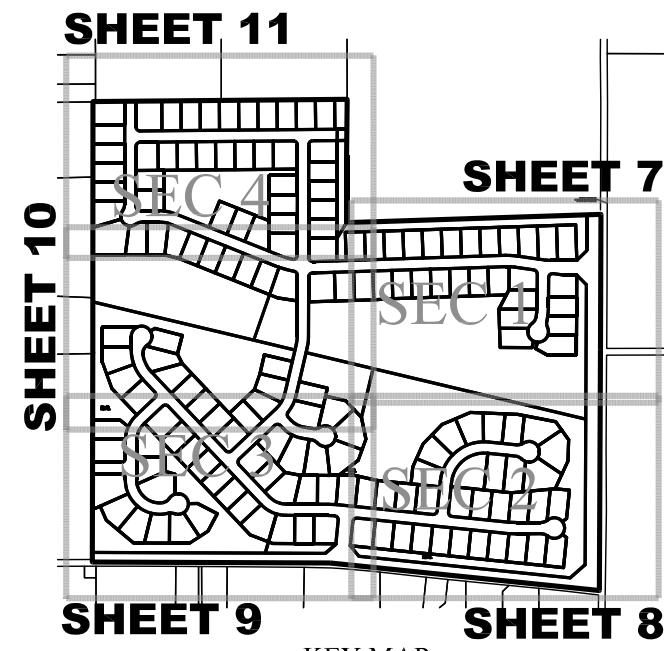
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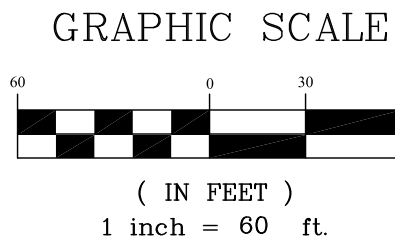
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S-49160 legal PREL-PLAT.rtf
January 13, 2005
(R/GDK, P/R/K)

BENT CREEK OVERALL DEVELOPMENT PLAN ZONING SF2



KEY MAP
1"=100'



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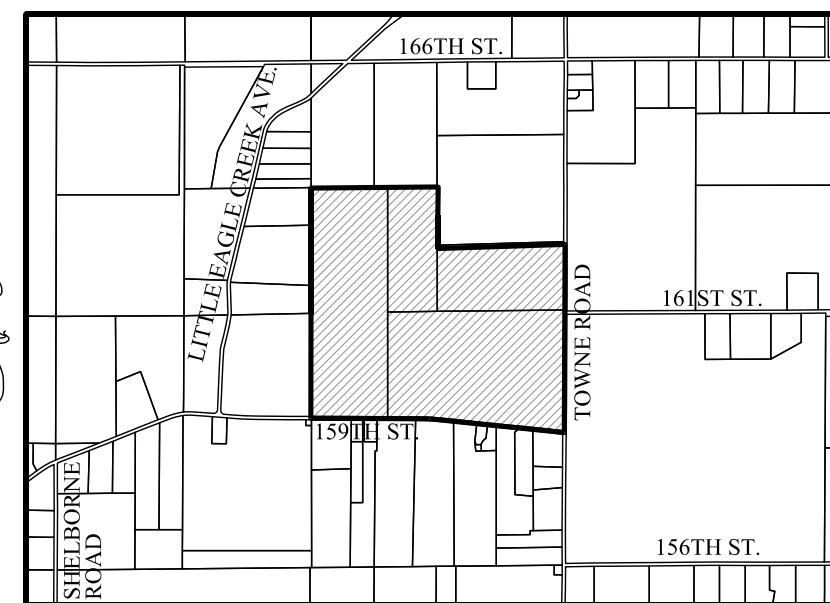
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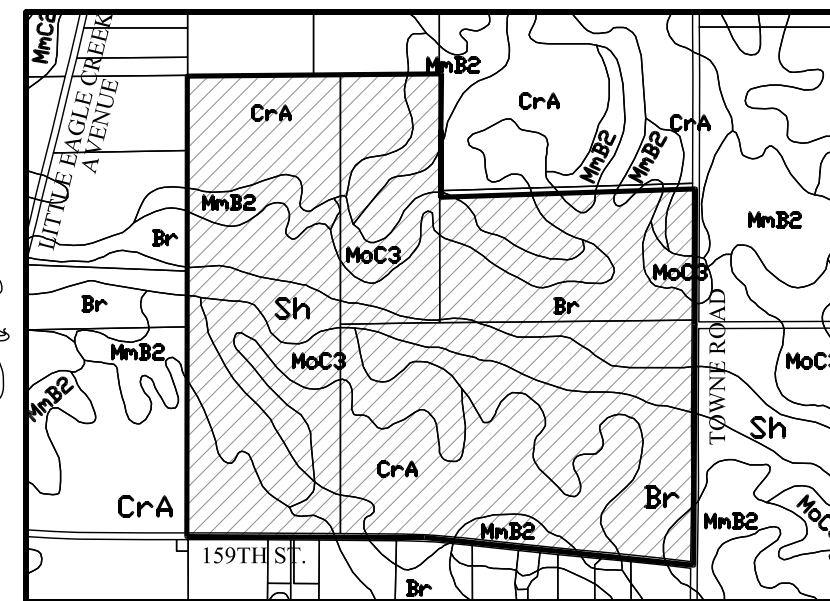
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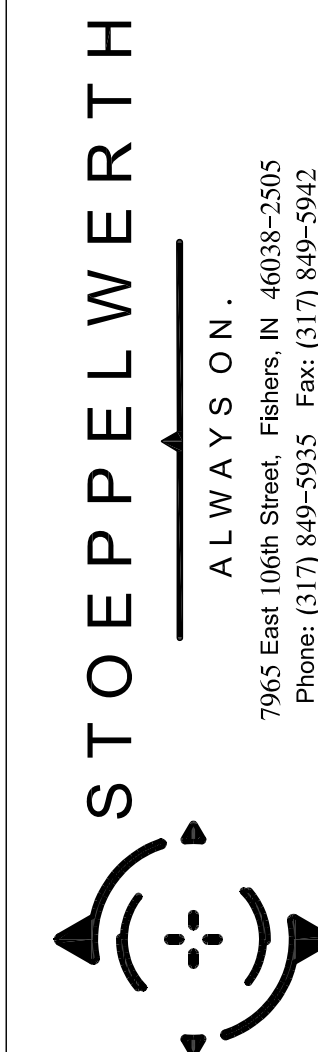
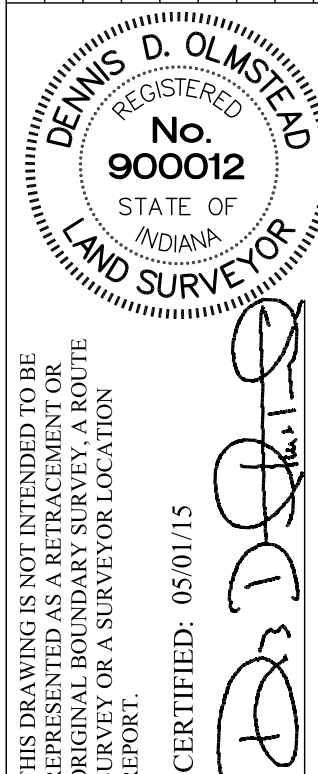


LOCATION MAP
SCALE: 1"=2000'



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—●—	RECORDED
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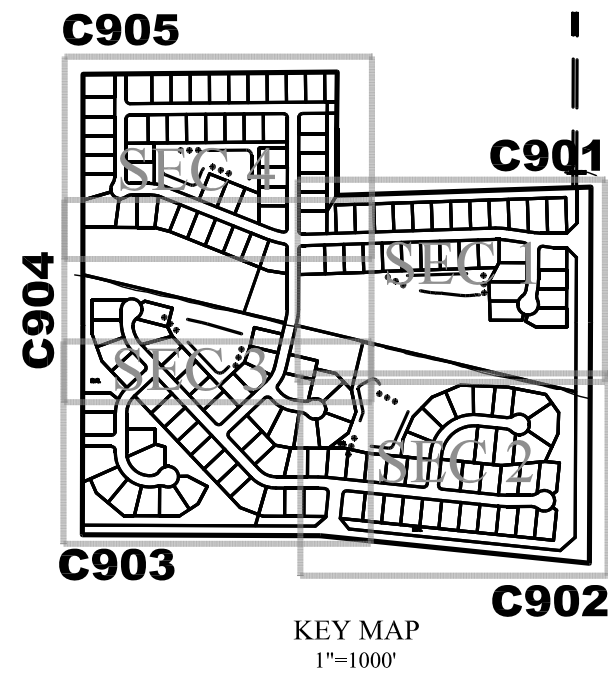
OVERALL DEVELOPMENT PLAN
PREPARED FOR:
SECTION: 8
DRAWN BY: HAM
SHEET NO. 10
OF 10 SHEETS
TOWNSHIP: 18N
RANGE: R3E
CHECKED BY: BKR
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

REV. PER TAC COMMENTS
DATE
BY

49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPPEL WERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

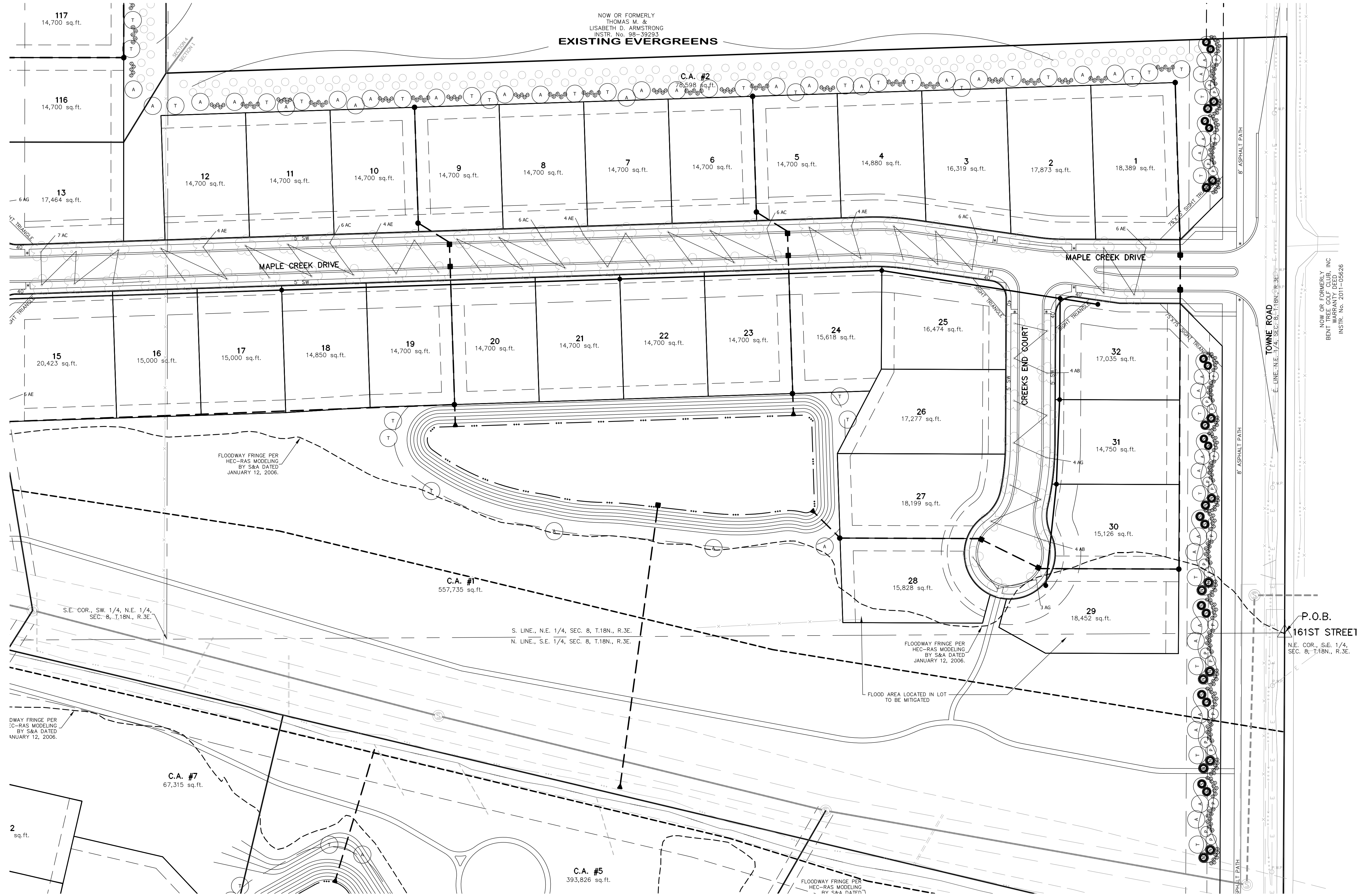
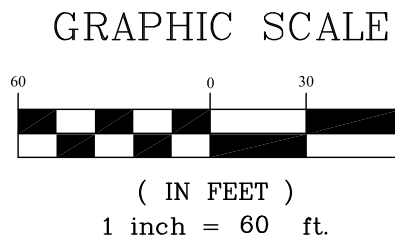


BENT CREEK

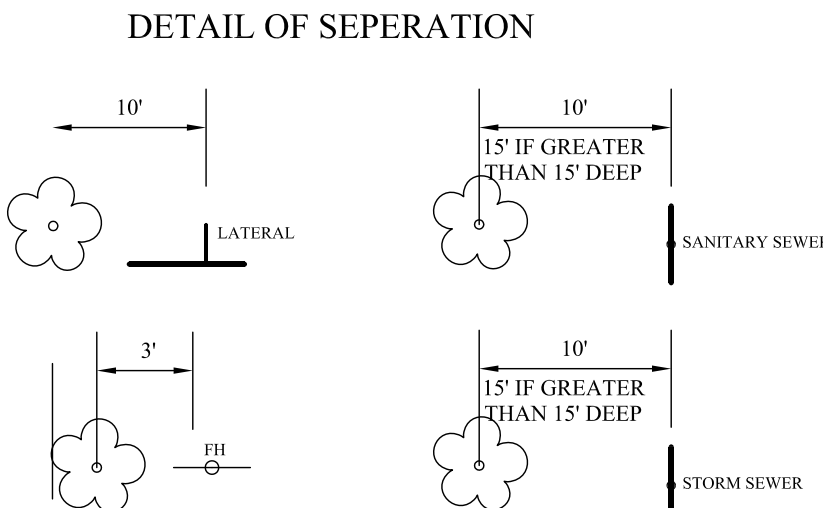
LANDSCAPE PLAN

ZONING SF2

- NOTES:
1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
 2. TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
 3. AT TIME OF PLANTING WEST AND NORTH BUFFER AN EXISTING TREE INVENTORY MAY TAKE PLACE. ANY EXISTING TREES 4" CALIPER OR GREATER MAY COUNT AS CREDIT AT A RATIO OF 1:1
 4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST.
 5. FRONT YARD LANDSCAPING SHALL INCLUDE SIXTEEN (16) SHRUBS, EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF PLANTING.
 6. FRONT YARD LANDSCAPING SHALL INCLUDE AT LEAST ONE (1) YARD TREE - 2" MINIMUM CALIPER OUTSIDE PLANTING BED.



SHADE TREES	NUMBER
A Autum Blaze Maple Acer freemanii	238
T Tulip Tree Liriodendron tulipifera	82
EVERGREEN TREES	
N Norway Spruce Picea abies	191
S Serbian Spruce Picea omorika	78
DECIDUOUS TREES	
P Prairie Fire Crabapple Malus 'Prairifire'	78
DECIDUOUS SHRUBS	
H Hummingbird Summersweet Clethra alnifolia	869
B Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	601
Proposed Street Tree - 416 total	
Sugar Maple AE - Acer saccharum 'Endowment'	115
Red Maple AB - Acer rubrum 'Bowhall'	83
Paper Bark Maple AG - Acer griseum	114
Hedge Maple AC - Acer campestre	104



Know what's below.
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STOEPPEL WERTH

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7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: HAM CHECKED BY: BKR

SHEET NO.

C901

S & A JOB NO.

49160 2014

REVISIONS

REV	PER	TAC COMMENTS	DATE
02	05/16		

BY

GDK

REGISTERED

No. 900012

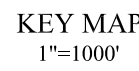
STATE OF INDIANA

LAND SURVEYOR

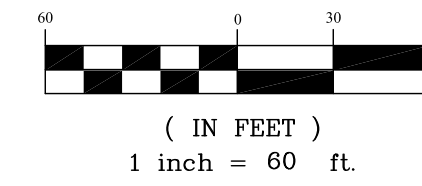
CERTIFIED: 05/01/15

DENNIS D. OLMESTEAD

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



GRAPHIC SCALE

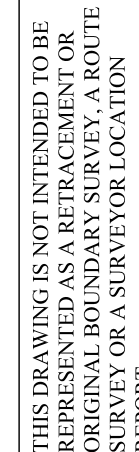


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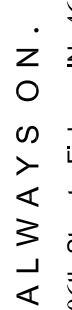
DETAIL OF SEPERATION

The diagrams illustrate the required separation between a flower bed and various structures:

- LATERAL:** A flower bed is shown next to a vertical wall. The required separation is 10'.
- SANITARY S:** A flower bed is shown next to a vertical wall. The required separation is 10' IF GREATER THAN 15' DEEP.
- FH:** A flower bed is shown next to a fire hydrant (FH). The required separation is 3'.
- STORM SEW:** A flower bed is shown next to a vertical wall. The required separation is 10' IF GREATER THAN 15' DEEP.



CERTIFIED: 05/01/15



ALWAYS ON.

Phone: (317) 849-5935 Fax: (317) 849-5942

HAMILTON CO INDIANA

BENT CREEK

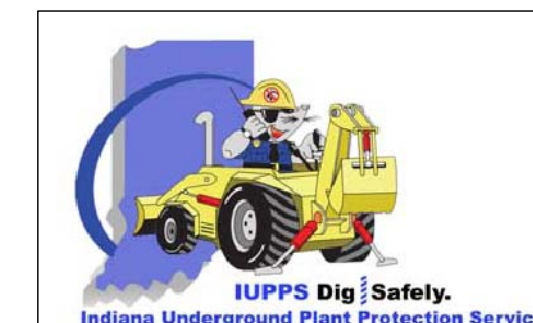
CONFIDENTIAL FOR,

WASHINGTON TO

SECTION: 8	TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: HAM		CHECKED BY: BKR

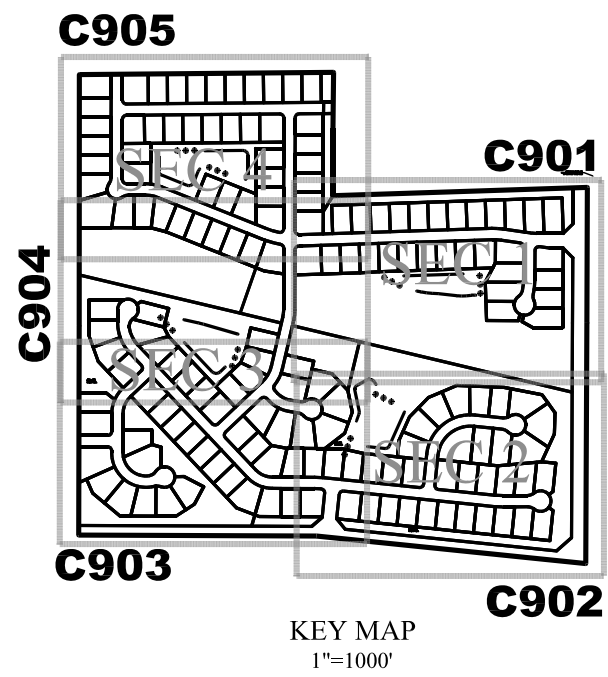
SHEET NO.
C902

S & A JOB NO.
49160 2014



THIS INSTRUMENT PREPARED BY:
DENNIS D OLMSTEAD
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7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



BENT CREEK

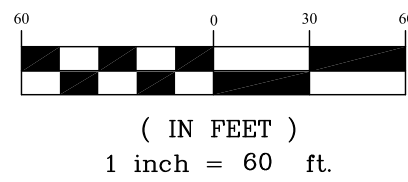
LANDSCAPE PLAN

ZONING SF2

NOTES:

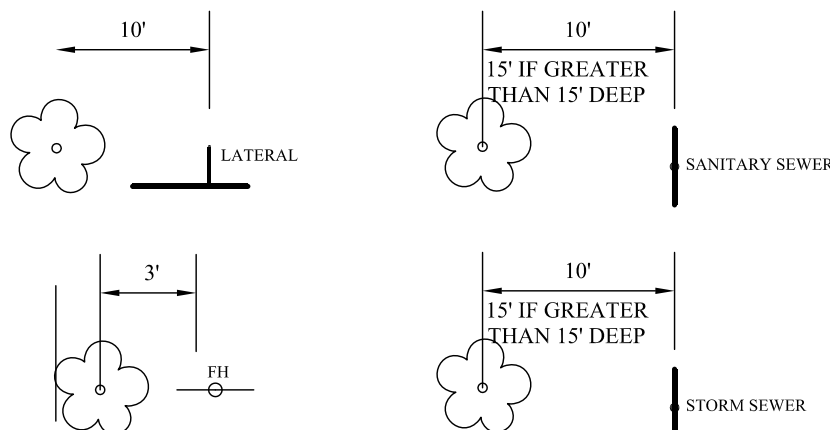
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GRAPHIC SCALE



SHADE TREES	NUMBER
A Autum Blaze Maple Acer freemanii	238
T Tulip Tree Liriodendron tulipifera	82
EVERGREEN TREES	
N Norway Spruce Picea abies	191
S Serbian Spruce Picea omorika	78
DECIDUOUS TREES	
P Prairie Fire Crabapple Malus 'Prairifire'	78
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DETAIL OF SEPERATION



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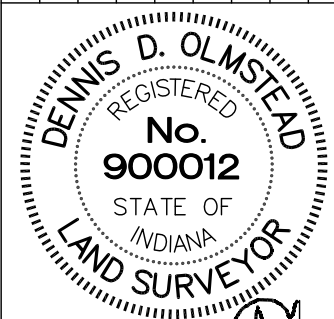
LANDSCAPE PLAN

BENT CREEK

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO.

C903

S & A JOB NO
49160 2014



THIS DRAWING IS NOT INTENDED TO BE
AN ORIGINAL BOUNDARY SURVEY. A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 05/01/15

Signature of Dennis D. Olmstead

STOEPPELWERTH
ALWAYS ON.

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Phone: (317) 849-5935 Fax: (317) 849-5942

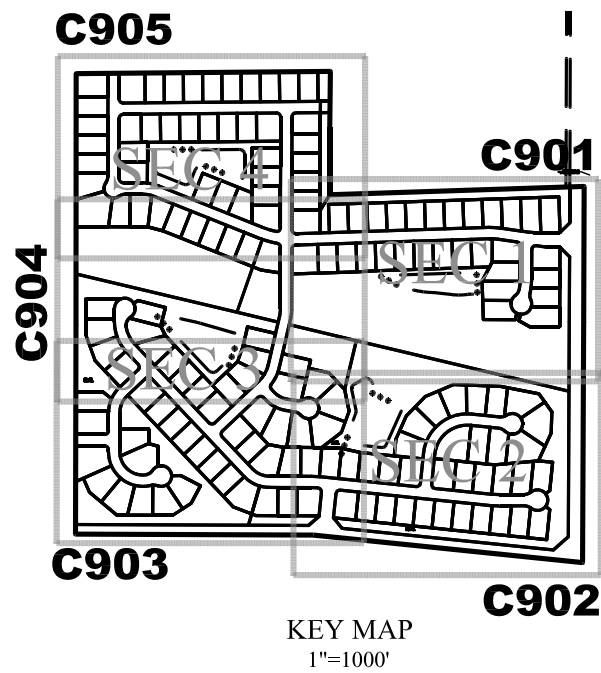
HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

CDK BY
REV. PER TAC COMMENTS
REVISIONS
02/05/16 DATE

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

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CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

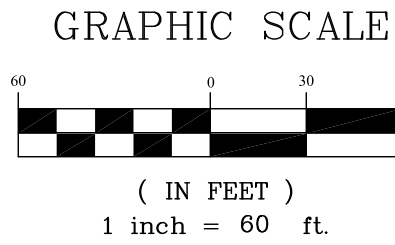


BENT CREEK

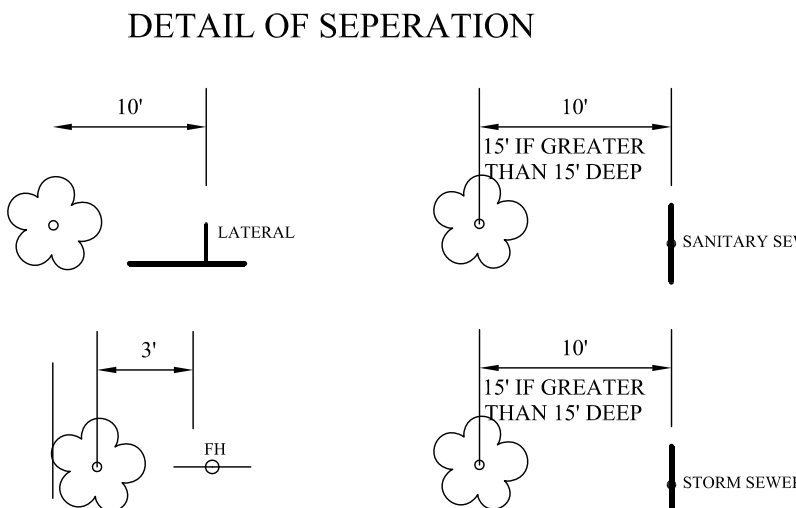
LANDSCAPE PLAN

ZONING SF2

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CERTIFIED: 05/01/15

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

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2405
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: HAM CHECKED BY: BKR

SHEET NO.

C904

S & A JOB NO.

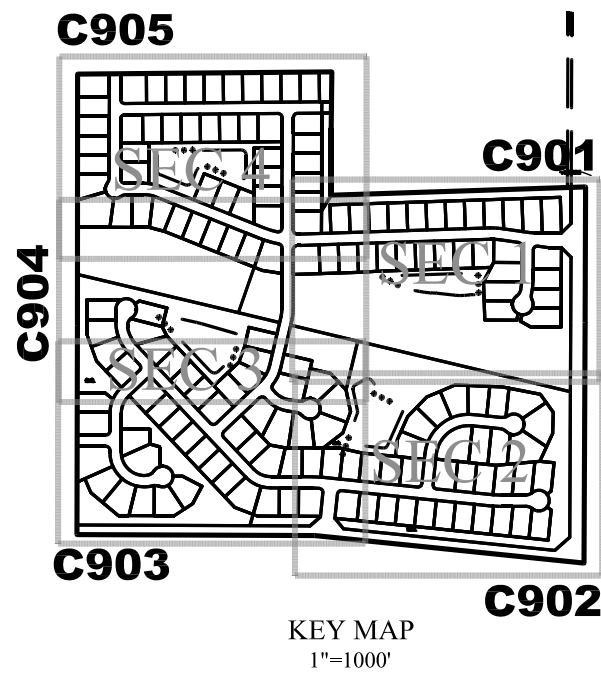
49160 2014

SV49160.dwg\C900 - Landscape Plan 2-5-16.dwg, 3/16/2016 10:23:20 AM, gkrizt.

11

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

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CARMEL, INDIANA 46032
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BENT CREEK

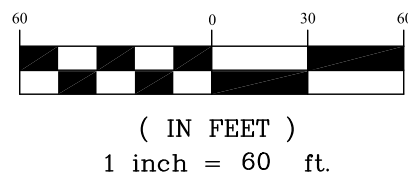
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ZONING SF2

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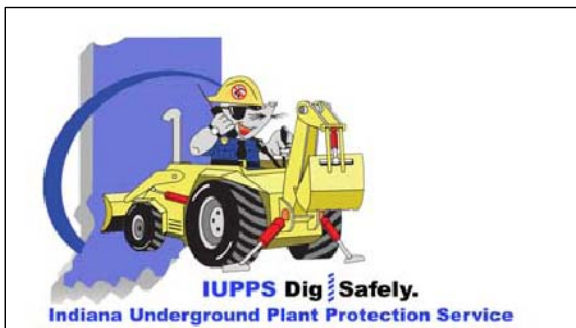
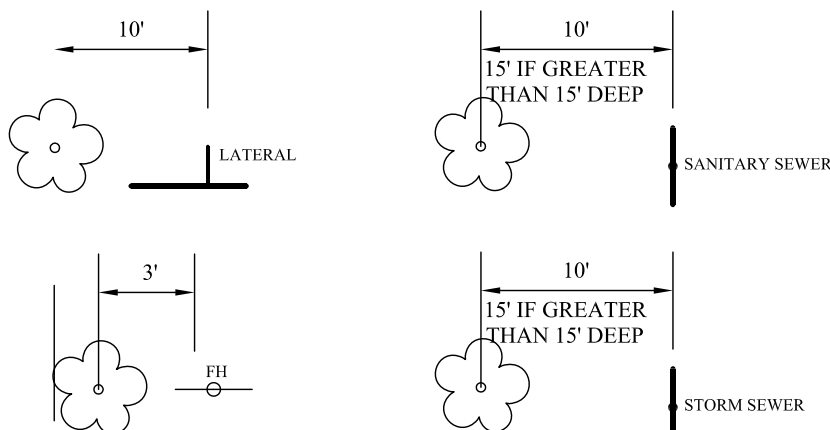
GRAPHIC SCALE



EXISTING EVERGREENS

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CERTIFIED: 05/01/15

STOEPPELWERTH

ALWAYS ON.

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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: HAM CHECKED BY: BKR

SHEET NO.

C905

S & A JOB NO.

49160 2014

THIS INSTRUMENT PREPARED BY:
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7965 EAST 106TH STREET
FISHERS, INDIANA 46038
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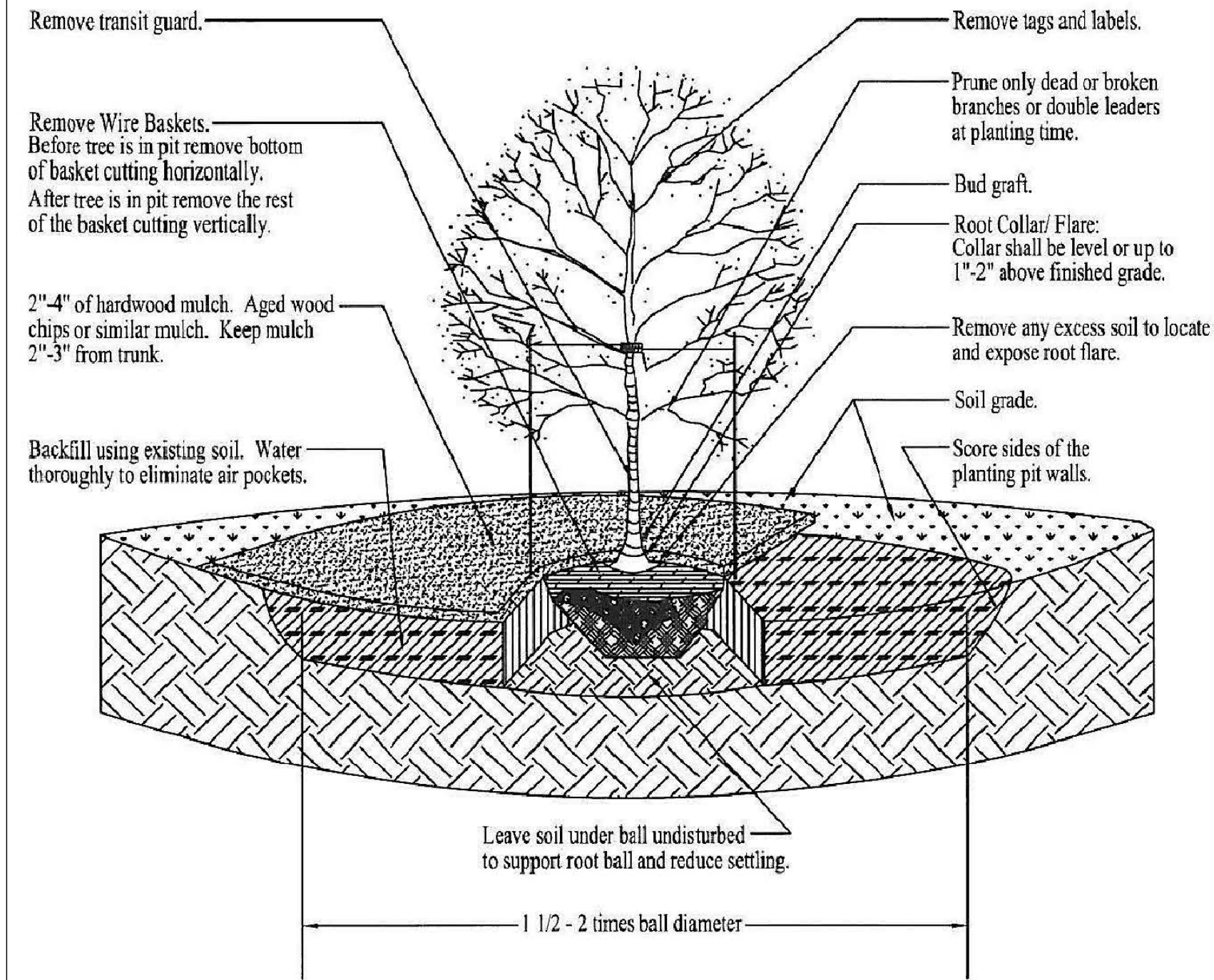
BENT CREEK

LANDSCAPE PLAN

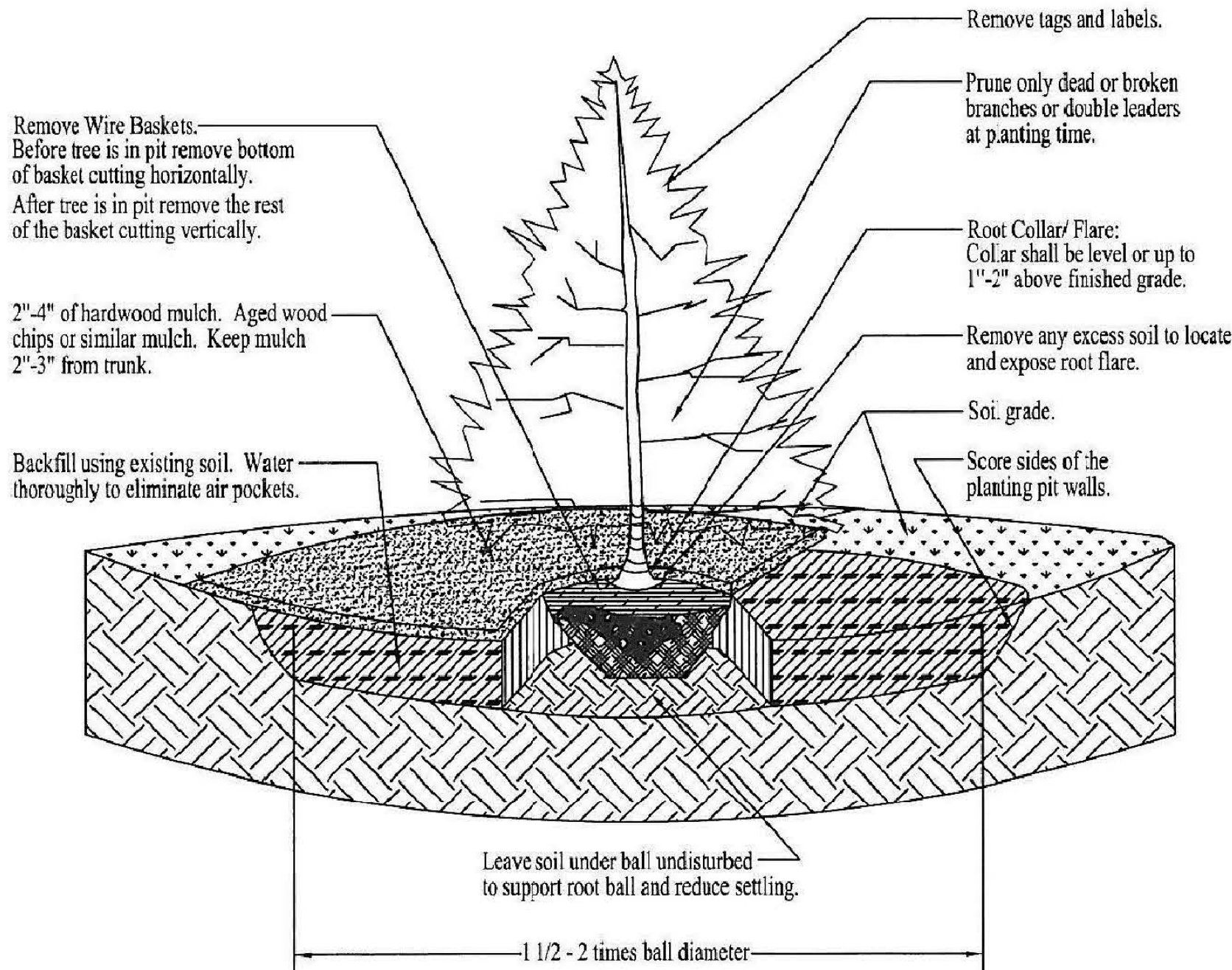
ZONING SF2

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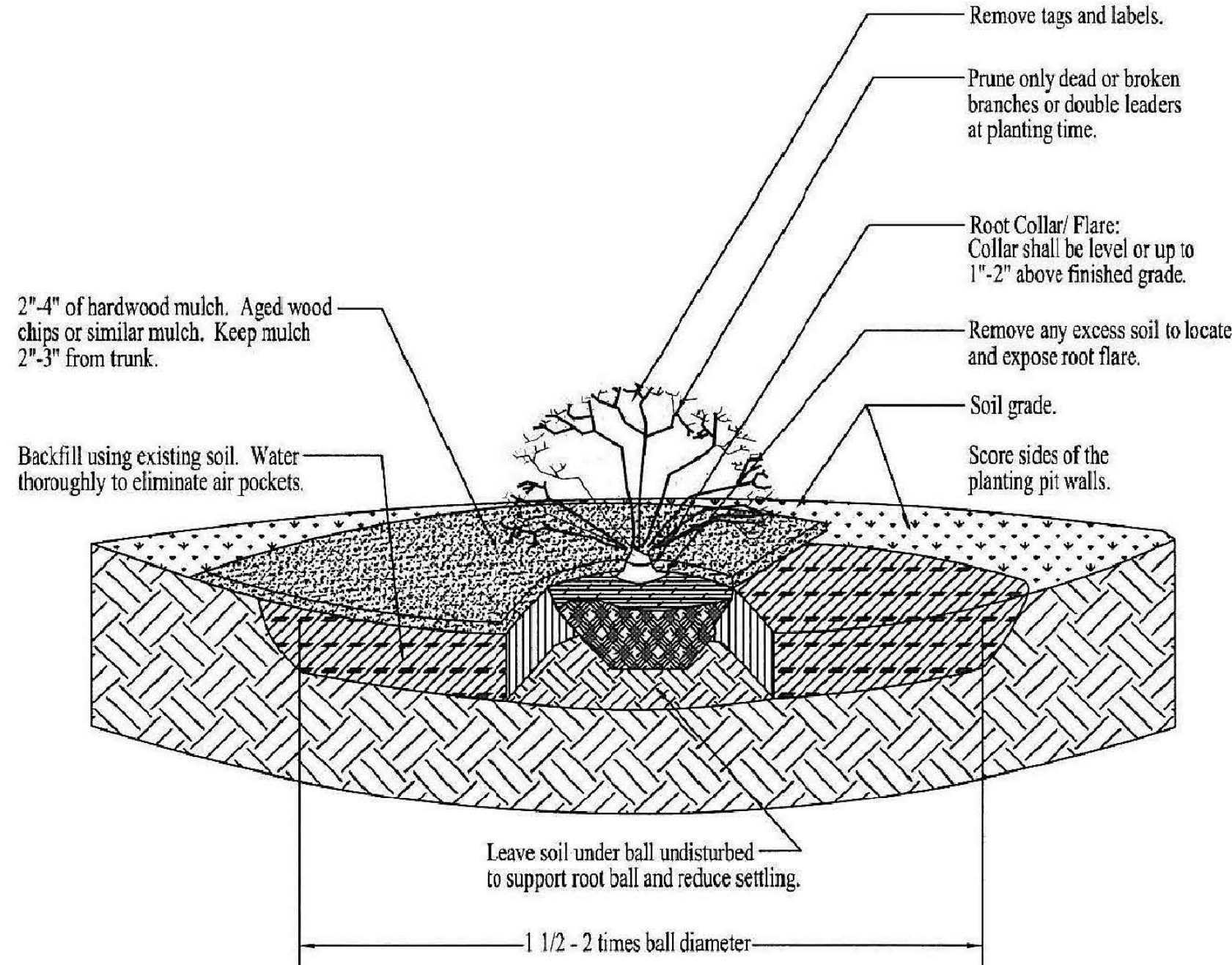
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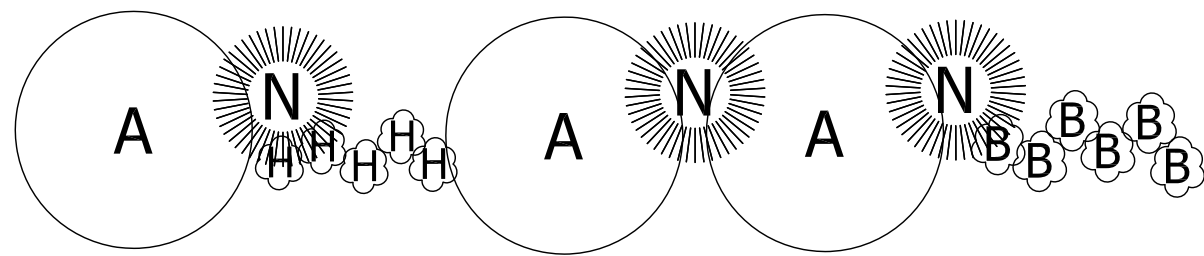
TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE

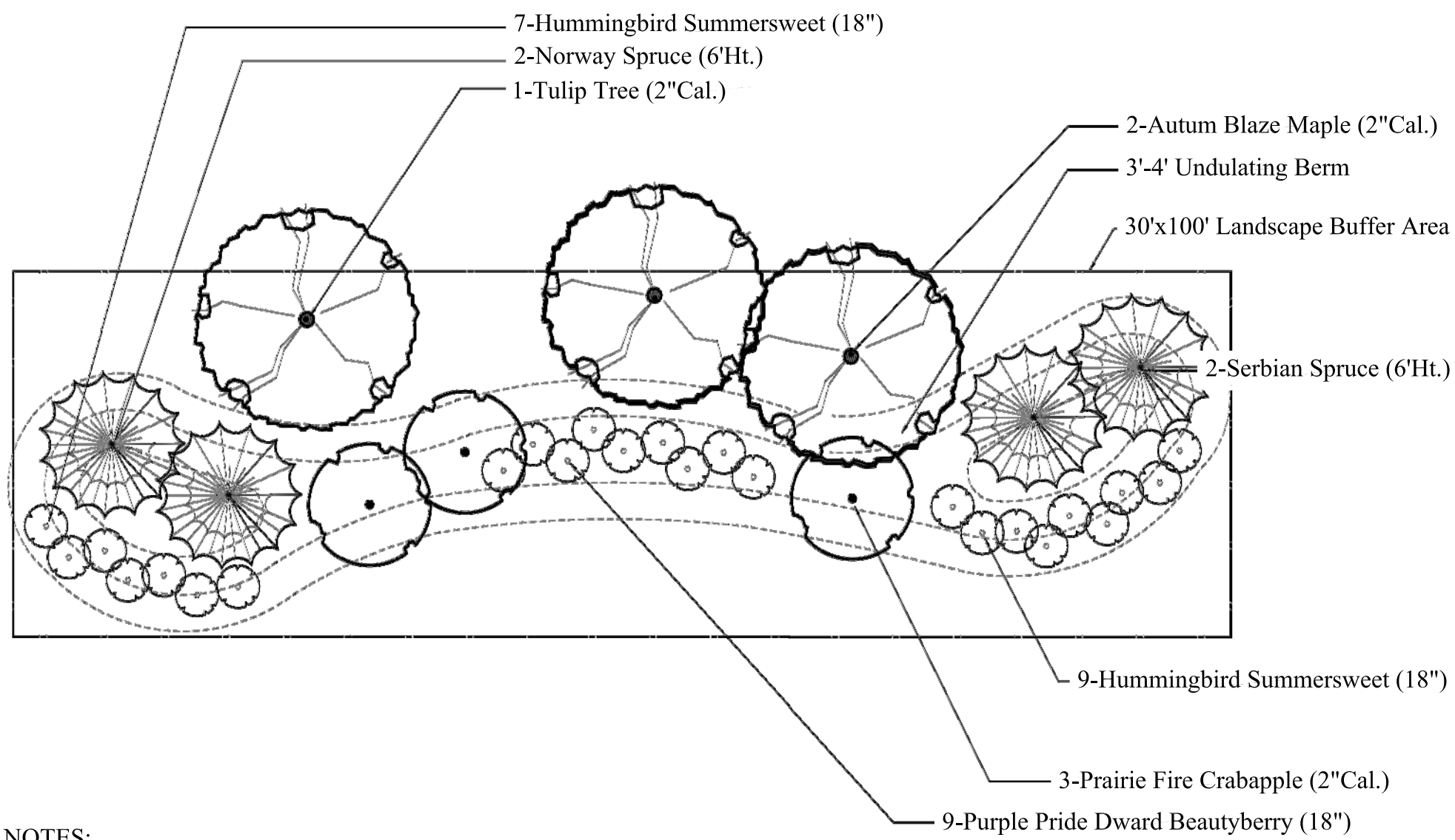


SHRUB PLANTING DETAIL
NOT TO SCALE

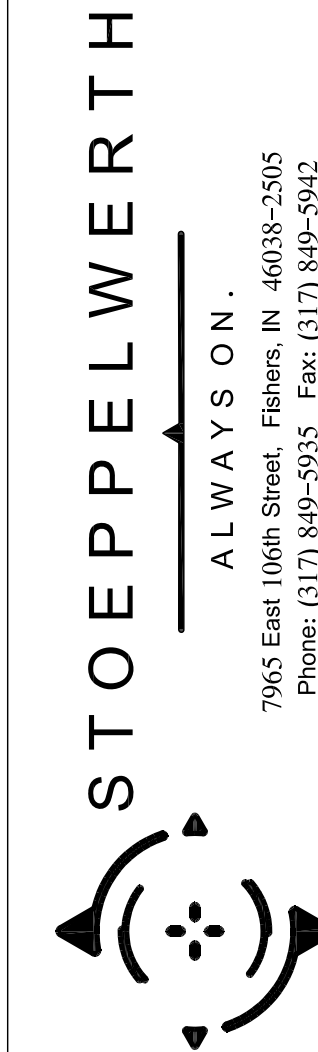
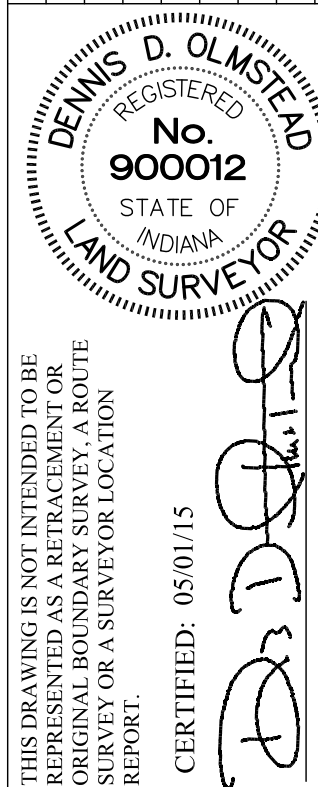


TYPICAL PLANTINGS ALONG NORTH / WEST PROPERTY LINE

3 SHADE TREES / 3 EVERGREEN TREES / 10 SHRUBS PER 100 LINEAL FEET



- NOTES:
- Berm slope shall not exceed 3:1 slope, 3'-4' in height
 - All plant selections to be from city of Westfield's Approve Plant List.
 - This planting layout is Typical and shall be adjusted to site conditions.
 - Plantings shall not obscure traffic or parking signs/signals or vehicular sightlines.



LANDSCAPE PLAN
BENT CREEK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. C906
S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
STOEPPEL WERTH AND ASSOCIATES INC.
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FISHERS, INDIANA 46038
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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
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BENT CREEK

LANDSCAPE PLAN

ZONING SF2

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City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Type A Street Trees for new construction											
Aesculus hippocastanum	Horse Chestnut	56-75'	40-65'	White with red or yellow marking - flowering peak in mid May	Upright oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Bank of chestnut has needle-sharp thorns
Acer triflorum	Three-Flowered Maple	25-30'	25-30'	Greenish-yellow - April	upright spreading to full, dense, and round-headed trunk usually divided, spreading, flat-topped to rounded crown	Full sun to part shade	Medium	Orange-red	No	slow	
Cercis canadensis	Eastern Redbud	20-25'	25-35'	Pink - late April to early May	rounded with distinct stratified branching. Strong horizontal lines	Full sun to part shade	Medium	Yellow	Yes	medium	
Cornus kousa	Kousa Dogwood	15-25'	15-30'	White to pinkish - early June for about 6 weeks	rounded with distinct stratified branching. Strong horizontal lines	Full sun to part shade	Medium	Red Yellow or orange-red	No	slow	
Crataegus crus-galli	Cockspur Hawthorn	25-35'	25-35'	White, odorless - May	broad rounded, low branched	Full sun	Medium		No	slow to medium	
Eucornia ulmoides	Hardy Rubber Tree	40-60'	30-50'	Greenish-brown - April	rounded to broad spreading	Full sun to part shade	Medium	Insignificant	No	medium	Resembles the American Elm
Fagus grandifolia	American Hichest	50-80'	40-80'	Yellowish-green - April or early May	short trunk, wide spreading crown	Full sun to part shade	Medium	Golden bronze	Yes	slow, medium in youth	
Fagus sylvatica	European Hichest	35-50'	20-40'	Yellowish-green - April or early May	densely pyramidal to oval or rounded, branch to ground	Full sun to part shade	Medium	yellow, orange or red	No	slow to medium	
Ginkgo biloba	Maidenhair Tree	50-80'	30-40'	Green - April to May	wide spreading, great variation	Full sun	Medium	Yellow	No	slow to medium, fast with fertilizer	Male tree only
Gleditsia triacanthos variety inermis	Thornless Honeylocust	60-80'	60-80'	Greenish-yellow - May to June	short trunk, open-spreading and fine textured vertically ascending irregular branches, obovate crown	Full sun	Medium	Yellow	Yes	fast	Commonly exhibit dieback in the crown
Gymnocladus dioica	Kentucky Coffee Tree	60-80'	40-55'	Greenish-white - April to May	round-headed, branches upright-arching-spreading	Full sun	Medium	Yellow	Yes	slow to medium	
Maackia amurensis	Maackias	20-30'	20-30'	Dull white - June to July, doesn't flower every year	round-headed, branches upright-arching-spreading	Full sun to part shade	Medium	Insignificant	No	slow	
Pyrus calleryana	Redspine Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Medium	Orange	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth

9

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New Construction Street Trees

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Crataegus phaeospermum	Washington Hawthorn	25-30'	25-30'	White - early June, short bloom	broadly oval to rounded, dense	Full sun	Medium	Orange-red	No	slow	
Crataegus viridis	Winter King Hawthorn	25-35'	25-35'	White - late May	rounded, spreading, dense	Full sun	Medium	Orange-red	Yes	slow	
Liquidambar styraciflua	Sweetgum	60-80'	40-60'	Yellow-green - May	oblong to rounded crown	Full sun	Medium	Showy red, orange & yellow	Yes	medium to fast	drops numerous spiked seed pods in the fall
Liriodendron tulipifera	Tulip Tree	60-90'	30-50'	Yellow with orange band - late May thru mid June	oval-rounded	Full sun	Medium	Pretty golden yellow	Yes	fast	
Magnolia x soulangeana	Saucer Magnolia	20-25'	20-25'	White Bushed with purple sometimes fragrant mid to late April	multi-stemmed, rounded	Full sun to part shade	Medium	Light green	Hybrid	medium	More shrub-like
Magnolia stellata 'Royal Star'	Royal Star Magnolia	10-20'	6-15'	White - March to April	upright, densely branched, rounded	Full sun to part shade	Medium	Brownish-yellow	No	slow	More shrub-like
Magnolia virginiana	Sweet Bay Magnolia	10-35'	10-35'	White, lemon-scented - mid June	multi-stemmed, open, upright spreading	Full sun to part shade	Medium to wet	Brownish yellow	Yes	medium to fast	More shrub-like
Malus species	Crabapples	15-25'	15-25'	Varies	range from low mounded to upright to pendulous	Full sun	Medium	Varies	Hybrid	varies	will not tolerate heavy pollution
Nyssa sylvatica	Black Gum, Black Tupelo	30-50'	20-30'	Greenish-white - May to June	regularly rounded or flat-topped crown	Full sun to part shade	Medium to wet	Scarlet red	Yes	slow to medium	
Ostrya virginiana	Eastern Hop Hornbeam	25-40'	20-30'	Red-brown (male) light green (female) - April	rounded, horizontal or drooping branches	Full sun to part shade	Medium	Yellow-orange	Yes	slow	
Phellodendron amurense	Amur Corktree	30-45'	30-60'	Yellowish-green - May and early June	broad spreading, short trunk, open rounded crown	Full sun	Medium	Yellow	No	medium	female plants can become invasive
Prunus americana	Cherry Plum	15-25'	15-25'	White or slightly pink - April	twigs and rounded, ascending spreading branches	Full sun to part shade	Medium	Insignificant	No	fast	
Prunus 'Yanzen'	Japanese Flowering Cherry	25-30'	25-30'	Deep pink - April	upright branching, spreading rounded crown	Full sun to part shade	Medium	Yellow to orange-bronze	No	fast	
Prunus serrulata	Japanese Flowering Cherry	15-25'	15-25'	White to pink - April	vase shaped to rounded	Full sun to part shade	Medium	Yellow to bronze to red	No	medium	
Prunus subhirtella pendula	Weeping Cherry	20-25'	15-25'	Pink to white - late March to early April	graciously weeping	part shade	Medium	Yellow	No	fast	

12

New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Acer tataricum	Tatarian Maple	15-20'	15-20'	Greenish-white - April to May	multi-stemmed, rounded to wide spreading	Full sun to part shade	Medium	Yellow-red	No	slow to medium	may naturalize
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow marking - flowering peak in mid May	Upright oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Bank of chestnut has needle-sharp thorns
Amelanchier canadensis	Shadbowl Serviceberry, Thicket Serviceberry	20-25'	15-20'	White - late March	upright, suckering, tightly multi-stemmed	Full sun to part shade	Medium	Orange-red	No	medium	slow to medium
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	15-25'	15-25'	White - April	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Hybrid	medium	slow to medium
Amelanchier laevis	Allegheny Serviceberry	15-40'	15-40'	White - April, short lived	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Yes	medium	medium to fast
Betula nigra	River Birch	40-70'	40-60'	Brown (male), green (female) - around March	round, trunk usually divided	Full sun to part shade	Medium to wet	Yellowish-green	Yes	slow to medium	
Carpinus betulus	European hornbeam	40-60'	40-60'	Green - April	oval rounded to rounded	Full sun	Medium	Yellow to yellow-green	No	slow	
Carpinus caroliniana	American Hornbeam	20-30'	20-35'	Green - April	multi-stemmed, wide-spreading, flat or round topped (often regular) crown	Full sun to part shade	Medium	Yellow, orange-red	Yes	slow	
Carya cordiformis	Bitternut Hickory	50-80'	50-50'	Green - April to May	irregular, cylindric leaf crown	Full sun to part shade	Medium to wet	yellow-orange	Yes	medium	Develop large taproot
Carya glabra	Pignut Hickory	50-80'	25-40'	Yellowish-green - April to May	Full sun to part shade	Medium	Yellow-orange	Yes	medium	Develop large taproot	
Carya laciniosa	Shellbark Hickory	60-80'	40-60'	Greenish-yellow - April to May	narrow oblong crown, high branching	Full sun to part shade	Medium	Yellowish-brown	Yes	medium	Develop large taproot
Carya ovata	Shagbark Hickory	70-90'	50-70'	Greenish-yellow - April to May	oblong crown, straight trunk	Full sun to part shade	Medium	Gold and brown	Yes	medium	Develop large taproot
Carya tomentosa	Mockernut Hickory	60-80'	40-60'	Yellowish-green - April to May	narrow to broadly rounded	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Celtis laevigata	Sugar Hackberry	60-80'	60-80'	Green - late April to early May	rounded to broad rounded, often pendulous	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium	will tolerate, recommended street tree
Celtis occidentalis	Common Hackberry	60-80'	60-80'	Green - late April to early May	broad top of ascending arching branches	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium to fast	recommended street tree
Cercidiphyllum japonicum	Katsura Tree	60-70'	40-50'	N/A	greatly variable branching, broad, round crown	Full sun to part shade	Medium to wet	Yellowish-red	No	medium to fast	
Chamaecyparis koraiensis (Rubra)	Yellowwood	30-50'	40-55'	White, fragrant - early June	spreading, low branched. Broad horizontal branches form stratified layers	Full sun	Medium	Yellow-orange	Yes	medium	
Cornus alternifolia	Pagoda Dogwood	10-15'	12-20'	Yellowish-white, fragrant - late May to early June	spreading, low branched. Broad horizontal branches form stratified layers	Full sun to part shade	Medium	Green-red	Yes	slow initially medium when established	

11

New Construction Street Trees

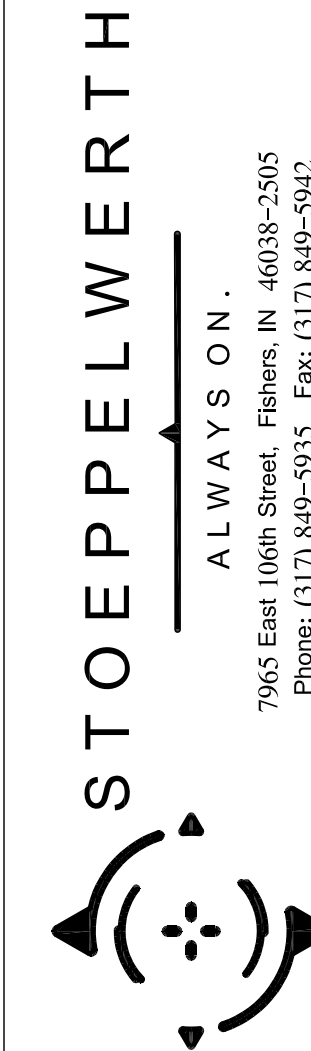
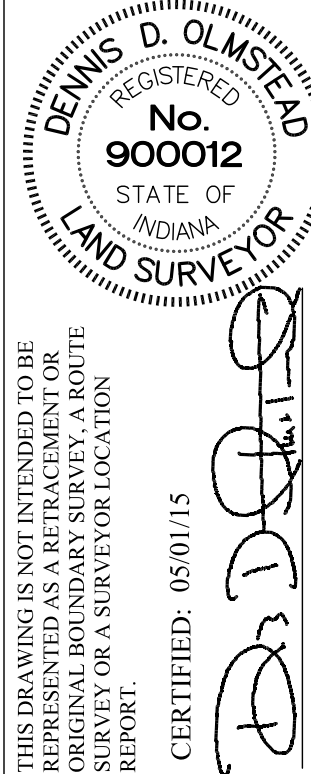
Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Pyrus calleryana 'Capital'	Capital Pear	25-35'	8-12'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Quercus rubra	Red Oak	50-75'	50-75'	Yellowish-green, insignificant - May	round-topped and symmetrical	Full sun	Dry to medium	Dark red, showy	Yes	fast if in rich moist well-drained soil	
Syringa reticulata	Japanese Lilac Tree	20-30'	15-20'	White, fragrant - late May to June	somewhat arching	Full sun	Medium	insignificant	No	medium	
Tilia cordata	Little Leaf Linden	50-70'	35-50'	Pale yellow, fragrant - late June, early July	upright oval to rounded	Full sun to part shade	Medium	Pale green to pale yellow	No	medium	Bees attracted to flowers, also attract Japanese beetles
Tilia tomentosa	Silver Linden	50-70'	30-50'	Pale yellow, fragrant - late June, early July	upright oval to rounded	Full sun to part shade	Dry to medium	Pale green to pale yellow	No	medium	Bees attracted to flowers, also attract Japanese beetles
Tilia x euclora	Crimson Linden	40-60'	20-30'	Pale yellowish-white - July	upright oval to rounded	Full sun to part shade	Medium	Pale green to pale yellow	Hybrid	slow to medium	Bees attracted to flowers, also attract Japanese beetles
Zelkova serrata	Japanese Zelkova	50-80'	50-80'	Green - April	pyramidal rounded, lower branches short growing, ascending branches	Full sun	Medium	Red	No	medium, fast in youth	

Type B Street Trees for new construction

Acer campestre	Hedge Maple	20-35'	25-35'	Yellowish-green - May	rounded and dense, often branched to ground	Full sun to part shade	Medium	Yellow	No	slow	
Acer x freemanii	Freeman Maple	40-55'	30-40'	Greenish-yellow to red-rarely flowers	Varies from fastigate to columnar to round-crowned	Full sun to part shade	Medium to wet	orange-red to scarlet red	Hybrid	medium to fast	
Acer gresum	Paperbark Maple	20-30'	15-25'	Green - April	upright oval, oval or rounded	Full sun to part shade	Medium	Red	No	slow	
Acer macrocarpum	Nikko Maple	30-45'	30-45'	Yellow - May	vase-shaped, part shade	Full sun to part shade	Medium	Red	No	slow	
Acer nigrum	Black Maple	60-80'	40-70'	Greenish - April	Upright oval to rounded	Full sun to part shade	Medium	Showy yellow, orange or red	Yes	slow	
Acer rubrum	Red Maple	40-70'	30-50'	Red, sometimes yellow - late March or April	irregular, ovoid, or branched	Full sun to part shade	Medium to wet	orange-red	Yes	medium to fast	
Acer saccharum	Sugar Maple	60-80'	40-70'	Greenish - before leaves in April	Upright oval to rounded, dense	Full sun to part shade	Medium	yellow, orange or red	Yes	slow	

City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Prunus virginiana	Choke Cherry	20-25'	15-20'	White - April to May	small, suckering, crowded branches. Oval rounded	Full sun to part shade	Dry to medium	Yellow to orange	Yes	fast	may naturalize
Quercus alba	White Oak	50-80'	50-80'	Yellowish-green, insignificant, messy - May	upright rounded to broad rounded with wide-spreading branches	Full sun	Dry to medium	Striking reddish & purplish	Yes	slow to medium	
Quercus bicolor	Swamp White Oak	50-60'	50-60'	Yellowish-green - May	broad, open, round-topped crown, short, limby trunk	Full sun	Dry to medium	Yellow, sometimes reddish-purple	Yes	slow to medium	
Quercus imbricaria	Shingle Oak	40-60'	40-60'	Yellowish-green, messy - May	broad rounded to upright oval	Full sun	Medium	variable from yellow-brown to red-brown	Yes	slow to medium	
Quercus macrocarpa	Bur Oak	60-80'	60-80'	Yellowish-green, insignificant - April to May	Drooping lower lateral branches	Full sun	Dry to medium	Copper	Yes	slow	
Quercus shumardii	Shumard Oak	40-60'	30-40'	Greenish, messy - May	pyramidal to oval broad open crown	Full sun	Dry to medium	Brownish-red	Yes	medium to fast	
Taxodium distichum	Bald Cypress	50-75'	20-45'	N/A	pyramidal. Flat-topped and picturesque in age	Full sun	Medium to wet	Cinnamon brownish	No	medium	



LANDSCAPE PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. C907
S & A JOB NO. 49160 2014

BY

REVISIONS

DATE

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR

SHEET NO.

S & A JOB NO.

49160 2014

ADDITIONAL COMMITMENTS
CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference No. _____, _____,
_____ and _____.

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

WHEREAS, on December 13, 2004, the Westfield Council (“Council”) enacted Ordinance 04-43, recorded as Instrument No. 200500009748 in the Office of the Recorder of Hamilton County, Indiana, which rezoned the subject real estate more particularly described in **Exhibit A** (“Real Estate”) from AG-SF1: Agriculture / Single Family Rural District to SF-2: Single-Family Low Density District;

WHEREAS, commitments concerning the use and development of the Real Estate, recorded as Instrument No. 200500009748 in the Office of the Recorder of Hamilton County, Indiana, were made to the Council effective upon the Council’s enactment of Ordinance 04-43, incorporated herein (the “Previous Commitments”);

WHEREAS, Langston Residential Development, LLC (“Langston”) has filed a petition (Petition No. 1506-ZC-02), with the Westfield-Washington Advisory Plan Commission (“Plan Commission”) requesting modification of the Previous Commitments with regard to the Real Estate, incorporated herein (the “Modified Commitments”);

WHEREAS, Langston has filed a petition (Petition No. 1506-SPP-15 and 1506-ODP-16), with the Plan Commission requesting Primary Plat and Overall Development Plan approval with regard to the Real Estate, incorporated herein (the “Primary Plat”);

WHEREAS, Langston is requesting the Plan Commission consider approval of the Primary Plat in consideration of commitments (“Additional Commitments”);

WHEREAS, the Real Estate subject to the Additional Commitments is the Real Estate that was subject to Ordinance 04-43, the Primary Plat, the Previous Commitments and the Modified Commitments;

WHEREAS, the Plan Commission held a public hearing regarding the Primary Plat and Modified Commitments on February 15, 2016 (“Public Hearing”) and approved the Primary Plat condition upon the recording of the Additional Commitments;

NOW THEREFORE, Towne Road Development, Inc., (“Owner”) makes the following Additional Commitments to the Plan Commission regarding the use and development of the Real Estate:

Section 1. Previous Commitments. These Additional Commitments are made in addition to the Modified Commitments as applicable to the Real Estate and do not amend the Modified Commitments.

Section 2. Definitions.

1. Common Area “13”. A common area as identified on the Primary Plat as approved by the Plan Commission and illustrated as C.A. #13 on the plan attached hereto and incorporated herein by reference as **Exhibit B**.
2. Department. The Economic and Community Development Department of the City of Westfield.

Section 3. Additional Commitments Applicable to the Real Estate. The following Additional Commitments are applicable to the Real Estate:

1. Agreement to Dedicate real estate to the City: The Owner shall dedicate Common Area 13 to the City for use as a public right of way in the event of the subdivision of real estate adjacent to Common Area 13 not included in the Primary Plat provided that a public street connection is required by the Plan Commission adjacent to Common Area 13.

Section 4. Modification of Additional Commitments. These Additional Commitments shall continue in effect until modified or terminated. These Additional Commitments may be modified or terminated only in accordance with the UDO, following a decision made at a public hearing after notice has been given in accordance with the UDO and the Plan Commission’s Rules of Procedure.

Section 5. Effective Date. These Additional Commitments shall be effective upon approval of the Primary Plat by the Plan Commission and after these Additional Commitments have been executed and notarized by the Owner and recorded in the Office of the Recorder of Hamilton County, Indiana.

Section 6. Recording. The undersigned hereby authorizes the Department to record these New Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 7. Enforcement. These New Commitments may be enforced by the Department, the Plan Commission, property owners of real estate adjoining the Real Estate, and all property owners of real estate within the Real Estate.

Section 8. Binding on Successors. These Additional Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner’s successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during

such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 8, these Additional Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, Towne Road Development, Inc., has caused these New Commitments to be executed as of the date identified on the Notary below.

Towne Road Development, Inc.

By: _____
James A. Caito, President

Date: _____, 2016

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared James A. Caito, President of Towne Road Development, Inc., who acknowledged the execution and the foregoing Additional Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2016 for and on behalf of said entity.

My Commission Expires: _____
Notary Public

Residing in _____
County of _____ Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

Exhibit A

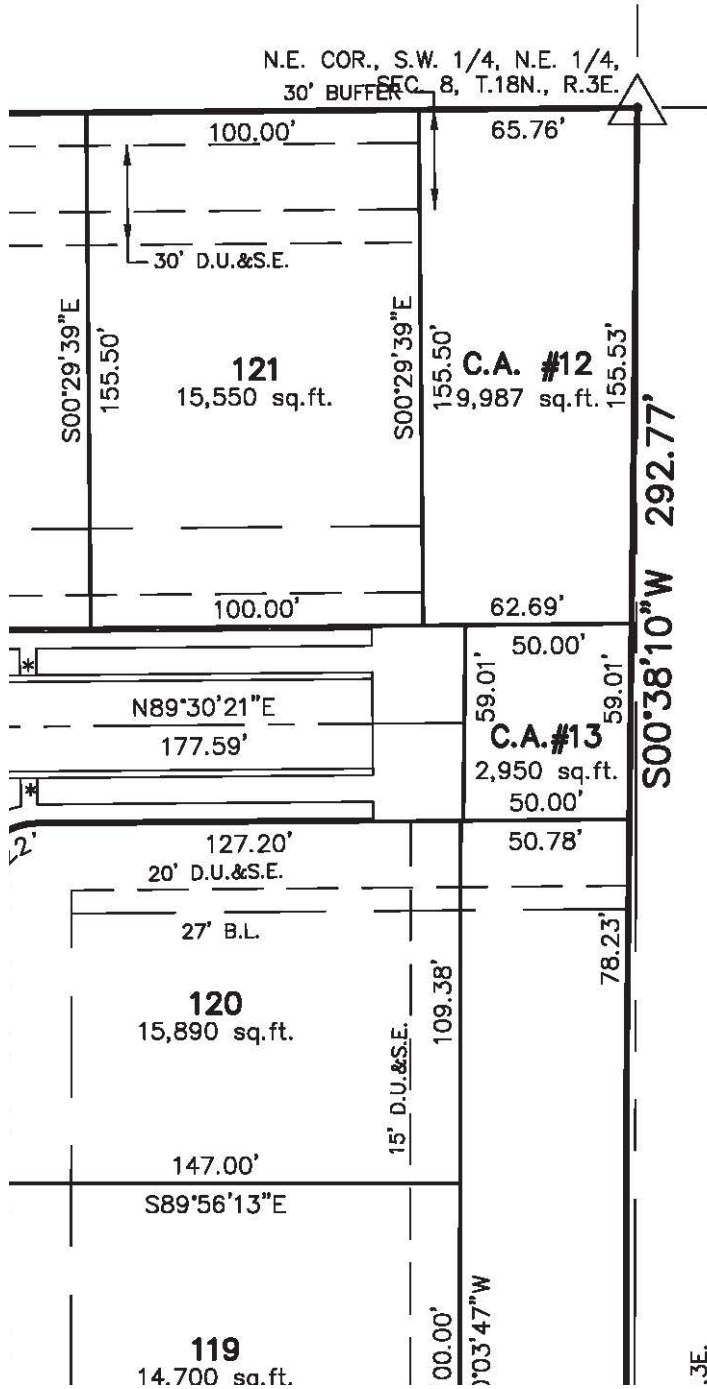
(LEGAL DESCRIPTION)

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, **containing 129.742 acres, more or less.**

EXHIBIT B

(Common Area "13")



NOW OR FORMERLY
THOMAS M. &
LISABETH D. ARMSTRONG
INSTR. No. 98-39293

BENT CREEK NEIGHBORHOOD MEETING SUMMARY

Project: Bent Creek Docket No. 1506-ZC-02; 1506-SPP-15 and 1506-ODP-16

Date: Thursday, February 4, 2016 6:30 pm

Location: City of Westfield, City Hall Assembly Room

Attendees: Jim Langston and Richard Carriger – On Behalf of the Petitioners

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Kevin Todd – City of Westfield

See attached Sign-in Sheet for Neighbors who attended

Summary of Neighbor Questions and Petitioner's Responses:

1. Where is the location of the stub street to the west?
 - a. Jon Dobosiewicz (JD) explained that this is actually shown on the plans as a "future right of way" between lots 99 and 100 and it would be maintained as common area by the HOA; and, if and when in the future the property to the east may be developed it would provide a connection between the 2 properties.
2. Where is the proposed cell tower location on the Armstrong property?
 - a. JD explained that our team was not involved in the cell tower proposal and we do not know with certainty where it was to be located on the Armstrong property.
3. Where are the new path connections?
 - a. JD explained the location of the new path connections on the site by referring to the large presentation board that contained the site plan.
4. Where will the stub street to the north be located?
 - a. JD explained that this is shown on the plans between lots 120 and 121. JD also explained that the proposed stub street stops short of our property line and the remaining area to the north property line would be common area. JD also explained this common area to the east of the stub street would be maintained by the HOA. JD also explained that this design would allow for a future connection between our neighborhood and the property to the north, if and when the property to the north were developed in the future.
5. Describe to me the Common Areas along North property line.
 - a. JD explained that the common areas along the northern property line would be 50' in width adjacent to the Armstrong property and include the existing evergreen trees in addition to additional landscaping to the far norther properties.
6. Describe to me the Common Areas along Towne Road and 159th Street.
 - a. JD explained that the common areas along in these locations would be approximately 30' in width, would be landscaped with a berm and landscaping.
7. Cindy Spoljaric asked if any of these common areas would be designated as "conservancy areas".
 - a. JD explained that while none of these common areas would be designated as "conservancy areas", for any existing trees in these areas that were worth maintaining would be preserved, unless they had to be removed for utility, right of way, road improvement and other similar site needs.
8. Can you mow the grass in the common areas or will you keep it natural?

- a. JD explained that the grass in the common areas would be mowed.
9. Will the area along the western perimeter of the site be raised or bermed?
 - a. JD explained that this area would not be raised or bermed, but we would be adding some landscape plantings outside of the lots and we would be preserving any existing trees that were worth maintaining and that did not require removal for utility or site construction.
10. What will be the height of any new tree plantings and what species along the western perimeter?
 - a. JD explained that trees are required to be approximately 6' to 8' at planting, depending on the species. JD explained that he was not sure how tall these trees would grow to be and that he would need to review the landscape plan to determine the various species, but that the species were typically a mix of evergreen and deciduous trees. JD also explained that the general planting requirement along this area would be approximately 3 shade, 3 evergreen and 10 shrubs per 100'.
11. A few neighbors made general comments of appreciation for the Petitioner listening to and addressing the concerns of the surrounding neighbors in the revised plans.
12. What will be in the amenity area?
 - a. Jim Langston (JL) explained that the amenity area would most likely consist of a pool, maybe a play structure for children and maybe a basketball court.
13. When would you anticipate breaking ground if the zoning approvals are obtained; will the project be done in phases?
 - a. Richard Carriger (RC) explained that we are not exactly sure because the timing is partially dependent upon the City's timeline to begin road improvements to Towne Road.
 - b. RC explained that the project would be completed in phases.
14. What are the City's plans for any road improvements to 159th Street and Towne Road; What will be the ROW that you will be required to dedicate; Is the City planning a roundabout for 161st Street; Will the city "cut down" the hill on 159th Street?
 - a. JD explained that we don't know the exact plans for the City's road improvement projects around the perimeter of our site or at 161st Street, but that any interested neighbors should contact the City's planning staff for that information.
 - b. JD explained that we are required to dedicate 75' for Towne Road ROW and 50' for 159th ROW.
 - c. JD explained that we believe that the City will correct the "rise" on 159th Street, but that any surrounding neighbor wanting more specific information on the City's road projects for this area should contact the City's planning staff.
15. A neighbor made a comment that she wanted to make sure that we properly plan our drainage so that we do not add any additional drainage to the surrounding adjacent properties.
16. Who are the approved builders for this community?
 - a. JL explained that we do not have a specific set of approved builders, but the builders and the homes may be similar to the types of homes constructed in Oak Manor and Brookside.
 - b. JL explained that the homes would be in an estimated price range of between \$450,000 to \$700,000 and the lot size would be approximately 100' by 150'.
17. General questions were asked about utilities, storm drains and where the water would come from to serve the development.
 - a. JD provided general responses to these questions.

BENT CREEK

westfield, indiana

May 2015



STOEPPELWERTH

1000 East 10th Street
Westfield, Indiana 46084
www.stoeppelwerth.com

BENT CREEK

westfield, indiana

February 2016



STOEPPELWERTH

1000 East 10th Street
Westfield, Indiana 46084
www.stoeppelwerth.com

Kevin M. Todd, AICP

From: Patrick Heitz <patrickgheitz@gmail.com>
Sent: Thursday, March 3, 2016 11:21 AM
To: APC; Andrew Murray
Cc: Kevin M. Todd, AICP
Subject: Bent Creek

Currently 159th street is a small county road. When it was annexed by the city of Westfield, the residents along the road, were led to believe that a large DEVELOPMENT would be built going to the north of the street.

It was also the understanding of the residents, that when the City of Westfield annexed this area, it is taking responsibility for 159th street upgrade and city services.. By adding a south entrance to the Bent Creek DEVELOPMENT (not part of the original development plan), widening of the street is a must to allow any construction traffic to travel on this street safely. This road is only 15 feet wide, 16 feet if you include the shoulders.

I have emailed Kevin Todd concerning this matter. He stated I would need to talk to the engineer Phil Sundling about any concerns regarding this roadway because the APC members would rely on Phil for the construction and safety of this development. Kevin has also stated in his email that it was very unlikely any opportunity for public comment at Monday's meeting regarding this item would occur. I called and spoke to Phil on March 1st, 2016. It was my understanding he agreed that having construction traffic on this narrow road was very hazardous. A fully loaded tri-axle weighs over 60,000 pounds. Phil also agreed that something must be done prior to allowing any construction vehicles to start the south entrance. He thought it may be possible to widening the road to the north (about 10 feet) with at least gravel, if not pavement, and it would be important to do so before ANY construction vehicles are allowed on this roadway. Phil said that he was going to speak to Kevin Todd with his concerns regarding this matter.

According to the schedule Kevin sent me, any work by the city would not start for at least 2 years, Spring of 2018. I'm writing this letter to hopefully inform the staff and the Commission of the danger of this future construction and I feel it is important for the city of Westfield to always make PUBLIC SAFETY number one in any consideration over any development. Thank you for your time and assistance regarding this matter and keeping Westfield residents safe while traveling that area.

Best Regards,

Patrick Heitz



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 6, 2016
1606-PUD-06
Exhibit 1

Docket Number: 1606-PUD-06 (Ordinance No. 16-14)

Petitioner: Open Doors of Washington Township, Inc.

Request: A change in zoning from the AG-SF1: Agriculture/Single-Family 1 to the Open Doors PUD District to accommodate a community-assistance organization on the property.

Current Zoning: AG-SF1: Agriculture/Single-Family 1

Current Land Use: Institutional (Monon Trails Elementary School)

Acreage: 1.00 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Elevations
5. Open Doors PUD Ordinance (Ord. 16-14)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 9, 2016, City Council meeting. The petition will receive a public hearing at the June 6, 2016, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on June 2, 2016 and should be able to provide a summary of the meeting at the June 6, 2016 APC meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to the Open Doors Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 1 acre located on the Monon Trails Elementary School campus (see **Exhibit 2**).

Property History: The property is currently zoned AG-SF1: Agriculture/Single-Family 1 and is located at the Monon Trails Elementary School. Development plan approval for the school campus was approved in November 2006 under Docket Nos. 0611-DP-24 and 0611-SIT-15.

ZONING REQUEST

The petitioner requests this change in zoning to allow the Open Doors of Washington Township operation on the subject property.

Default Standards: The Open Doors PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 3**) defaults to the AG-SF1 District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District plus an “office/warehouse/distribution use providing food, household item and clothing assistance as well as referral to community services, to individuals and families.”

Development and Design Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but does incorporate modifications to accommodate the creation of the lot and the development of the lot for the proposed use. The modified standards include reducing the minimum lot area, minimum lot frontage, building setback lines, and minimum lot width standards. The proposed PUD Ordinance also establishes a minimum number of parking spaces and establishes signage provisions. Per the proposed PUD Ordinance, the building is to be constructed in substantial compliance with the included illustrative character exhibit.

Subdivision Control/Platting: As proposed, the PUD Ordinance would not require the creation of the Open Doors lot to be platted, but rather would allow the lot to be created through a simple metes and bounds description.

Development Plan Review: As proposed, the PUD Ordinance delegates the review and approval of the Development Plan for the to the Director of the Economic and Community Development Department.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “New Suburban” land use classification. The described land use activity is consistent with what could be anticipated with an institutional use. Institutional uses are contemplated as acceptable uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 is scheduled for the June 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

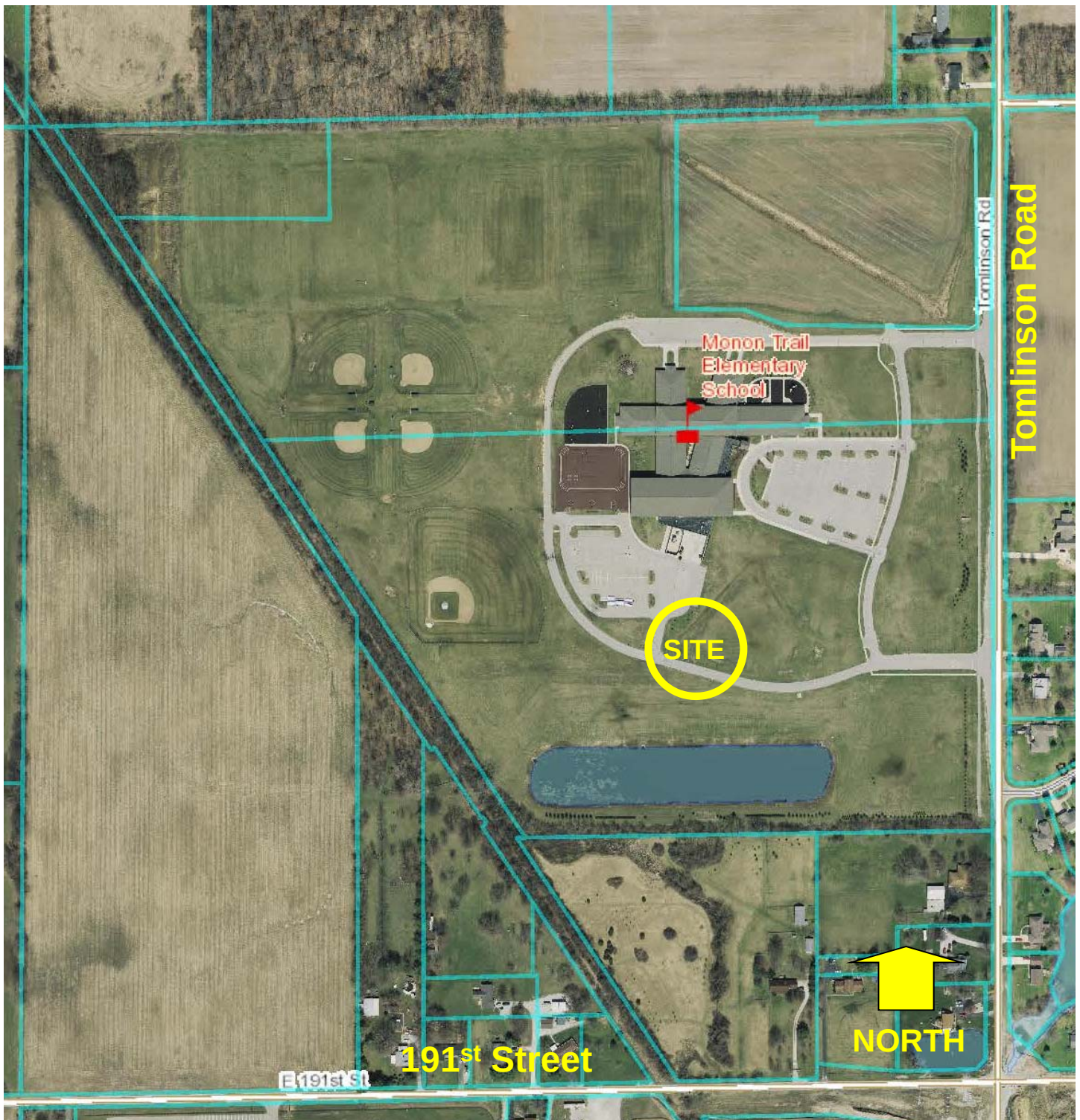
Statutory Considerations:

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.

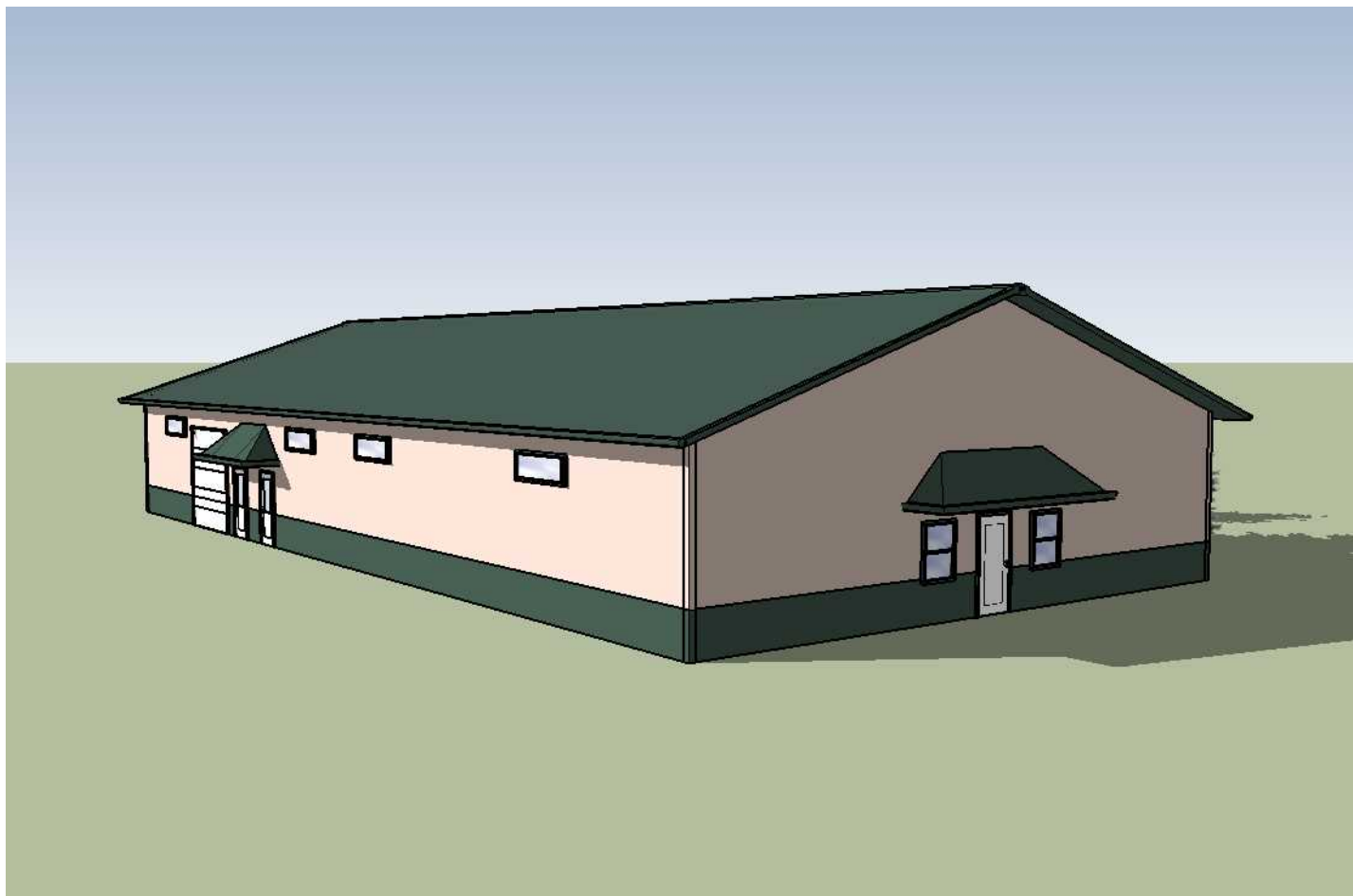
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the June 6, 2016 Plan Commission meeting.
2. 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.



**Monon Trail Elementary – Open Doors
Site Location Map / Aerial Photograph**





Notes:

Copyright FBI Buildings, Inc.
Building may not be shown to scale

Name
Address
City, St, Zip

3D View



FBI Buildings, Inc.
3823 W 1800 S
Remington, IN 47977
219-261-2157
www.fbibuildings.com

Date : 00/00/00
Name: XXX

PRELIMINARY
THESE DRAWINGS
ARE FOR
REVIEW
ONLY

A-203

ORDINANCE NUMBER 16-[REDACTED]

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

This is a Planned Unit Development District Ordinance (to be known as the "**Open Doors 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. 16**[REDACTED]**-PUD-**[REDACTED]), requesting an amendment to the Unified Development Ordinance, 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. 16**[REDACTED]**-PUD-**[REDACTED] to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] recommendation ([REDACTED]-[REDACTED]) 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 [REDACTED], 2016;

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

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit C**.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the AGSF-1: Single Family Low Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted in addition to an office/warehouse/distribution use providing food, household item and clothing assistance as well as referral to community services, to individuals and families.

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

- 6.1 The Minimum Lot Area, Lot Frontage, Building Setback Lines, Lot Width shall be zero (0) feet.
- 6.2 Subdivision standards shall not apply to the development of the Real Estate.

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

below.

- 7.1 Article 6.3 Architectural Standards: The building on the Real Estate shall be constructed in substantial compliance with the Illustrative Character Exhibit.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.
 - A. Landscaping identified on the landscape plan associated with a Development Plan for the Real Estate shall satisfy all Landscaping Requirements.
- 7.3 Article 6.9 Lighting Standards: Shall apply.
- 7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.
 - A. The minimum number of required Off-street Parking spaces shall be five (5).
 - B. No Bicycle Parking shall be required.
- 7.5 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.
 - A. One ground sign a maximum of thirty (30) square foot and six (6) foot shall be permitted along Tomlinson Road at the entrance to the adjoining real estate.
 - B. One twenty (20) square foot wall sign shall be permitted on the building.

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

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

Section 10. **Development Plan Review.** The standards of Article 10.7 Development Plan Review shall apply to the development of the District, except as otherwise modified below.

- 10.1 Article 10.7.E Development Plan Review Criteria: The review and approval process for Development Plan Review shall be delegated to the Director of the Economic and Community Development Director of the City.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-**
this _____ day of _____, 2016.

I hereby VETO **ORDINANCE 16-**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Open Doors PUD District Ordinance Draft #1 042816

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Add legal

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

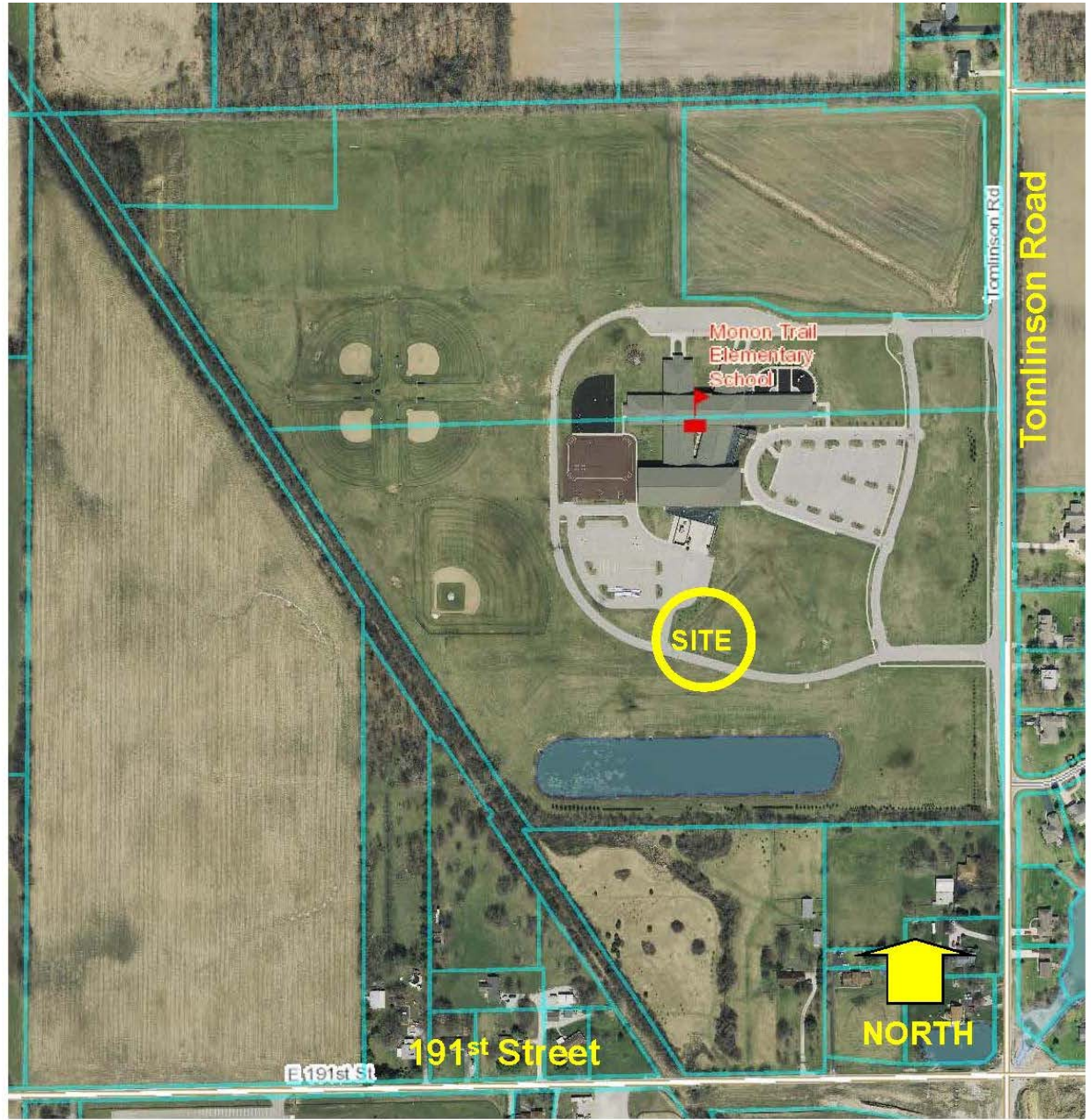
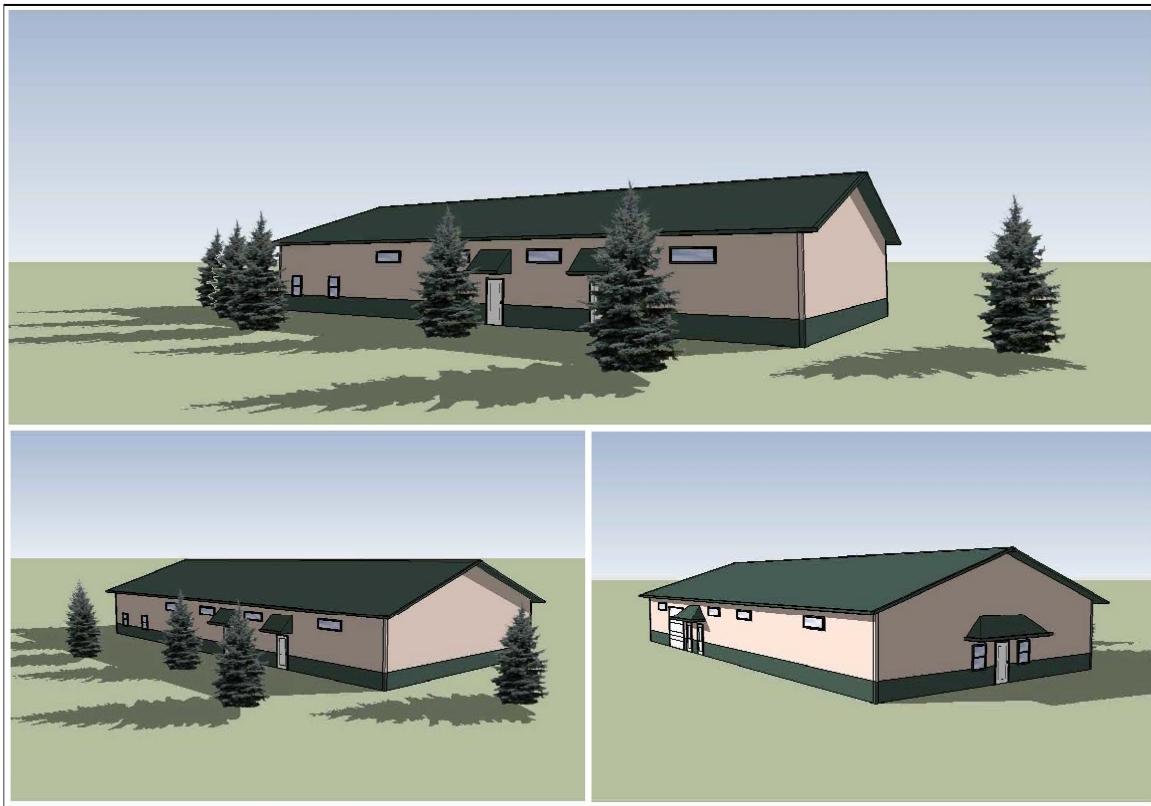


EXHIBIT B
Concept Plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 16___-PUD-___.

EXHIBIT C
Illustrative Character Exhibit



Note: Larger scale paper and digital copies of the Character Exhibit are on file with the Department of Economic and Community Development under Docket Number 16___-PUD-___.

WRITTEN PUBLIC COMMENT

Docket Number: 1606-PUD-07
Petitioner: TMC Developers, LLC by Nelson & Frankenberger
Request: Petitioner requests an amendment to the Mixed Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) Ordinance.

Enclosed Attachments:

- | | |
|-----------------------------------|--|
| 1. Rochester Email (06/03/16) | Jen and Derek Rochester (Harmony) |
| 2. Cardimen Email (06/03/16) | Michelle Cardimen (Harmony) |
| 3. Eggleston Email (06/03/16) | Ann Eggleston (Brookstone Park) |
| 4. Raftery Email (06/03/16) | Scott Raftery (Harmony) |
| 5. Sell Email (06/03/16) | Mark and Gina Sell (1611 W 146 th St) |
| 6. Towne Email (06/03/16) | Brittney Towne (Harmony) |
| 7. Schaaf Email (06/03/16) | Mark and Carla Schaaf (Harmony) |
| 8. SW Centennial Email (06/03/16) | Bruce Watson on behalf of SW Centennial area |
| 9. Patterson Email (06/03/16) | John Patterson (Village Farms) |
| 10. B. Taylor Email (06/03/16) | William and Jennifer Taylor (Centennial) |
| 11. Vahrenkamp Email (06/03/16) | Erin Vahrenkamp (Brookstone Park) |
| 12. Simonson Email (06/03/16) | Barbara Simonson (Centennial) |
| 13. Gerke Email (06/05/16) | Steven and Maria Gerke (Brookstone Park) |
| 14. Gelfman Email (06/04/16) | Dan Gelfman (Harmony) |
| 15. Feipel Email (06/04/16) | Nick and Neha Feipel (Brookstone Park) |
| 16. Magnussen Email (06/04/16) | Marc and Tara Magnussen (Harmony) |
| 17. Goodere Email (06/04/16) | Steve and Bea Goodere (Centennial) |
| 18. Goldstein Email (06/07/16) | Marcia and Marv Goldstein (Centennial) |
| 19. A. Anderson Email (06/04/16) | Amy Anderson (Brookstone Park) |
| 20. Davis Email (06/04/16) | Scott and Stacey Davis (Centennial) |
| 21. Scott Email (06/04/16) | John and Beth Scott (Centennial) |
| 22. Pitre Email (06/04/16) | Cory and Kari Pitre (Village Farms) |
| 23. Malkmus Email (06/05/16) | Danese Malkmus (Centennial) |
| 24. Helsel Email (06/05/16) | Clifford Helsel (Brookstone Park) |
| 25. Williams Email (06/05/16) | Melissa Williams |

26. J. Long Email (06/05/16)	Judy Long (Centennial)
27. McCarthy Email (06/05/16)	Joe McCarthy, Brandy Dravet-McCarthy, and Reznor McCarthy (1739 W 156th St)
28. Titel Email (06/05/16)	Rose Titel (Centennial)
29. VanRyckeghem Email (06/05/16)	Alain and Christina VanRyckeghem (Centennial)
30. Collier Email (06/05/16)	Maria and Lee Collier (Centennial)
31. Hansen Email (06/05/16)	Richard and Patricia Hansen (Brookstone Park)
32. Knapp Email (06/05/16)	Molly and Tyler Knapp (Centennial)
33. Bruno Email (06/05/16)	Ann and Tom Bruno (Centennial)
34. Bardwell Email (06/05/16)	Arlon and Beverly Bardwell (Centennial)
35. Goldstein Email (06/05/16)	Dr. Marc Goldstein (Kingsborough)
36. Horn Email (06/05/16)	Sanford Horn (Centennial)
37. D. Hughes Email (06/05/16)	David Hughes (Brookstone Park)
38. Machemer Email (06/05/16)	Scott and Hilary Machemer (Harmony)
39. Santos Email (06/05/16)	Jose and Lidia Santos (Centennial)
40. Soboleski Email (06/05/16)	Cristina Soboleski (Harmony)
41. Moore Email (06/05/16)	Abby Moore (Harmony)
42. B. Anderson Email (06/05/16)	Bart Anderson (Harmony)
43. Blessinger Email (06/05/16)	Larry and Beth Blessinger (Harmony)
44. Floreancig Email (06/05/16)	Lisa Floreancig (Harmony)
45. Shepherd Email (06/05/16)	Charles and Allison Shepherd (Centennial)
46. Shaw Email (06/05/16)	Victoria Shaw (Centennial)
47. S. Taylor Email (06/05/16)	Susan and Mark Taylor (Harmony)
48. Leal & Arnold Email (06/06/16)	Kativa and Daniel Leal (Centennial) Jimmie and Bobbie Arnold (Centennial)
49. A. Hughes Email (06/06/16)	Aaron and Louise Hughes (Harmony)
50. Day Email (06/06/16)	Alison Day (Kingsborough)
51. McClanahan Email (06/06/16)	Bill and Tena McClanahan (Centennial)
52. Whittaker Email (06/06/16)	Betty Whittaker (Centennial)
53. O'Neill Email (06/06/16)	Joseph J. and P. Jane O'Neill (Centennial)
54. Smith Email (06/06/16)	Brandon and Lana Smith (Brookstone Park)
55. Kissling Letter (06/06/16)	Richard Kissling (Centennial)
56. Wilkinson Email (06/06/16)	Mary Wilkinson (Centennial)

57. Sheraw Email (06/06/16)	George and Lisa Sheraw (Harmony)
58. Daley Email (06/06/16)	Penny Daley (Village Farms)
59. Brinegar Email (06/06/16)	Steve and Patti Brinegar (Harmony)
60. Ashman Emails (06/06/16)	Stephen and Janet Ashman (Centennial)
61. Wilkerson Email (06/06/16)	Kathlynn Wilkerson (Centennial)
62. Benge Email (06/06/16)	Claudia and Jim Benge (Centennial)
63. Centennial HOA Letter (06/06/16)	Joseph Plankis, President, Centennial HOA
64. Carmichael Email (06/06/16)	Jeffrey and Marcia Carmichael (Kingsborough)
65. Niazi Email (06/06/16)	Sara Niazi (Westchase)
66. Gibson Email (06/06/16)	Steve and Jennifer Gibson (Centennial)
67. Jackson Email (06/06/16)	Peter and Jayne Jackson (Harmony)
68. Ruppert Email (06/06/16)	Laura Ruppert (Centennial)
69. Dahl Email (06/06/16)	Noelle Dahl (Harmony)

Post Public Hearing Comments

70. Howard Email (06/06/16)	Bill Howard (Brookstone Park)
71. Ancich Email (06/07/16)	Tom and Lynn Ancich (Centennial)
72. Johnston Email (06/07/16)	Craig Johnston (Harmony)
73. Bennett Email (06/07/16)	Scott Bennett (Brookstone Park)
74. Williams Email (06/07/16)	Steve Williams (Centennial)
75. Scott Email (06/07/16)	John and Beth Scott (Centennial)
76. Benge Email (06/07/16)	Claudia and Jim Benge (Centennial)
77. Hartley Email (06/07/16)	Erin Hartley (Centennial)
78. Harrod Email (06/07/16)	Matt and Ellen Harrod (Centennial)
79. York Email (06/07/16)	Reba and Vance York (Centennial)
80. Sawyer Email (06/07/16)	Don and Kathy Sawyer (Centennial)
81. Yerian Emails (06/07/16)	Neal and Lesley Yerian (Centennial)
82. Hiers Email (06/07/16)	Casey Hiers (Centennial)
83. Crawford Email (06/07/16)	Shawn Crawford (Centennial)
84. Tsangaris Email (06/07/16)	Dr. Nikki Tsangaris (Centennial)
85. Battersby Email (06/07/16)	Karen Battersby (Centennial)
86. Tremblay Email (06/07/16)	Jim and Linda Tremblay (Centennial)
87. K. Smith Email (06/07/16)	Kelly Smith (Harmony)
88. Wright Email (06/07/16)	Kim Wright (Centennial)

89. Rehm Email (06/07/16)	Terri Rehm (Centennial)
90. Wyant Email (06/07/16)	Shirley Wyant (Centennial Townhomes)
91. Winkler Email (06/07/16)	Carl Winkler (Centennial)
92. Glascock Email (06/07/16)	Dean Glascock (F.C. Tucker)
93. Geier Email (06/07/16)	Charlie Geier (Centennial)
94. Cassidy Email (06/07/16)	Lynsay Cassidy (Centennial)
95. C. Johnson Email (06/07/16)	Chris Johnson (Centennial)
96. Hankinson Email (06/07/16)	Mel and Joan Hankinson (Centennial)
97. Gonzalez-Russell Email (06/07/16)	Marigen Gonzalez-Russell (Centennial Townhomes)
98. Czizek Email (06/08/16)	Tim Czizek (Centennial)
99. Weintraut Email (06/08/16)	Alice Weintraut (Centennial)
100. Dieckmeyer Email (06/08/16)	Damon Dieckmeyer (Centennial)
101. Riley Email (06/08/16)	Randy and Allyson Riley (Brookstone Park)
102. Sperlik Email (06/08/16)	Patricia and James Sperlik (Centennial)
103. Boarman-Rowe Email (06/08/16)	Stephanie Boarman-Rowe (Centennial)
104. Reisenleiter Email (06/08/16)	Mary Reisenleiter (Centennial)
105. Rieck Email (06/08/16)	David Rieck (Centennial)
106. Rogge Email (06/08/16)	Ben Rogge (Centennial)
107. Shipe Email (06/08/16)	Wayne and Lois Shipe (Centennial)
108. Chavente Email (06/08/16)	Blessy and Alex Chavente (Centennial)
109. Price Email (06/08/16)	Beth Price (Spring Mill Villages)
110. Perkins Email (06/08/16)	John and Christine Perkins (Centennial)
111. Clare Email (06/08/16)	Emily Clare (Centennial)
112. B. Johnson Email (06/08/16)	Barbara Green Johnson (Centennial)
113. Sexton Email (06/08/16)	Kathryn Sexton (Centennial)
114. Yovanovich Email (06/08/16)	Sue Ann Yovanovich (Centennial)
115. Troy Email (06/08/16)	Kristie Troy (Harmony)
116. M. Scott Email (06/08/16)	Matt Scott (Brookstone Park)
117. Cole Email (06/08/16)	Marcie Cole and Keith Moore (Centennial)
118. Moore Email (06/08/16)	Cheryl Moore (Centennial)
119. Rupp Email (06/08/16)	Steve Rupp (Centennial)

121.	Myers Email (06/08/16)	Elizabeth Myers (Centennial)
122.	Firestone Email (06/09/16)	Malea Firestone and Yaw Aning (Harmony)
123.	Robertson Email (06/09/16)	Carol Robertson (Centennial)
124.	N. Scott Email (06/09/16)	Nelson Scott (Centennial)
125.	Davidson Email (06/09/16)	David Davidson (Centennial)
126.	Masin Email (06/09/16)	Jon and Kelly Masin (Saddle Creek)
127.	Cannon Email (06/09/16)	Amy Cannon (Centennial)
128.	M. Long Email (06/09/16)	Mark and Betty Long (Centennial)
129.	Stewart Email (06/10/16)	Eric and Amy Stewart (Centennial)
130.	Goodlet Email (06/13/16)	Robert Goodlet (Harmony)
131.	Chang Email (06/14/16)	Sidney Chang & Yana Sung (Brookstone Park)
132.	Grace Email (06/16/16)	Helene Grace (Centennial)
133.	Petition (06/16/16)	Harmony Residents
134.	Bhargava Email (06/21/16)	Atul and Reeta Bhargava (SWC 146 th & Ditch)
135.	Chitturi Email (06/24/16)	Pani and Heman Chitturi (Kingsborough)
136.	Petition (06/27/16)	Kingsborough Residents

Jesse Pohlman

From: Jen Rochester <Rochester@bigi.org>
Sent: Friday, June 03, 2016 8:46 AM
To: Jesse Pohlman
Cc: drochester@theoris.com
Subject: Harmony Mixed Use / Development at 146th & Ditch

Hello Jesse,

I'm a new resident of Westfield, living in Harmony. We just moved into our beautiful new home in late March. My husband, Derek and I have concerns over the development being discussed for our neighborhood. I've heard a few things, namely a CVS, a gas station, and a fast food restaurant. I'm extremely concerned with both the gas station and the fast food restaurant. I feel like we moved into a very elegant and pricey neighborhood, with promises of high-end use for the new development, and this sounds like cheap commercial. I'm very much in favor of a NICE restaurant and as a family who likes to eat out, we'd likely frequent a location near us. Even something one step up from fast food like a Panera or similar but a fast food restaurant with a drive-thru paired with a gas station is exactly why we moved from Nora to Westfield. We wanted to escalate our surroundings and now I feel like they are being brought right back down to all the ugliest of commercial uses – and not only that, but literally in our backyard.

We are very concerned and can only hope that you are working in our best interests and choosing commercial development that enhances the new, up-and-coming, beautiful Westfield, set apart from its neighbors in class and city management.

If you have any suggestions as to who further I may contact, or meetings to attend, please let me know. I welcome any opportunity to discuss this further.

Jen & Derek Rochester
14933 Pollard Drive, Westfield
317-775-9229

Jesse Pohlman

From: Michelle Cardimen <mcardimen@icloud.com>
Sent: Friday, June 03, 2016 9:05 AM
To: Jesse Pohlman
Subject: Harmony PUD

Jesse,

I was very discouraged after attending the meeting last night at the Westfield City Hall.

I just purchased a home in Harmony and moved in in December 2015. We were made aware of the commercial development but were informed that it would be a "quaint" retail corner that would fit with the residential appeal of both Harmony and Centennial. We were told the concept was to create a continuation of the Carmel appeal into Westfield City Limits.

I am terribly concerned as the homeowner directly north of the pond along Ditch Road. We were required to upgrade the back of our property which cost us approximately \$15,000.00 including decorative fence so that it was appealing to the city. The commercial property should be held to the same standards.

I have multiple concerns:

1. The types of businesses should reflect the type of neighborhood we are trying to achieve. Coffee shops, small sit down restaurants, banks, cafe's, ice cream or smoothie place. No fast food and no gas stations.
2. The hours of operation should not be of a 24 hour nature. 8am-10 pm to keep people away from residential areas at night.
3. The aesthetics of the landscape and building should be close to the architecture of the surrounding community with green space. This is supposed to be a village feel. That is what we were promised when we moved into the Harmony Development.

I will be at the meeting Monday. I am not opposed to the development as long as it is done with surrounding residential area taken into account.

Please represent the neighborhood views when this goes to a vote.

Michelle CARDIMEN
14917 Pollard Drive
Harmony Development
317-414-5984

Sent from my iPhone

Jesse Pohlman

From: Ann Eggleston <kaeggleston@sbcglobal.net>
Sent: Friday, June 03, 2016 9:14 AM
To: Economic Development
Subject: Development at 146th Street and Ditch Road

Hello,

My name is Ann Eggleston and I live in Brookstone Park Subdivision located on the southeast side of 146th Street and Ditch Road. I attended the Information meeting last night (6/1) to discuss the planned development at 146th Street and Ditch.

I am concerned that the new proposal includes an exception to the 2012 requirements to allow a Get and Go Gas station on the southwest corner of 146th and Ditch.

A gas station is unacceptable for the area. This is a residential area and I very disappointed that a developer with local ties would even consider constructing a gas station in a residential area. The lights, traffic and trash that go along with a gas station is unacceptable. Besides, the proposed gas station would sit right in front of an existing home.

I encourage the Board to vote against the requested zoning exception for the tract of land on the southwest corner at 146th street and Ditch road.

I am not opposed to the development on the northwest corner but the proposed design of the CVS store must be improved to blend in with the architect design of Harmony. A red brick building with bright lights is not acceptable.

Thank You

Ann Eggleston
317-407-2478

Jesse Pohlman

From: Scott Raftery <sraftery20@gmail.com>
Sent: Friday, June 03, 2016 10:39 AM
To: Jesse Pohlman
Subject: Harmony Neighborhood

Jesse,

I built and moved into our retirement home in Harmony in October, with the hopes that Westfield would not continue to put a drug store and gas station on every corner. A CVS is currently being built on 161st as well as the existing ones (Walgreens/CVS) on 32/Carey. We also have plenty of brand new gas stations on 32 that the council approved. The low end/cheap commercial/retail development (fast food, gas stations, drug stores) need to stay close to Grand Park, like we were promised and NOT be placed into/right next to our neighborhoods. If you need guidance, look to Carmel and Zionsville as to how they protect their neighborhoods and have development near and in their downtown commercial areas.

Sent from my iPhone

June 13, 2016

Attn: Westfield Plan Commission

We are vehemently opposed to the addition of a gas station on the 146th and Ditch property. However, in the event that all the voices who opposed this misguided plan are not heard, we would like to put on record that the request for the reduction of the buffer zones from 20 feet to 10 feet be denied. We would also ask that the density of plantings be increased to 7 trees and 30 shrubs per 100 feet due to the nature and unsightliness of this type of business.

In addition, we request that we be provided with a detailed lighting plan to ensure that adequate care will be taken to reduce any and all light pollution directly affecting our home.

We do not want this gas station any closer to our home!!

Mark and Gina Sell
1611 W. 146th Street
Westfield, IN 46074

From: Gina Sell [mailto:magisell@aol.com]
Sent: Friday, June 03, 2016 11:15 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Proposed Gas Station 146th and Ditch

We are vehemently opposed to the construction of a gas station on the parcel of land adjacent to our home on 146th street.

This type of business would decrease our property values while increasing crime; it will create a chokepoint for traffic. Gas stations bring lights, chemicals, noise, and trash pollution with it - we do not want to allow it to be that close to the vicinity of our homes where our children play.

To provide high visibility to passing motorists and fend off would-be armed robbers, gas stations are very well lit. This can cause light pollution to the surrounding area and can be a particular nuisance if the station continues to operate late into the night or 24 hours a day, as many stations choose to do.

Gas stations have large and numerous curb cuts to allow for the easy flow of traffic, but these curb cuts interrupt the sidewalk and create an unpleasant and unsafe environment for pedestrians and bicyclists.

But more importantly the main reason we do not want this gas station is the potential exposure to Benzene. The air around gas stations have been found to have significantly higher levels of carcinogens such as Benzene that put current and future generations at higher risk for various cancers. Benzene is a known carcinogen that has been shown to affect the central nervous system, respiratory track, and the immune system. After prolonged exposure, it has also been shown to cause brain damage, anemia, and leukemia. Toluene is another chemical that is found in gasoline vapors; and it is associated with cardiac arrhythmias, liver and kidney failure, and developmental problems in fetuses.

Scientists carried out a study that found a child whose home was within two blocks of a fuel station was four times as likely to develop leukemia as a child than a child whose home was further away and the longer a child had lived nearby, the higher the risk of leukemia seemed to be.

Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground.

A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.

“When gasoline spills onto concrete, the droplet will eventually disappear from the surface. If no stain is left behind, there has been a belief that no gasoline infiltrated the pavement, and all of it evaporated,” Hilpert says. “According to our laboratory-based research and supported by our mathematical model, this assumption is incorrect. Our experiments suggest that even the smallest gasoline spills can have a lasting impact.”

Many homes on the southside of 146th utilize wells for their water supply. Another study said wells should be at least 500 feet from a gas station.

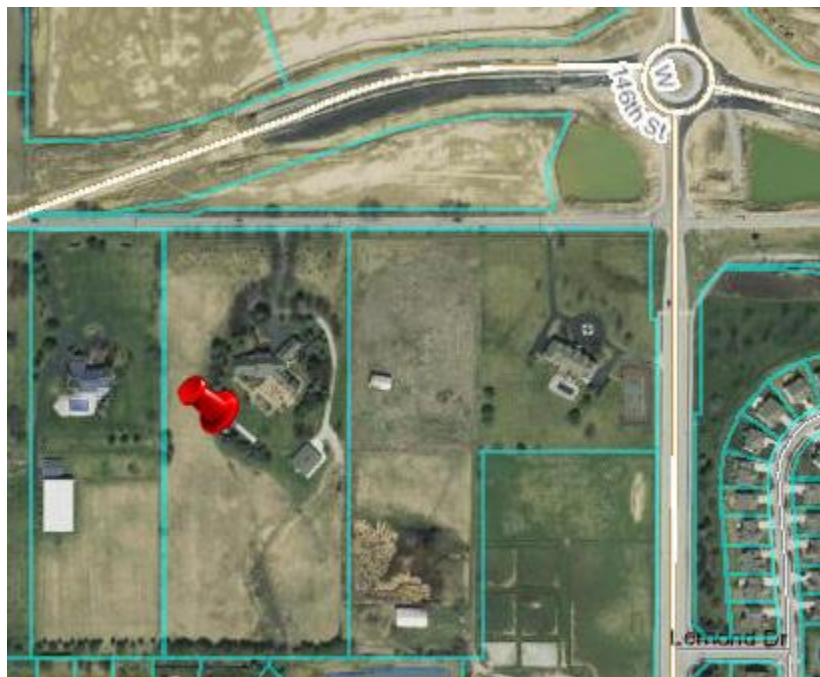
A research study shows that a "minimum" of 328 feet should be the distance from "especially vulnerable" facilities such as hospitals, health centers, schools and assisted living centers. How far away is Copper Trace?

The board has already approved construction of a gas station at Towne and 146th street. There is no need for this gas station.

For the safety of our children and future generations we implore you to deny the request for inclusion of a gas station on the Southwest Corner of 146th and Ditch. Ask yourselves, would you expose your child to the risk of cancer for a few more tax dollars? Deny this request. It would be unconscionable to do otherwise.

Sincerely,

Mark and Gina Sell
1611 W. 146th Street
Carmel, IN 46074
magisell@aol.com



Jesse Pohlman

From: Brittney Towne <bgailcrane@hotmail.com>
Sent: Friday, June 03, 2016 11:39 AM
To: Jesse Pohlman
Subject: 146th & Ditch Commercial Development

Mr. Pohlman:

As a homeowner in the Harmony community, I would like to formally voice my concerns regarding the commercial project at 146th and Ditch that will be presented to the planning commission on Monday, June 6th. While understanding that the area was always zoned commercial, the types of businesses initially presented were drastically different than the properties being petitioned now. Gas stations, fast food restaurants and big box stores will severely degrade property value, affect quality of life with increased traffic (including semis and other delivery trucks) and potentially affect health and safety with water runoff issues and 24 hour commercial activity. I urge the commission to look at The Village Of Westclay in Carmel as a model of a master planned community. They have managed to seamlessly blend commercial and residential sites while respecting the aesthetic of the community. The plans that are before the committee do not match the aesthetic of Harmony or any of the surrounding communities. The same thought and planning that goes into communities in Carmel need to be applied in Westfield. Please, take the time to invest in our city and make it the best it can possibly be.

Sincerely,
Brittney Towne
1617 Rosebank Drive
Westfield

Sent from my iPhone

Jesse Pohlman

From: Mark Schaaf <mschaaf@mac.com>
Sent: Friday, June 03, 2016 1:46 PM
To: Jesse Pohlman
Cc: Carla Schaaf; Andy Schaaf; Andy & Erin Schaaf; paulestridge@estrige.net
Subject: Design Changes at 146th & Ditch Road

June 3, 2016

Dear Jesse,

We attended the meeting on Thursday evening regarding the property development at 146th and Ditch Road. Just six weeks ago we moved into our new home in Harmony which is two houses north of pond one and our backyard backs up to Ditch Road.

When we purchased the lot and were in the process of designing our home, we were told that because the house backs up to Ditch Rd., Westfield required that we had to meet certain architectural standards. We incurred extra cost because of these requirements and were happy to comply because of Westfield's high standards. Frankly, we were excited about this because, after 42 years in Carmel, we became accustomed to the same high standards. We were also told that the commercial development to the south of us would also comply with the same standards and fit the architecture of the Harmony and Centennial communities.

Last night we were told that the standards that Westfield originally planned for our area were to match those along State Road 32. That area is very commercial, definitely not residential. As surely you can understand, times have changed and so have the circumstances.

The design that we saw for the CVS pharmacy is totally out of character for the surrounding neighborhoods and is unacceptable. We have no objection to a pharmacy, but CVS must be held to the same design standards that we homeowners must comply with. Just one example is the gaudiness of the big sign on the front of the building.

In addition to the issues regarding the design of the buildings, we are concerned about landscaping and lighting. When we looked at the plans online, we saw provision for a few trees on the south side of the ponds. We would like to see a large mound of earth with shrubbery and trees to shield our neighborhood from the noise and lighting that would accompany these businesses. We want to be good neighbors and we expect that they be good neighbors as well.

We hope and, frankly, expect that the city of Westfield will look out for our interests as new residents and see beyond the financial gains that may be possible. We feel that the residents of Centennial and Harmony will be able to find common ground with the commercial developers so that everyone will be comfortable and that we will be good customers as well as good neighbors.

Sincerely,

Mark and Carla Schaaf
14925 Pollard Drive
317-439-7540

Jesse Pohlman

From: Bruce Watson <bruce@bwatson.us>
Sent: Friday, June 03, 2016 1:43 PM
To: Jesse Pohlman
Cc: jplankis@gotown.net
Subject: Notes on the Harmony Mixed Use Development
Attachments: PUD Changes Letter to APC 060216.docx

Jesse,

The attached notes regarding the Harmony mixed Use Development reflect the opinions, concerns and objections of the residents in the SW Centennial area which is directly adjacent to this development. Please forward this on to the APC members and the City Council for their consideration.

Thank you for your assistance.

Bruce

Bruce A. Watson
Representative for South Centennial Residents
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101

June 2, 2016

RE: Neighborhood Meeting – Proposed Amendment to the Harmony PUD mixed Use District – 1606-PUD-07

Comments / Concerns / Objections to Proposed Zoning Changes – Southwest Centennial Residents

1. In 2012 when the Harmony PUD was first proposed, the SW Centennial Residents were opposed to a Fueling Station and Convenience Store in the midst of a residential neighborhood, and still are today. At that time this was excluded from a use in this commercial development. In our opinion, nothing has changed. We continue to be strongly opposed for the following reasons:
 - a. Possible air and water pollution from the fueling Station
 - i. Runoff drains into retention ponds that drain into protected wetlands
 - b. A gas station does not belong in the middle of a residential area
 - c. Increase in traffic volume and noise 24/7
 - d. Convenience Stores attract crime and transient customers
 - e. A gas station will significantly devalue the properties on the old 146th St. who would look directly at this property

The better place for this use would be in the proposed commercial development at 146th & Town Rd. where there are no homes today that would be affected by it. If homes are eventually built in that area, it would be the choice of the homeowners to live in proximity to a Fueling Station/Convenience Store, rather than forcing it on existing residents.

2. Likewise, in 2012 when the Harmony PUD was first proposed, the SW Centennial residents were opposed to a Fast Food restaurant in the mixed use development, and still are today. This type of restaurant does not fit with the nature of small retail businesses in the midst of a residential development. We are opposed for the following reasons:
 - a. An increase in traffic volume and noise on 146th & Ditch Rd. all hours of the day and night
 - b. Offensive cooking odors wafting over our residences due to the prevailing winds from west to east
3. The residents on Trescott Dr. whose homes back up to Ditch Rd. object to the addition of a right in-right-out drive between the 146th St. and Somerville Rd. roundabouts. Due to the increased grade of the land, headlights from vehicles exiting onto Ditch Rd. will shine over the top of the existing fence and into the living spaces of these homes.
4. The increase in height of the grade of the Mixed Use District has already created a drainage problem on Ditch Rd., and in the back yards of homes on Trescott Dr. and Somerville Dr. When Ditch Rd. is reconstructed, and raised to address the puddling issue, more water will be forced toward the back yards of these homes. This drainage issue must be addressed.

The excess roof and surface coverage of large flat roof structures and paved parking and roadways, will only exacerbate this problem.

The height of the grade of this Mixed Use area will also create a light pollution issue for the homes on Trescott Dr. that back up to Ditch Rd. and this development. Although shorter light poles and down lighting may be used, the grade is so high that the lights will still shine into the living spaces of our homes. Turning vehicle headlights in the proposed parking areas, will also shine over the existing fence behind the homes on Trescott Dr. This issue needs to be addressed by the type of lighting used along with light shields, and by mounding/berming and the dense planting of evergreen trees and shrubs and/or the replacement of the existing fence with a taller one.

5. While the addition of a CVS Pharmacy is not necessarily objectionable, the proposed architectural design is. The ordinance specifically excludes "Corporate architecture", and the proposed design would violate this exclusion. Although the proposed architectural design conforms to the Rt. 32 Overlay, the design does not blend in with the appearance of its' residential surroundings. Architecture similar to that approved for the CVS store in the Springmill Station development would be more suitable for this type of building in a residential area. The architecture should include elements from the surrounding residential and commercial buildings (ie. Copper Trace, Harmony and Centennial).

Similar design elements should be applied to all of the structures in this development to create a consistency of appearance throughout the mixed use development.

6. Also opposed, is the addition of a retail strip center at the NE corner of the development. As originally proposed there were going to be a number of smaller, stand-alone buildings in this area. In 2012, this project was visualized, sold to the City and surrounding residents, and approved as a quaint, neighborhood marketplace with boutique shops and small family restaurants, a coffee shop, and a small grocery store. The proposed changes to the PUD will change the nature of the development into a high volume, high traffic commercial district with a significantly negative impact on the surrounding residences.

The surrounding residents are willing to work with the Developer to effect positive change that will complement the residential area in which this development is to be situated. We would like to see this area become a jewel in the community, and one that will attract families to live in the surrounding communities, and improve the values of our properties.

Bruce A. Watson
South Centennial Representative
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101

Jesse Pohlman

From: John David Patterson <patterson_john_d@lilly.com>
Sent: Friday, June 03, 2016 2:40 PM
To: APC
Subject: 146th and Ditch

I am a Westfield resident that lives very near the 146th and Ditch area. I am objecting to any plans or consideration to grant an exception for the construction of a gas station/convenience store in this area. It is not needed as we have plenty of gas stations in the immediate area. This is a residential area and the area remaining to be developed should not be just thrown together with fast food restaurants, gas stations, etc. Instead please consider that you are making a statement for the rest of the 146th street corridor and compliment it rather than detracting from it. Make it unique.....make it standout as a statement.....do not devalue the area by allowing crap to be built.

Thank you,
John Patterson

Jesse Pohlman

From: Bill Taylor <wataylor04@gmail.com>
Sent: Friday, June 03, 2016 3:02 PM
To: APC
Subject: 146th & Ditch Proposal

To whom it may concern,

I'm a resident of the Centennial subdivision and am very concerned about the proposal currently being discussed for the intersection at 146th and Ditch Road. When we moved in there was not approval for a gas station and to see it now being seriously considered feels like a bait and switch which certainly isn't what we expected when moving to Westfield. I'm concerned about what impact this proposal will have on traffic, crime, property values, etc. I certainly hope the planning commission will hear the voices of the citizens this proposal will impact and decline to approve the variance.

As for the CVS I understand that the zoning already allows for it but the distressing part is the design that is being considered. There are strict design standards placed on the homes in the neighborhoods immediately adjacent to this property and to hear that the CVS won't have the same strict standards just doesn't make sense. With the explosive growth Westfield is experiencing right now it's imperative that design standards are such that we can all look at new development and be proud to have it in our city.

I certainly want to be a good neighbor and understand that growth brings change and new opportunities but it's vital that the voices of the citizens of Westfield be heard to keep the city moving forward in a successful and positive manner.

Thank you,

William and Jennifer Taylor
14934 Declaration Drive
Westfield, IN 46074

From: Erin Vahrenkamp [mailto:erin.vahrenkamp@gmail.com]
Sent: Friday, June 03, 2016 4:08 PM
To: APC <APC@westfield.in.gov>
Subject: Re: Proposed GetGo Station at 146th & Ditch Road

To the members of the Advisory Planning Commission, City of Westfield:

My name is Erin Vahrenkamp and I am the resident owner of a home at 1359 Holden Ct. in Carmel, within the Brookstone Park subdivision on the southeast corner of 146th St. and Ditch Rd.

I am writing in regards to agenda item 1606-PUD-07 for the Monday, June 6th meeting of the APC, regarding an amendment to the mixed-use district of the Harmony PUD. TMC Developers, LLC proposes changing the existing zoning to allow a GetGo gas station to be built on the southwest corner of 146th and Ditch, which is essentially across the street from my home.

I am strongly opposed to this amendment, as I feel that a gas station will have a negative effect on the character, environment, and safety of our neighborhood and other surrounding residential neighborhoods. This station would potentially be open 24 hours a day, and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales. In turn, the blight that this GetGo would cause would negatively impact our home values. I would never have purchased my home if I'd had any indication that a gas station would be built just a few hundred feet away, and I know that many of my neighbors feel the same.

In this area, I cannot think of another location where a new (not pre-existing) gas station was constructed so close to so many adjoining residential neighborhoods, and there is honestly no reason to build one in that space when there are so many other potential locations in Westfield that are not yet developed.

I urge you to protect our neighborhoods by rejecting this amendment, and plan to attend the meeting on Monday night to speak out against it.

Respectfully yours,

Erin Vahrenkamp

From: Barb Simonson [mailto:barbsimo@icloud.com]
Sent: Friday, June 03, 2016 4:31 PM
To: APC <APC@westfield.in.gov>
Subject: 146 and Ditch

June 3, 2016

Dear Jesse,

I, with many of my neighbors, attended the meeting on Thursday evening regarding the property development at 146th and Ditch Road.

I was surprised (but not shocked) that the developer of that corner is trying to push through plans that the residents of the area DO NOT WANT.

First and foremost, WE DO NOT WANT A GAS STATION AND/OR QUIKIE MART IN THE AREA OF OLD/NEW 146 AND DITCH.

Secondly, WE DO NOT WANT A FULL FAST-FOOD BUSINESS, WHETHER IT IS BEEF, CHICKEN, FISH, TURKEY, TACO, OR ANY COMBINATION OF THE ABOVE. WE DO NOT WANT THIS ANYWHERE NEAR 146 AND DITCH.

Those businesses are not needed and not wanted in our residential area.

(A coffee house (Starbucks or the like) with a drive thru option would probably be acceptable, per most of the attendees last night.)

We live in a beautiful residential area. We understand that the corner of 146 and Ditch is destined to be commercial; it is Pollyanna-ish to think otherwise.

The architecture of these proposed buildings needs to be congruent with the guidelines that we have to follow as homeowners.

A garish CVS building (or similar business) is not acceptable. The other buildings need to be designed to follow suit. The St. Rd. 32 model is not appropriate for this area; please think reserved Zionsville instead of gaudy and crowded Fishers! Quaint local shops would be perfect; but quaint-looking businesses would fare better than the loud "run of the mill" places being courted by the developer.

In addition to the issues regarding the design of all the buildings, we are also concerned about landscaping, lighting, and buffers for the neighborhoods. We would like a significant barrier with shrubbery and trees to shield our neighborhoods from the noise and lighting that would accompany these businesses.

Significant barriers should also be put on the east side of Ditch Rd, to protect those Centennial homes from the traffic, noise, and 24-hour lighting.

This is certainly not too much to ask of a developer that is licking its chops to get to that intersection!

We do not need a huge pharmacy, gas station, and burger joint on every corner and cornfield in Hamilton County.... That is already available in Fishers! Please consider the long-term effects to the upscale nature of western Hamilton County, with expensive Carmel homes being affected as well as lovely Westfield properties.

Lastly, I'd like to address the presentation itself last night. John (whose client is the developer) did not identify himself at the start of the meeting. Most attendees thought that he was somehow representing the city. After a while, (and a very embarrassing but innocent faux pas by a resident) it was clear that the developer and crew were getting tired of the comments. Snippy answers such as "People like convenience and people like drugs, so there you go!" "If you want that, go buy a corner and put it up yourself. Rich people make the rules!" and using trade terms such as "not enough rooftops" were very off putting. We may not be lawyers, but we are not stupid.... we are concerned people INVITED to this informational meeting, and a condescending manner is uncalled for.

Thank you for reading this long letter.

I look forward to the meeting on June 6.

Sincerely,

Barbara Simonson
15290 Seneca Circle
317-590-3921

Jesse Pohlman

From: Steve Gerke <gerkesteve@hotmail.com>
Sent: Sunday, June 05, 2016 3:44 PM
To: Jesse Pohlman
Subject: Development of Harmony, Mixed-use District NW corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steven Gerke
Maria Gerke

Jesse Pohlman

From: Dan Gelfman <delfman2004@gmail.com>
Sent: Saturday, June 04, 2016 3:52 PM
To: Jesse Pohlman
Subject: Ditch and 146 concerns

Jesse

I live in Harmony at 151 and Ditch rd.

I will be out of town for Monday's meeting.

I wanted to express my concern for any development that would decrease our property values by not being in line with the upscale development in harmony.

I would appose a gas station and a cvs box store. CVS and others should use an upscale design similar to what was done in Carmel.

It would be nice to have a sit down restaurant, not a fast food store.

The neighborhood has changed since the original planning and the businesses in that area should reflect that change.

Thank you,

Dan Gelfman

Sent from my iPhone
Please excuse minor errors

Jesse Pohlman

From: Nick Feipel <nfeipel@gmail.com>
Sent: Saturday, June 04, 2016 4:28 PM
To: APC
Subject: Against GetGo Gas Station

Hello,

I am emailing in regard to the potential of a GetGo Gas station on the southwest corner of 146th and Ditch road. I am a resident of Brookstone Park of Carmel and work in Westfield at Busby Eye Care, therefore, I feel this potential plan effects me greatly.

I see no benefit to a gas station at this location. We have access to a gas station 5 minutes driving time to the north and less than 10 minutes both southeast and southwest of this location. The addition of this gas station doesn't provide any extra convenience to the residents in this area.

The addition of a gas station to this area will have a negative impact on the communities surrounding it. I'm concerned about increased trash, air and light pollution, potential fuel leaks, and crime that inevitably comes hand in hand with a gas station, especially one open 24/7. This will certainly cause residential property value of the surrounding area, including both Westfield and Carmel, to plummet.

From my understanding, the original zoning plan did not include approval of a gas station at this location. I do not see how the addition of this gas station would benefit the residents of Westfield or Carmel in this area. I've listened to several talks at the Westfield Chamber of Commerce in which the keynote speaker would voice their thoughts on how to make Westfield a more "desired and liveable" area to reside in. A gas station at this location doesn't help to achieve that appeal according to these experts brought in by the WCC and I agree with them.

Please consider my objection to this when making your decisions on Monday evening as I will be unable to attend the meeting and make my voice heard.

Thank you for your time to listen to my concerns.

With warm regards,

Nick Feipel

Jesse Pohlman

From: Nick Feipel <nfeipel@gmail.com>
Sent: Saturday, June 04, 2016 4:28 PM
To: APC
Subject: Against GetGo Gas Station

Hello,

I am emailing in regard to the potential of a GetGo Gas station on the southwest corner of 146th and Ditch road. I am a resident of Brookstone Park of Carmel and work in Westfield at Busby Eye Care, therefore, I feel this potential plan effects me greatly.

I see no benefit to a gas station at this location. We have access to a gas station 5 minutes driving time to the north and less than 10 minutes both southeast and southwest of this location. The addition of this gas station doesn't provide any extra convenience to the residents in this area.

The addition of a gas station to this area will have a negative impact on the communities surrounding it. I'm concerned about increased trash, air and light pollution, potential fuel leaks, and crime that inevitably comes hand in hand with a gas station, especially one open 24/7. This will certainly cause residential property value of the surrounding area, including both Westfield and Carmel, to plummet.

From my understanding, the original zoning plan did not include approval of a gas station at this location. I do not see how the addition of this gas station would benefit the residents of Westfield or Carmel in this area. I've listened to several talks at the Westfield Chamber of Commerce in which the keynote speaker would voice their thoughts on how to make Westfield a more "desired and liveable" area to reside in. A gas station at this location doesn't help to achieve that appeal according to these experts brought in by the WCC and I agree with them.

Please consider my objection to this when making your decisions on Monday evening as I will be unable to attend the meeting and make my voice heard.

Thank you for your time to listen to my concerns.

With warm regards,

Nick Feipel

Jesse Pohlman

From: Marcus Magnussen <marcus_magnussen@hotmail.com>
Sent: Saturday, June 04, 2016 6:25 PM
To: APC
Subject: Harmony Mixed Use District

My name is Marc Magnussen, and I recently bought a home in the Harmony subdivision at 146th and ditch rd. In fact, my family's home is on the southern most edge of section 2 in the development.

I have concerns regarding the proposed amendments for development in the mixed use plot of Harmony:

1. I am opposed to a gas station being allowed on any plot (north or south of 146th st) in the development. This will not add to the appeal nor property value of homes in our community. This will bring an undesirable clientele and an elevated traffic volume to our section off the community.
2. I am opposed to moving a fast food /drive through restaurant to the north side of 146th st. If a drive through food store is placed on the plot south of 146th st, I want the current stipulations regarding type of restaurant to stand. I do not want the allowed type of drive through restaurant to be expanded.
3. I would prefer that the architecture of the buildings in the development flow nicely with the surrounding neighborhoods. I do not like the current proposed design for the CVS store, and I would like a less intrusive storefront if possible.
4. I would like a sight and sound barrier to be installed between the southern edge of the neighborhood (section 2) and the northern barrier of the mixed use plot. A combination of grass mounds and a tree line would be ideal. I do not want people looking into my windows, and I did not move to Westfield to wake up to a parking lot view.

I hope that the APC listens to the citizens of Westfield and does not allow for the above proposed amendments (gas station, move the fast food plot, or expand the type of fast food allowed). These items were not explicitly allowed when this area was initially zoned, and I would not have purchased this home had this been the case. Please help us preserve the integrity of our neighborhood and community. Make us proud to live in Westfield.

Sincerely,

Marc Magnussen

Jesse Pohlman

From: Tara Magnussen <tmagnussen08@gmail.com>
Sent: Sunday, June 05, 2016 10:57 PM
To: Jesse Pohlman
Subject: Harmony mixed use district

My name is Tara Magnussen and my family and I live in Harmony just north of the proposed mixed use district. I have deep concerns regarding the proposed amendments for development in this space.

1. I am opposed to a gas station being allowed on any plot (north or south of 146th st) in the development. This will not add to the appeal nor property value of our homes in our community. This will bring an undesirable clientele and elevated traffic volume to our section of the community. Also, I do not want to raise our children in an area that ground/water nearby could easily be polluted with this type of establishment.
2. I am opposed to moving a fast food /drive through restaurant to the north side of 146th st. If a drive through food store is placed on the plot south of 146th st, I want the current stipulations regarding type of restaurant to stand. I do not want the allowed type of drive through restaurant to be expanded.
3. I would prefer that the architecture of the buildings in the development flow nicely with the surrounding neighborhoods. I do not like the current proposed design for the CVS store, and I would like a less intrusive storefront if possible.
4. I would like a sight and sound barrier to be installed between the southern edge of the neighborhood (section 2) and the northern barrier of the mixed use plot. A combination of grass mounds and a tree line would be ideal. I do not want to look out my windows and see a parking lot.
5. Lastly, whatever ends up residing in this area should not be open 24 hours. This, to me, welcomes more crime, noise, and nonsense that we do not want around our home.

I hope that the APC listens to the citizens of Westfield and does not allow for the above proposed amendments (gas station, move the fast food plot, or expand the type of fast food allowed). These items were not explicitly allowed when this area was initially zoned, and I would not have purchased this home had this been the case. Please help us preserve the integrity of our neighborhood and community and continue to be proud of where we live. Thank you for taking our opinions into consideration.

Tara Magnussen

Sent from my iPhone

Jesse Pohlman

From: Steve Goodere <sgoodere@gmail.com>
Sent: Saturday, June 04, 2016 9:45 PM
To: Jesse Pohlman; APC
Subject: NO Gas Station at 146th Street and Ditch Road

June 4, 2015

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

Re: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Town Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St, Westfield at 7 pm on Monday, June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere
1393 Bridgeport Dr
Westfield, IN 46074
317.669.7480

copy to: apc@westfield.in.gov (Advisory Plan Committee)

From: Marcia Goldstein [mailto:margold2@gotown.net]
Sent: Tuesday, June 07, 2016 10:15 AM
To: APC <APC@westfield.in.gov>
Subject: update to my previous post

I previously sent a post about the proposed commercial construction at 146th and Ditch. In that post I did not express objection to the gas station and convenience store.

Since the first meeting, however, it has come to my attention that a gas station is already planned and approved for 146th and Towne. There is absolutely NO NEED for another such facility at 146th & Ditch. I therefore would oppose the installation of such a facility along with the Harmony commercial development.

Thank you for taking the time to listen to resident opinions.

Marcia Goldstein
15250 Nashua Circle - Centennial
Westfield
317-509-6783

From: Marcia Goldstein [mailto:margold2@gotown.net]
Sent: Friday, June 03, 2016 5:27 PM
To: APC <APC@westfield.in.gov>
Cc: Marv Goldstein <margold1@gotown.net>
Subject: re: proposed commercial development at 146th & Ditch

I was in attendance last night at the meeting about the proposed commercial development at 146th & Ditch. Unfortunately, due to a business conflict, neither of us can attend the meeting next Monday night. That being said we would like to give you our feedback.

- We are not fighting commercial development at the site. It is zoned for such and our concern is to make it as attractive and beneficial to the surrounding residents as possible.
- The architecture of the complex should be upscale and in keeping with Harmony. We don't want a complex similar to what is being completed at 116th & Springmill - too close to the road and just a bunch of rectangles with no "pizazz". If the architecture were to be different from most centers and distinct we believe it would increase the value of our properties and entice potential businesses to locate there.
- Although we aren't thrilled with a gas station & Get Go, it sounded like it was close to a done deal. We hope, however, that the request to reduce the buffer with the street not be approved.

The developers have much to gain from being good neighbors and build a complex that gives the surrounding Carmel and Westfield neighborhoods positive identity and helps to maintain property values.

As an aside, we would love to see a Trader Joe's come to the complex. The gentleman last night noted that they had been approached and were not interested. Hopefully they can be convinced to change their minds.

Thank you for giving us the opportunity to give you feedback.

Marcia & Marv Goldstein
15250 Nashua Circle (Centennial)
margold2@gotown.net
317-509-6783

Jesse Pohlman

From: Amy Anderson <amya14466@gmail.com>
Sent: Saturday, June 04, 2016 8:12 AM
To: APC
Subject: June 6 meeting

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON
TOWNSHIP ADVISORY PLAN COMMISSION
1605-SPP-06 & 1605-ODP-06

Harmony, Mixed-Use District

Northwest Corner of 146th Street and Ditch Road Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

I live in Brookstone Park. It was my understanding that the north west corner of Ditch Road and 146th Street would have future development. I was not aware that 146th street would be moved. The issue for approval of the gas station is what I am most opposed to. We have three gas stations within five minutes of this intersection and don't see that it is needed here. I am frustrated by the view of the council who imposed the same requirements for this development as they did on State Road 32. This is a residential area. The last time I drove 32 west I counted zero homes between Oakridge and Ditch Road. From Meridian to Ditch I think there were only four houses one of which had recently been used for practice by the fire department. I don't understand how a single person on the council can possibly feel that this corner should be treated in the same manner as 32. Please vote against approval of the gas station. Additionally, please have CVS build something aesthetically that fits into the community more than what they proposed last week. Shops and stores in the craftsman style that fit with Harmony should be required.

Respectfully

Amy Anderson

Sent from my iPhone

Jesse Pohlman

From: Scott Davis <insuredbyscott.davis@gmail.com>
Sent: Saturday, June 04, 2016 10:40 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed Use District

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

As a concerned resident of the Centennial Subdivision, were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Scott & Stacey Davis
516 Athens Pl
Westfield Indiana 46074

Jesse Pohlman

From: john scott <jszilla@gmail.com>
Sent: Saturday, June 04, 2016 10:54 PM
To: Jesse Pohlman
Cc: Beth Shaffer-Scott
Subject: RE: Development of the Harmony, Mixed-Use District

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

John and Beth Scott
1378 Monmouth Drive
Westfield, IN 46074

Jesse Pohlman

From: Kari Pitre <karipitre80@gmail.com>
Sent: Saturday, June 04, 2016 11:17 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed-Use District NW corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Cory & Kari Pitre
14722 Raymond Ln
Carmel, IN 46032

Jesse Pohlman

From: Danese Malkmus <danesemalkmus@gmail.com>
Sent: Sunday, June 05, 2016 10:01 AM
To: Jesse Pohlman
Subject: Proposed developments at the 146th and Ditch site.

This is to advise that as a resident of Centennial, I strongly oppose the proposed addition of a gas station and a fast food facility at 146th and Ditch. Further, I believe the City is giving the developer special treatment and ignoring the many residents whose home surround that area. Please register my complaint. I will be attending the meeting tomorrow and will further voice my criticism of both the developer and the City.

--

Danese

Jesse Pohlman

From: Clifford Helsel <cliffordhelsel@me.com>
Sent: Sunday, June 05, 2016 10:37 AM
To: Jesse Pohlman
Subject: Harmony, NW Corner of 146th and Ditch

Dear Mr. Pohlman, I am writing to express my concerns about recent proposed zoning amendments. I am a homeowner in Brookstone Park with a clear view of the NW Corner of 146th and Ditch. My children and I often sit on the back patio of our house and look at all the stars and the beautiful night sky above. Already with the addition of the roundabout lighting and the nursing home we have started to lose some of the enjoyment of a quiet and dark backyard.

I would like to voice my STRONG OPPOSITION to the development of a gas station and convenience store at 146th and Ditch. The light pollution, noise pollution and air pollution seriously impacts our quality of life and has economic ramifications including a lower property value for our home. Please see this article from Scientific American discussing the risks of gas stations and their effects on nearby homes: <http://www.scientificamerican.com/article/is-it-safe-to-live-near-gas-station/>

In this day of high MPG long range gas vehicles, and the advancement of electric vehicles, a gas station is an unnecessary addition to this area with exceptional negative impacts to community quality of life and health and safety.

Thank you for your time and I sincerely hope that my children and other children in the community will continue to be able to enjoy the health, safety and peace of their backyards.

Sincerely,
Clifford Helsel
Brookstone Park
cliffordhelsel@me.com
561-503-1550

Jesse Pohlman

From: Melissa Noparstak <mnoparstak@yahoo.com>
Sent: Sunday, June 05, 2016 10:44 AM
To: Jesse Pohlman
Subject: 146th and Ditch feedback

Hi Jesse,

I am writing to share my thoughts regarding the planning for the corner of 146th and Ditch Rd. that will be discussed at the planning commission meeting on 6/6. Thank you for representing the thoughts and feelings of our community.

I understand there are four matters at hand – three of which I have thoughts on.

1. Regarding building at GetGo (or any fuel station), I am in agreement with my neighbors from three years ago in that a gas station should NOT go on that corner. A gas station brings more traffic and there is not enough space between residents and the gas station itself.
2. The placement itself of a “fast-food” restaurant does not really seem to be the issue at hand. It seems that a fast-food restaurant was never approved by the community, but rather a restaurant, where people can walk to and sit down with their neighbors was what was agreed upon. I support a restaurant with sit-down and carry-out options, but not a “fast-food” restaurant.
3. The look and feel of the CVS and all other buildings, I believe, should also be consistent with a residential/village-type feel and NOT that of a commercial space as done on 32/31.

The commercial space in general can be one that draws neighbors and the community together and entices people to Westfield if the right businesses and right design are implemented. We want to have a community space, like that of West Clay or Carmel, that brings people together and adds to the appeal and value of our property. We do not want 24-hour establishments that will draw crime, traffic, and other unwanted side effects of such a development into our neighborhood.

Again, I appreciate you representing myself and my neighbors. I am hopeful that we can turn this commercial space into one that truly meets the wants and needs of the Westfield/Carmel community.

Thank you.

Melissa Williams

mnoparstak@yahoo.com 847-668-3283

Jesse Pohlman

From: Judy Long <jllong5340@gmail.com>
Sent: Sunday, June 05, 2016 12:18 PM
To: Jesse Pohlman; APC
Subject: Development of the northwest corner of 146th street and Ditch Road

I attended the meeting on June 2 regarding the zoning amendments being proposed by the developer of this property.

We Do Not Want A Gas Station on any of the corners involved. This feeling was made well known in 2012. We certainly do not want to give the developer a special exception for this purpose. This is a residential area and not a commercial area. There can be no advantage to the homeowners in this area to have a 24 hour gas station here. This is not 32 as the developer would like to copy.

Also we do not want an amendment to change the zoning in order to allow fast food restaurants to be moved to the north side of 146th. We were told, initially, that this area on the northwest side of the street would be used for small village like establishments, not McDonalds and Taco Bell....is this a bait and switch....sure sounds like it.

It looks like we are going to get another CVS. Surely you can insist on a softer look than the average CVS.

I will be attending the Public Hearing at City Hall on Monday, June 6...7:00 pm

Please give serious thought to the effect these proposed amendments will have on our neighborhoods.

Thank you
Judy Long
1342 Monmouth Drive
Westfield IN 46074
317-669-8009

Sent from my iPad

Jesse Pohlman

From: B Dravet <bdravet@yahoo.com>
Sent: Sunday, June 05, 2016 12:32 PM
To: Jesse Pohlman
Subject: Harmony-NOT the same copy others are sending you.

Dear Jesse,

I completely agree with the letter below. I would also like to mention that I own the 7+ acre property north of Harmony-1739-1745 W. 156th Street. I am begging you to not allow Harmony any more special treatment or zoning changes. The builders have already cleared hundreds of trees-something that they originally were not supposed to do. Estridge IS involved. We were all told Estridge would not be involved-a bold faced lie at the very beginning. My barn has never been visible to the south, now I can clearly see it all the way from 146th and Town Rd. The noise is unbearable. My 4 year old is constantly being woken up by loud construction. I would also ask of you to require Harmony to border itself with a wall. Ideally, a wall that would be built before they get any closer. We are also bothered at night because EVERY light is turned on in the empty homes. Harmony has already caused light, sound, and air pollution. Harmony builders even wanted the new sewer to go through mine and my neighbor's properties to avoid it going through Harmony. Because of that, we all had to deal with lawyers, realtors, etc. Another issue that worries us is drainage. Harmony is building the soil up. This is already causing my property to hold more water than usual. I am also concerned with flooding as they get closer. I did not move to Westfield to be this close to fast food, gas stations, apartments, and shopping centers. Please take all of this in consideration on Monday.

Joe McCarthy, Brandy Dravet-McCarthy, and Reznor McCarthy
(831) 383-8785

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere
1393 Bridgeport Dr
Westfield, IN 46074

Jesse Pohlman

From: Rose Titel <rtmustlovedogs@gmail.com>
Sent: Sunday, June 05, 2016 12:47 PM
To: jpohlman@westfield.ingov
Cc: APC
Subject: NO GAS STATION

Importance: High

Mr. Pohlman,

I cannot make the Public Hearing scheduled on Monday, June 6th, however; I am submitting this email to formally voice my opposition to a gas station at 146th & Ditch. I am in complete agreement with ALL points made in the email below from Steve and Bea Goodere.

Rose Titel
1222 Pawtucket Drive
Westfield, IN 46074
Centennial resident

REF: NO GAS STATION AT 146TH AND DITCH9h ago

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

- 1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.
- 2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.
- 3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend

in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Steve & Bea Goodere
1393 Bridgeport Dr
Westfield, IN 46074

copy to: apc@westfield.in.gov (Advisory Plan Committee)
Shared with Centennial + 24 nearby neighborhoods in GenKay Sexton
katiekat222@msn.com
One year from now, what will you wish you started today?

June 5, 2016

Jesse Pohlman
Community Development Department
Planning and Zoning Division
2728 East 171st Street
Westfield, IN 46074

Subject: **1606-PUD-07, 1606-DDP-20** Harmony PUD District Amendment (Mixed-Use District)
Located At the Northwest Corner of 146th and Ditch Road. 1605-SPP-06 & 1605-ODP-06

Preface: My wife and I live a 1367 Trescott Drive directly adjacent to Ditch Road and the proposed retail development. We purchased the property and built our home with Estridge in 2007, with an expressed concern over future development around us. It was indicated at that time that 'Commercial Zoning' was not likely to be an issue in the future. The precedent set at 161st street and Springmill Rd. with rezoning of residential property to commercial zoning lead to a change in development plans, and in 2012 the property listed above was approved for retail development. The approval was made with restrictions at that time that were acceptable to the neighborhoods. The request to change these restrictions is another attempt by a new developer to ruin our quaint rural residential and community life. We have several objections to the application and many concerns about the development in general.

Ditch Road and 146 street are 'County Roads' surrounded by homes, communities and real estate that caters to residential occupants. The approved development of the Mix-Use District is a retail island in a sea of homes. It is not an appropriate site for the proposed amendments to the development that is best designed and expected to be located on State Roads, like State Rd 32 and State Rd. 31 with no residential neighbors and easy access for vehicular traffic on and off the freeways. With is context as a background, please review and consider with serious deliberation, the following objections and concerns in order of importance.

Objections:

- 1. We do not want any gas station/convenience store to be approved for any portion of the 1606-PUD-07 development.**

Since the roundabout was constructed at 146th street and Ditch road the traffic volume on Ditch Rd. has increased dramatically. The traffic noise wakes me up at 6:30 a.m. and I no longer have to set an alarm to get to work. The addition of a gas station and drive through convenience store would increase the volume of traffic, increase the noise level, increase the duration of traffic from just rush hours to most of the day and

evening. Most residents get gas on the state roads on the way to work or after work and do not need a 'local' gas station near their homes.

Gas stations sell beer /wine; are typically open 24/7, and located at busy roads, making them targets for crime from transient traffic. This is additional concern.

From an environmental point of view, leaks from the underground tanks may be 'rare' but spills from delivery trucks filling the tanks or vehicles will occur and will probably run off into the retention pond and then into the wetland. Odors from fuel spills will move toward us in Centennial and Harmony due to prevailing wind directions. This could be a regular issue.

2. We do not want a 'fast food' Drive Thru establishment on the north side of 146th street.

There is presently approval for a fast food establishment on the parcel south of 146 street, and we believe that is sufficient to get retail customers to patronize this development. As stated before, drive through establishments have a large impact on traffic. Bringing that business to the north side of 146th St. will push a large volume of traffic towards the Somerville St. Roundabout, directly into the neighborhood.

A sit down restaurant with liquor license, patio seating, regular hours of operation is more what should be envisioned for this community location (north side of 146th street). I see business like Le Peep, Kelties (so sad to see it go), Tuesday Morning, Charleston's, etc. to have a great following at this site.

3. The 'Right In and Right Out' exit and entrance between 146th St. and Somerville St. is not appropriate.

It makes no sense to have a 'Right In' entrance between these streets as there is Right In access at the Somerville roundabout 300 feet north, that serves that function. The new Right Out at this location may help alleviate all the traffic from going through the roundabout at Somerville, but its location would result in headlights pointed directly into our backyards/ family rooms and bedrooms all evening and night.

The short distance between the two roundabouts also makes me concerned about traffic safety. A right out at the Somerville roundabout, towards the proposed new Right Out could be covered in a few seconds with acceleration that could cause severe damage to the other exiting car or cause the accelerating car, through avoidance, to ride over the proposed divide into the oncoming traffic from the 146th street roundabout.

4. We do not want the CVS store to be developed at this site.

We believe there are more than enough CVS stores in this general area. There are presently 9 CVS stores/outlets within a 5 mile radius of Hwy 31 and 146 street. We do not need a 10th one when there are two within 2 miles of this location. Walmart has had a lot of opposition to development near residential areas and locations that cause independent small businesses in city centers to close. I believe CVS has the same effect, and perhaps an even larger impact on local business by 'invading' all the potential new locations with small foot print stores. What business will come into this Harmony development after CVS is established? They sell beer /wine, cosmetics, household goods, canned, boxed and bottled foods, snack foods and other sundries. What is left to sell at a potential new market store; just meat, produce, and frozen foods? There are not many small independent businesses doing that, and the larger ones will not come to this site.

Indiana ranks number 1 for the entire country in 'armed robberies of Pharmacies'. (Indianapolis Star article 2015). There were more than 150 in 2015. The one at Gray Road and 146th St. was robbed at gunpoint last year. CVS does not have recorded security surveillance in all its stores. They are not doing enough to prevent and deter such crimes. We believe that this will continue in the future and the CVS store at this location will provide opportunities for such crimes.

Concerns:

5. We would like to have an ordinance that there be no 24/7 hour business in operation at this development

Part of my expectation of a 'residential life' is to be able to relax in my back porch or yard during the evening after dinner and enjoy a time of relative peace and quiet. Even now the traffic dies down after rush hour and by 7-8 pm there is a time of rest. The opening of a 24/7 business would effectively eliminate this aspect of life and become a time of distress.

6. We want to have the Developer build a tall solid privacy fence on the East side of Ditch road backing the Trescott street residences to replace the existing one.

The higher elevation of the development site (5 feet) effectively removes the privacy fence function that we have had for 'road noise'. All during the 2014 and 2015 summers we have had an unobstructed view and unobstructed noise from the earth moving

vehicles. I do not expect there to be any change from parking cars, and traffic going through the development once it is completed. In fact I would appreciate it if it could be done before completion of the next major earth works and road development. One week last year our vacuum collected 1 inch of dirt from the back porch carpet....disgusting!

The Village Farms development have a 10 foot privacy fence along 146th street to curb the street noise and car lights. I would like to expect the same as no doubt any "landscaping" that may be done on the West side of Ditch will be insufficient to provide me with a quiet and undisturbed backyard.

7. We would like to see the Developer put in tall and short landscaping to deflect and curb the night lighting for parking lots and buildings.

Tall maple or oak trees would help break up the light pollution that will come from parking lot lighting and building lighting. Short landscaping (Evergreens, short bushes and berms) will also deflect noise and light from the development sight and from the road traffic.

8. We want the appearance of the CVS Store to change to an appropriate 'Residential' quality.

Given that the CVS will develop there, and it meets the approved commercial uses for the site, we feel site rendering of the building construction is **utilitarian, gaudy** and **overbearing** (I hope their large signs are not lit up at night!). It is designed for an interstate commercial corridor, not for a residential neighborhood. I have seen much more acceptable constructions of CVS stores at 116th street and SpringMill Rd. and at W. Main Street and Towne Rd. ... not impressed with this one.

Please include this communication with the comments of others at the Meeting of June 6, 2016.

Respectfully,

Alain and Christina VanRyckeghem
1367 Trescott Drive
Westfield, IN 46074

317-569-5198

Jesse Pohlman

From: Maria Collier <mariacollier@outlook.com>
Sent: Sunday, June 05, 2016 3:06 PM
To: Jesse Pohlman; APC; Cari Hahn
Subject: Re: Development of the Harmony Mixed-Use District

Dear Advisory Plan Committee Members,

We moved to Westfield (Centennial) two and a half years ago from the west side of Indianapolis. One of the things we loved about Westfield was that it didn't look like so many other suburban areas around Indy with generic strip mall after generic strip mall sprinkled with generic big box stores. Of course, we knew that it was a growing area and development was inevitable. We were made aware of the Harmony subdivision before we bought our home. So far, they've done a great job of developing a neighborhood that is both beautiful and fits right in with the surrounding neighborhoods.

However, we have grave concerns about the commercial end of the Harmony development. As I said, we understand that development is inevitable in a town like Westfield, and a casual restaurant to grab a quick bite, a coffee or ice cream shop, or some other small businesses would certainly be convenient and welcomed in our growing area. But what the developer is proposing with a gas station/convenience store is troubling on so many levels: light and noise pollution, environmental impacts, trash, greatly increased traffic, just to name a few. Do we really need yet another massive grocery store when there are already so many within just a few miles? And with a CVS currently being built less than two miles from our home at 161st and Spring Mill, why on earth do we need another? What happens when, after a few years, CVS figures out that it can't possibly keep all their stores profitable when they have so many in such close proximity? We are left to stare at a huge, ugly, empty box.

The City of Westfield has done such a tremendous job with the Grand Park project, and the development of fast food, lodging, and other conveniences going on at 31/32 is surely needed to help support all that goes on there. I would guess that those businesses will be very successful, as they can draw not only from the folks who utilize Grand Park, but also passing motorists on 31 and 32 as well as residents of Westfield like us. I don't mind a bit driving just a few minutes to patronize those establishments. But those types of businesses have absolutely no place in the middle of our lovely residential neighborhoods. I do NOT want or need a gas station or fast food restaurant in my backyard!

Committee members, PLEASE do not just blindly approve this request in the name of "progress." Please consider the negative impact it would have on us and all of our neighbors. Let's take pride in intelligently planning the growth of Westfield, not just following the money and buying into any proposal a developer may introduce. Give the residents of this beautiful city the services we need, but please don't put them in the middle of existing neighborhoods!

Thank you for your consideration,

Maria & Lee Collier
1338 Monmouth Dr.
Westfield, IN
(317)509-2482

Jesse Pohlman

From: mookie89 <mookie89@sbcglobal.net>
Sent: Sunday, June 05, 2016 3:20 PM
To: Jesse Pohlman
Cc: APC
Subject: Harmony Mixed Use District

Dear Mr. Pohlman:

Please take into consideration our vehement objection to having a gas station/24-hr convenience store and/or a fast food restaurant on the corner of 146th & Ditch. We were led to believe in previous applications/decisions that these establishments were not to be allowed and yet, here they come again. While we have many environmental, quality of life and property value reasons for our objection (it is our understanding these have been spelled out in detail to you by others), the appearance of so-called "bait and switch" tactics by the City of Westfield (to the surrounding residents) seems to be happening. Original resident angst was tamped by appearing to make clear there would be no, as in zero, gas station, fast food outlet, etc. permitted at said location. Indeed, we were led to believe a "high end" restaurant and grocery store were to be constructed. In today's world, "government" is getting hammered by disaffected citizens because of poor decisions by those in power, if not flat-out lies.

We write this to you with all due respect. Please consider it constructive. We are firm in our resolve that no gas station, 24-hr convenience store and/or fast food restaurant or anything similar be permitted to build/operate near or on any corner of 146th & Ditch Road. We appreciate your time in considering our input. Should you require any further comment, please do not hesitate to contact.

Richard A. Hansen
Patricia L. Hansen
14542 Brackney Lane
Carmel, IN 46032

Jesse Pohlman

From: Molly Knapp <knapp.molly@gmail.com>
Sent: Sunday, June 05, 2016 3:33 PM
To: Jesse Pohlman
Subject: Subject: 1606-Pud-07 (Public Hearing). Harmony PUD District Amendment (Mixed-Use District)

Jesse,

We wanted to email you regarding my concern on the proposed Harmony PUD District Amendment. We have lived in Centennial for 13 years and love the neighborhood and the city of Westfield. We are deeply concerned with the proposed amendment which would allow for a gas station and fast food restaurant at 146th and Ditch. Additionally, it seems the CVS could be designed in such a way that would be more fitting for the area. While we can not attend the public hearing, we wanted to convey our deep concern with the city allowing changes that are being proposed.

Thank you,
Molly and Tyler Knapp

Jesse Pohlman

From: Ann Stochel <amstochel@yttech.com>
Sent: Sunday, June 05, 2016 3:51 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed-Use District, Northwest Corner of 146th and Ditch Road

Dear Mr. Pohlman,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store. There are strong concerns about stored fuel, emissions from idling cars and emissions from fuel spilled by the fuel tankers in this already significantly populated area that is growing very quickly.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Ann and Tom Bruno
1198 Bridgeport Drive
Westfield, IN 46074

Jesse Pohlman

From: Arlon Bardwell <arlon.bardwell@gmail.com>
Sent: Sunday, June 05, 2016 4:22 PM
To: Jesse Pohlman
Subject: Public Hearing

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Arlon & Beverly Bardwell
1348 Mayfield Ct
Westfield, IN 46074

Jesse Pohlman

From: Goldstein Family <goldstein61025@gmail.com>
Sent: Sunday, June 05, 2016 5:11 PM
To: APC
Subject: No to gas station @146th & Ditch

To whom it may concern,

I've recently heard that there are plans to change zoning of the area at 146th st. and Ditch Road to allow for a GetGo or other gas station to be located there.

I did not object a few years ago when other light commercial developments were proposed; I'm not against moderate development.

However, siting a gas station nearby is a different matter altogether, particularly when the operation may be a 24/7 store with gas and minimart. This could result in excessive noise at all hours of the night, the potential for groundwater contamination, and would be deeply out of keeping with the character of the area. I am a resident of a nearby development directly adjacent to this site and have lived here for 10 years. I strongly oppose this development.

Please do not allow this change to the zoning to occur.

Sincerely,

Marc Goldstein, Ph.D.
1375 Kirklees Drive (in Kingsborough)
Carmel, IN 36032

To: City of Westfield Advisory Plan Commission

Re: Agenda Items: 1606-PUD-07 and 1606-DDP-20
Meeting of Monday June 6, 2016

Remarks to be delivered at the Public Hearing of Monday June 6, 2016

Good evening, and thank you for the opportunity to address the City of Westfield Advisory Plan Commission regarding Petitioner TMC Developers, LLC and their application amending their original intent of the use of land at the Harmony PUD site.

My name is Sanford Horn and I am owner and resident of 1388 Somerville Drive, Westfield – the corner property of Somerville and Ditch – where an unnecessary roundabout is to be placed, disrupting the lives of my family, neighbors, and community.

The bigger disruption is to be built at 146th Street and Ditch Road – a potential CVS pharmacy, a Get Go gas station, and a fast food establishment. The lesser concern, regarding the potential pharmacy is its intrusive size, hours of operation, lighting, and elevation in the residential neighborhood of Centennial and its surrounding environs.

Also at issue is the possibility of shrinking the size of the berm and buffering from the original 2012 plans. It needs to be taller, wider, and deeper, not shorter, thinner, and narrower.

The greater concerns are the gas station and fast food establishment that enjoy overwhelming objections to, and unpopularity for their construction in Centennial and the surrounding neighborhoods. More than 40 citizens took the time to attend a community meeting in this very building last Thursday evening to hear about the developer's plans and express grave concerns and objections regarding potential increases in crime to our communities, increases in traffic – foot, vehicular, and transient, as well as drainage issues, gas leaks and odors, 24-7 activities by possible miscreants, and a considerable reduction in property values.

It was disingenuous for TMC's representative to liken the gas station to the Cardon Copper Trace senior living facility. Copper Trace is a quiet, almost too quiet, residential fixture that blends into the neighborhood. A gas station is the antithesis. The residents of Centennial et al, are not idiots. To borrow from Sarah Palin's 2008 Republican convention speech, you can put lipstick on a pig, but it will most certainly still be a pig.

We understand what the City of Westfield allowed in 2012 and we also understand the importance of increasing tax revenue via commercial enterprises, but some enterprises are simply inappropriate for residential communities. There is already a gas station a five minute drive from Centennial and a cadre of fast food establishments within 10-12 minutes from Centennial.

I cannot stress the vehemence with which the residents of Centennial and surrounding neighborhoods have protested the building of these two types of commercial enterprises. One woman last Thursday commented in frustration that those with the money make the decisions for those with less money. I support that frustration because, as the gentleman who gave the presentation on behalf of the developer responded, if she was not happy about the use of the land, she should buy it herself. (To be fair, he said he was not trying to be patronizing, and I agree he was not being patronizing, but he did speak a simple irrefutable truth – those with the money make the decisions for those with less money.)

Another irrefutable truth is that the unwelcome additions of a gas station and fast food establishment into Centennial and our adjoining neighborhoods will irreversibly destroy the fabric of our communities.

I respectfully urge the Plan Commission of the City of Westfield to reject any and all amendments as applied for by TMC Developers and maintain the residential tenor of Centennial and surrounding neighborhoods.

Thank you for your time and attention.

Sanford D. Horn
1388 Somerville Drive
Westfield, IN 46074

Jesse Pohlman

From: David Hughes <Daviddhughes@outlook.com>
Sent: Sunday, June 05, 2016 7:20 PM
To: Jesse Pohlman
Subject: 146th and Ditch Get Go gas station

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

David Hughes resident at Brook Stone Park subdivision at North east Corner 146th and Ditch
14486 Baldwin lane
Carmel In 46032

Jesse Pohlman

From: Hilary Machemer <hmachemer@icloud.com>
Sent: Sunday, June 05, 2016 7:34 PM
To: APC
Cc: Paul Estridge
Subject: Mixed-Use District (6/6/16 mtg)

As residents of Harmony Homes, near 146th and Ditch Road in Westfield, we'd like to formally voice our opinion regarding the proposed development.

We stand in opposition to a gas station/fast food restaurants due to environmental effects as well as a change to quality of life in the area.

Regarding the development on the northwest corner, particularly CVS, the neighborhood demands a facade that is in tune with existing homes.

We urge you to vote with surrounding residents' concerns in mind.

Thank you for your consideration,

Mr. & Mrs. S. Machemer

Jesse Pohlman

From: Lidia Santos <jlssantos@juno.com>
Sent: Sunday, June 05, 2016 7:48 PM
To: Jesse Pohlman
Cc: APC
Subject: NO GAS STATION AT 146TH STREET AND DITCH ROAD

June 5, 2015

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

Re: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Mr. Pohlman,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear by the community in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St, Westfield at 7 pm on Monday, June 6, 2016 to voice our opinion.

Sincerely,

Jose and Lidia Santos
1335 Monmouth Dr
Westfield, IN 46074

317.669.8323

copy to: apc@westfield.in.gov (Advisory Plan Committee)

Jesse Pohlman

From: Cristina Soboleski <csoboles@gmail.com>
Sent: Sunday, June 05, 2016 7:55 PM
To: Jesse Pohlman
Subject: Harmony PUD

Dear Jesse,

My husband and I just purchased a home in Harmony in December 2015, and we are very displeased the the proposal of having a gas station, fast food restaurant, and a CVS built at the intersection of 146th and Ditch.

We decided to build in Harmony because we immediately fell in love with the aesthetic of the neighborhood. When searching for a lot in Harmony, we decided to pay an additional \$10,000 lot premium in order to have our home facing the large pond that is just north of Ditch Road. We were told when we purchased this lot that the area directly to the south would eventually contain "high-end retail" with "boutique shops" and a "small grocery store." What is being proposed doesn't sound anything like what we were told when we decided to build in Harmony. We were also under the impression that there would be a separation between Harmony and the proposed retail development-- a wall, landscaping, etc. From my current understanding, there has been little talk of creating a barrier between the retail and residential area. I did not pay an additional \$10,000 to have my home facing the back of a CVS or overlooking a gas station.

Not only am I concerned about what the current proposed project will do to my property value, but I am also concerned about light pollution into the front of my home and the safety of my home as well. Running a 24-hour facility so close to a residential area does not make for a safe neighborhood. In addition, what is built at 146th and Ditch needs to conform with the architectural design of the Harmony residential area. The proposed project for the area seems like it will create a commercial feel to a community that is supposed to have an up-scale but quaint aesthetic.

If you have any questions regarding my concerns, please contact me at the number listed below.

Thank you,

Cristina Soboleski
1472 Waterleaf Drive
Westfield, IN 46074
(248) 821-3302

Jesse Pohlman

From: Abby Moore <abigailmoore1211@gmail.com>
Sent: Sunday, June 05, 2016 9:14 PM
To: Jesse Pohlman
Subject: 146th and Ditch Commercial Development

Good evening, Jesse-

My husband and I are greatly concerned with the commercial development proposal for the area of 146th and Ditch Road as our home faces south toward the possible development. This is our first home and we certainly hope we don't spend our years here dealing with excess traffic for a gas station, fast food restaurants, light pollution, unwanted smells, parking lots, runoff to our property and retention ponds and other such hazards and annoyances.

We are also expecting our first baby and are greatly concerned as to the additional risks this exposes our child too. We moved into a residential area with the expectation that any businesses the area would add would be small, a safe distance and would correspond with the residential feel of the area. However, especially a gas station, would greatly increase the flow of traffic, strangers in the area and risk of hazardous runoff to our property and retention ponds.

In addition, the inclusion of generic commercial properties would greatly decrease the value of our property and that of our neighbors. While proximity may be alluring to some, the aesthetics of facing a parking lot, dumpsters, constant traffic, fast food and gas station smells, generic CVS, and whatever other mystery business goes in.

It seems these commercial properties would do better at a much greater distance than proposed. In addition, Westfield has many areas of commercial development that the businesses would likely find greater success. In any direction, Harmony and Centennial residents can conveniently find a gas station, CVS, grocery store, etc. While finalized, we find it odd that yet another CVS is going in less than 2 miles away. This developer (and future developers) should strive to create a facade that better matches the surrounding communities. It could only help the limited business they may receive after having a sister store so close in a much denser and convenient location on Springmill for Westfield residents.

Given the finalized developments that will be installed, we ask for sufficient landscaping and design to ensure our home still feels like home rather than a parking a lot. The inclusion of trees, walls, fencing and barriers that may clearly and aesthetically separate the commercial area from residential. In addition, the lot lighting should be regulated to ensure limited light pollution and again, a parking lot effect on local residents.

We're extremely frustrated with the possible changes to the original plan that was proposed to us when we selected our home and location. We were so excited to move to Westfield and we certainly hope that the city maintains a level of integrity for their residents. Simply put, the suggested developments are much too commercial for this area and would be a great disappointment and inconvenience to Harmony residents. Not to mention the loss of property value and the future challenge of selling our homes.

Please act in the best interests of local residents. This impacts the safety of our families, personal health and livelihood.

Best regards,
Abby Moore, Harmony resident

Jesse Pohlman

From: John Anderson <bartanderson@icloud.com>
Sent: Sunday, June 05, 2016 9:16 PM
To: Jesse Pohlman
Subject: Harmony development

> Mr. Pohlman,

>

> Finding the right balance between residential and commercial development is a delicate balancing act. Having lived in Fishers, Carmel, and now Westfield I have experienced a variety of attempts at finding just the right mix.

>

> Fishers it seems has sought to attract any and everything from car dealers to strip shopping centers. As a result, it has no real identity - famous only for nightmarish traffic and for being that city you have to drive through on the way to the lake.

>

> Many would say that Carmel is at the other extreme. For example requiring commercial developers to build second story facades when a single floor is all that is needed by a business. The city is successful however, challenging developers to build without infringing on the lifestyles of its citizens.

>

> Westfield is at a crossroads of sorts, especially near our new home in Harmony. The original development planned for the property on the northwest corner of 146th and Ditch Road was too blend into the surrounding neighborhoods in Centennial and Harmony. The plan under consideration at present takes a detour from its original concept. A detour which will make potential new homeowners think twice about moving to Westfield. A detour which will also make those of us who now call Westfield our home question our decision to relocate here.

>

> Sure, it's easy to start counting the tax dollars that come from yet another cookie cutter strip mall, fast food, and gas station asphalt jungle. If that comes to pass then our identity will be no different than our neighbors to the east.

>

> You have a chance to define our neighborhoods and our city for the next generation. Make a decision that will put homeowners and quality of life first. Build a shopping area that integrates into the surrounding communities - not one that defines it.

>

> Sincerely

>

> Bart Anderson

> Harmony Resident

>

>

>

> Sent from my iPad

Jesse Pohlman

From: Larry Blessinger <lblessinger@hotmail.com>
Sent: Sunday, June 05, 2016 9:23 PM
To: Jesse Pohlman
Cc: mschaaf@mac.com
Subject: 146th and Ditch development

My wife and I are concerned about the recent news we have heard concerning possible variances being requested for a new gas station and a potential fast food restaurant with a drive thru for the mixed development location adjacent to the Harmony Development in Westfield. As residents with our house located on Waterleaf Drive overlooking the retention pond to the south, we do not feel these variances should be granted. They were not part of the original plan when we agreed to a contract to build our house and we paid a premium for the lot we are on to overlook the lake, not fast food and a gas station. We do not feel it is appropriate to approve this variance as it could have several negative impacts, including potential loss of home value, noise and light issues, safety and security issues, aesthetics, and potential for crime. Also, even though the CVS has been approved, we feel there should be an earth berm and trees or something similar put just to the south of the ponds to delineate a separation between the mixed development and the residential section.

Thank you,

Larry and Beth Blessinger
Harmony residents

Jesse Pohlman

From: Lisa Floreancig <lisaflo14@gmail.com>
Sent: Sunday, June 05, 2016 9:23 PM
To: Jesse Pohlman
Subject: 146th & Ditch Development

Dear Mr. Pohlman:

I live at 14935 American Lotus Drive in the Westfield subdivision of Harmony. My home is beautiful, as are all the homes in the area, and I am very happy to call Westfield my home.

My husband and I began our house search about a year ago when we came upon Harmony. We were very intrigued with Estridge's strategy - build homes with architectural and artistic diversity and interest.

When it came time to make the final decision as to where we wanted to live, we selected Harmony for the reason stated above but also because we were told that the commercial land to the south of Harmony was to be developed with a restaurant and CVS that were to be architecturally similar to the homes in the area. You cannot imagine our dismay when we learned that the original plan had been changed to a traditional CVS, a fast-food restaurant, and gas station ... without comparable architecture that graces the area.

The homes in this area are higher end, and the last thing any of us need or want is a displeasing-to-the-eye strip mall and gas station, which will only increase traffic and quite possibly crime.

I ask respectfully that the plans that are now on the table be scrapped, replaced with the original plan, a plan that homeowners supported.

Thank you,

Lisa Floreancig

Jesse Pohlman

From: Allison Bonez <allisonbonez@yahoo.com>
Sent: Sunday, June 05, 2016 9:58 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed-Use District

June 4, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,
The Shepherds
1288 Valdosta Place
Westfield, IN 46074

Jesse Pohlman

From: Tori <tlshaw1978@gmail.com>
Sent: Sunday, June 05, 2016 10:39 PM
To: Jesse Pohlman
Subject: Development of the Harmony, Mixed Use District Northwest Corner of 146th St. and Ditch Rd.

Dear Jesse;

I am writing concerning the zoning amendments being proposed by the developer of the above property. I am a resident of Centennial. I moved to Westfield in March of 2013 from the northwest side of Indianapolis. The main reason I moved was to get away from all the commercialism in Indy. There is literally a gas station or fast food restaurant on every corner. Westfield was a quaint, friendly city and I fell in love with it immediately. Now the threat of fast food restaurants and a gas station in my area is becoming a possible reality.

I have not talked to one neighbor that wants this to happen. Not only will it make our property value plummet, the very probable risk of increased crime is in itself reason enough to fight this. It breaks my heart to think of neighbors, my friends, moving out of Westfield because of a promise made back in 2012 of no gas station or fast food in our area...but that's exactly what will happen if this is passed.

I pray that the Advisory Plan Committee will stop the developer from turning our area into another Indianapolis. Let Westfield continue to be a unique city of their own and not follow in Carmel or Fishers footsteps.

Thank you for your time and consideration.

Sincerely,

Victoria Shaw
1341 Monmouth Dr.
Westfield, In 46074

Sent from my iPad

Jesse Pohlman

From: Sue Taylor <staylor@parktutor.org>
Sent: Sunday, June 05, 2016 11:13 PM
To: APC
Subject: Commercial Development at Ditch Road and 146th Street

To the Commercial Planning Board of Westfield,IN,

I am writing with concerns about the plans for the development of the property at the corner of Ditch Road and 146th Street. I just recently moved into the Harmony neighborhood and have some serious concerns about what will be built on the perimeter of our neighborhood. We were told that there would be a possible grocery store and gas station at this location. We were assured that the construction style would compliment our neighborhood. Fast food restaurants and a CVS store were not mentioned and do not meet this criteria. As a homeowner in the area, I am of course concerned about maintaining our property values and the look and feel of what surrounds our home. The small town, village look of our neighborhood should be complemented with businesses constructed with a similar architectural design. It should look like small town business district.

We are opposed to 24 hour businesses, and fast food commercial development. Most of our homes have substantial outdoor living spaces. These are what differentiate our homes from the other new constructions in the area. Noise and light pollution from 24 hour businesses and drive thru chatter will take away from the space for which these homes were designed. Homes that border Ditch Road were required to meet high design standards, needing 7 points of interest on the back of our homes. This cost us all extra money. This was done to add value and to maintain a standard for the City. It would seem unwise to approve a construction style that does not meet this standard simply because it is a commercial space.

We are not in favor of development similar to that which is found near the Grand Park area. This area serves a different purpose and is not a highly residential area. The businesses at that location are appropriate for what else is there.

Please consider the unique qualities of our neighborhood throughout the planning and construction of this commercial space.

Sincerely,
Susan and Mark Taylor
14941 Pollard Drive
Harmony neighborhood
317-679-4211 (Sue)
317-771-3136 (Mark)

Susan Taylor
8th Grade Science
Park Tudor School

Sue Taylor
Middle School Science Teacher

staylor@parktutor.org
Office: (317) 415-2738

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Jesse Pohlman

From: Aaron Hughes <aaronlouise@att.net>
Sent: Monday, June 06, 2016 8:32 AM
To: Jesse Pohlman; Louise Hughes
Subject: Proposed development at 146th & Ditch

Jesse,

I am writing you on behalf of my family, which has lived in the Harmony subdivision since July of 2015. When we were going through the process of purchasing a home, we were made aware of the development plans that were to include a fuel center (not gas station), as well as some other small commercial locations. My current understanding is that there are plans for a cookie cutter CVS, as well as a run of the mill gas station and potential fast food location. As with many of my neighbors we are against any development that does not meet the architectural standards of our beautiful neighborhood.

With regards to the proposed CVS, I fail to understand why there is a need as there is already one under construction at 161st and Spring Mill. I'd gladly drive the 2 miles to that one to avoid having one in our back yard, drawing unwanted traffic, noise, etc to the streets our children play in. I'm not 100% opposed to a fuel center, but am NOT on board with a normal gas station, especially if it is not going to be built with the proper environmental considerations being made. The architecture should also reflect the neighborhood, and not look like something that was just stamped out like all the rest.

On the subject of a restaurant, we do not want any sort of Taco Bell, McDonalds, etc this close to our community. There are plenty of existing fast food places already within a short drive. As others have mentioned this would bring unwanted traffic, noise, pollution to the area our kids are growing up in. If there were an opportunity for a nice sit down restaurant, I believe most if not all residents would welcome that, but nobody wants another fast food place, effectively IN our neighborhood.

We implore you to look at the development opportunity as something to enhance our neighborhood, not bring it down. There's a reason we paid a premium to build in Harmony, and we, along with others, don't want that diminished.

Thank you for listening to our concerns, I have to believe you will act in a way that represents the wishes of the community members, and not those wishing to take advantage of the economic opportunities our communities (Harmony, Centennial and others around the area) provide.

Sincerely,

Aaron & Louise Hughes
14969 Pollard Drive
Harmony Subdivision

Jesse Pohlman

From: Alison Day <alisonkay32@gmail.com>
Sent: Monday, June 06, 2016 9:09 AM
To: APC
Subject: 146th and ditch commercial development

I have a home near 146th and ditch. I am writing to report my disapproval for some of the planned commercial development in that area. First, this area does not need another CVS with one being built at springmill. Second, we do not want a gas station near our quiet, safe neighborhoods. This will bring added noise and de-value our homes. Please do not build a cvs or gas station at ditch and 146th street Alison Day

Jesse Pohlman

From: Tena McClanahan <billtena@yahoo.com>
Sent: Monday, June 06, 2016 9:20 AM
To: Jesse Pohlman
Subject: Harmony Amendment to Zoning

Dear Mr. Pohlman,

We were unable to attend the meeting held on June 2, but have been updated by our neighbors and members of our HOA. We are **ABSOLUTELY OPPOSED** to ANY gas/convenience store being allowed at 146th and Ditch Road, on ANY corner. The originally platted upscale shops and cafes would be a welcome addition to our area, but NOT a fast food drive through. The CVS pharmacy would also be a welcome addition, **BUT ONLY** if the architecture is in keeping with our unique neighborhoods (Centennial and Harmony). We would ask that any approvals for any development take into consideration the residential nature of this area and keep this feel in retail shops allowed on this corner.

Homeowners in this area made the decision to purchase their homes in these neighborhoods with the knowledge that the retail area was to be upscale and in keeping with the look, feel and monetary investment they were making. To have the original zoning amended to incorporate these types of businesses is deceitful. The developer who purchased this land **KNEW WHEN HE BOUGHT IT** what the present zoning entailed. If he did not wish to develop the land with this vision in mind they never should have purchased it.

As outlined in letters from other homeowners, we are also concerned about the drainage and lighting issues. There is presently a large runoff of rainwater from this area east across Ditch and into Centennial. This needs to be addressed to not adversely affect homeowners. Berms and landscaping should be installed to block the light/noise for those homes that border this area.

We are asking the board to deny this amendment. We are looking to you, our government officials, to protect our investments in The City of Westfield.

Sincerely,

Bill and Tena McClanahan
1383 Bridgeport Drive
Westfield, IN 46074

From: Betty Whittaker [mailto:betty.whittaker2@gmail.com]

Sent: Monday, June 06, 2016 9:28 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: changes to 146th and Ditch

We don't need any of this at that corner. Three CVS stores within a couple of miles...131st and Towne and 161st and Springmill. All the trees have been taken down along Ditch...put some of them back with lots of greenery.

Betty Whittaker

1364 Bridgeport Dr.

From: Betty Whittaker [mailto:betty.whittaker2@gmail.com]

Sent: Tuesday, June 07, 2016 5:13 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: construction

Once again, I am writing to let my opposition to any 146th St. and Ditch projects be known. None of this, gas station, CVS, etc. is needed at this location. Are you going to allow a CVS at every corner? There is one at 131st and Towne and another going up at 161st and Spring Mill.

Enough is enough. Put all the trees back and the farmland which is one reason why I moved to this area just six years ago. Please listen to the people affected by this construction. Enough is enough!!!!

Betty Whittaker

1364 Bridgeport Dr.

Jesse Pohlman

From: Jeff O'Neill <joejeffoneill@gmail.com>
Sent: Monday, June 06, 2016 10:12 AM
To: Jesse Pohlman
Subject: Development at 146th and Ditch Road

Mr. Pohlman,

We would like to express our views and concerns regarding the commercial development at 146th Street and Ditch Road.

We have been residents of Centennial since 2002 and have lived through the ill advised commercial development at 161st Street, the residents threat to be voluntarily annexed by Carmel rather than by Westfield, the county's illogical parceling of 146th Street at Ditch Road, approval of section 8 housing and now to this commercial development.

We understand that we cannot go back and un-ring the bell of the decision in 2012 to allow this overall commercial development. We also understand, though, that we should not have to be revisiting the issue of a gas station at that location nor revisit the issue of where and what type of restaurant with drive up window will be permitted on the property. The developer understood the type of restrictions that were placed on the property in 2012 and yet we discover in 2016 they still went out and solicited a tenant that was specifically not allowed on the property. This ill advised and in your face mockery of the affected residents of both Westfield and Carmel indicates no willingness on their part to be good neighbors nor good property stewards in the eyes of the residents of Centennial, Harmony and Brookstone Park.

We strongly support the desires of the local residents that the Advisory Planning Commission and the City Council reject the requested changes to the PUD regarding the permitted use of the property for a gas station and any changes to the location or type of restaurant with drive up window allowed.

We also strongly support changing the architectural standards for all the commercial buildings and multi-family residences from the requirements of the SR 32 Overlay requirements to requirements that are more fitting with the existing residential tone of the area.

We also strongly support not relaxing the buffer requirements that currently exist to shield the properties on the south side of 146th Street from further commercial encroachment. Do not further degrade the value of those homes for the enrichment of the developers.

Sincerely yours,
Joseph J. and P. Jane O'Neill
15203 Declaration Dr.
Westfield, IN 46074

Jesse Pohlman

From: Brandon Smith <smithbd12@icloud.com>
Sent: Monday, June 06, 2016 10:22 AM
To: Jesse Pohlman
Subject: 146th and ditch development

To the members of the Advisory Planning Commission, City of Westfield:

My name is Brandon Smith and I am the resident owner of a home in Carmel, within the Brookstone Park subdivision on the southeast corner of 146th St. and Ditch Rd.

I am writing in regards to agenda item 1606-PUD-07 for the Monday, June 6th meeting of the APC, regarding an amendment to the mixed-use district of the Harmony PUD. TMC Developers, LLC proposes changing the existing zoning to allow a GetGo gas station to be built on the southwest corner of 146th and Ditch, which is essentially across the street from my home.

I am strongly opposed to this amendment, as I feel that a gas station will have a negative effect on the character, environment, and safety of our neighborhood and other surrounding residential neighborhoods. This station would potentially be open 24 hours a day, and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales. In turn, the blight that this GetGo would cause would negatively impact our home values. I would never have purchased my home if I'd had any indication that a gas station would be built just a few hundred feet away, and I know that many of my neighbors feel the same.

In this area, I cannot think of another location where a new (not pre-existing) gas station was constructed so close to so many adjoining residential neighborhoods, and there is honestly no reason to build one in that space when there are so many other potential locations in Westfield that are not yet developed.

I urge you to protect our neighborhoods by rejecting this amendment. Also making it safer for our children.

Respectfully yours,

Brandon Smith

Lana Smith

Sent from my iPhone

June 6, 2016

Mr. Jesse Pohlman, Senior Planner

City of Westfield

2728 E 171st St

Westfield, I 46074

RE: 1606-PUD-07, 1605-SPP-06, 1605-OPD-06 (Harmony Mixed Use District)

Mr Pohlman:

I would like to make a few comments regarding the proposals regarding the 3 proposals before the Westfield APC listed above. I am not sure which proposal my comments best apply to but I trust you can determine which is the most appropriate place for them.

I am most concerned with the elevation changes already made at the property in question. The land was elevated several feet without any input from the community or residents directly affected by the change. While this was reportedly done for drainage purposes, this has created drainage issues for Ditch Road, which now floods across the road every time it rains—even with a “drain” put into the west side of the road. If Ditch Road improvements, in the discussion stages, also elevate Ditch Road, that will transfer the lowest land flow to the homes on Trescott Drive that back up to Ditch Road. Most of us have basements with sump pumps already working frequently and issues in the winter with drain lines freezing. Any extra runoff onto these properties is totally unacceptable and would drastically affect the value of our property. Drainage issues must be satisfactorily resolved at “100 year flood levels” to be acceptable to me.

The increased elevation of the Harmony land has also increased the visibility of the project from our back yards. Lighting for any improvements—even “down lights” are now elevated to the point that lights will come into our houses any time the lights are on. We already are experiencing this problem with “down lights” from the 146th St/Ditch Rd roundabout. Any project in the Harmony PUD must address this problem satisfactorily to be acceptable.

Plot layouts need to be designed to eliminate headlight glare shining into our homes. Therefore, the plot designs proposed in 1605-SPP-06 and 1605-OPP-06 may not be the best design for resolving this problem.

It appears that approving a gas station next to a marshy area/wetlands should be a non-starter. Lights from canopies for fuel pumps are notorious for emitting enormous amounts of light, that would be unacceptable to anyone residing near it, not to mention the pollution risks of spills and traffic noise generated from a business of that type in that location. This is just a bad location for this idea—not to

Page 2

June 6, 2016

mention the fact neighbors fought against this type of business years ago and have not changed their minds in the interim.

A CVS (are they trying to become a monopoly here?) would be an acceptable type of business that was envisioned originally but the architecture and placement of the building on the proposed lot need improvement. Does facing the building inward rather than toward the intersection improve or headlight glare to the Centennial residents or make it worse? I see no place on the proposal for a loading dock.

An access point between 146th St and Somerville is unacceptable as again it would permit increased glare from headlights into the houses in Centennial. A better solution would be access only at Somerville, and west on 146th St. Roundabouts should be utilized within the Harmony proposal to allow for better traffic flow for the proposed apartments and commercial areas.

A fast food restaurant with drive through (typical of national chains) is not what I understand the original planning thought process entailed (burgers vs chicken notwithstanding). I understand the concept to be more of a Panera, Dunkin Doughnuts type, with a deemphasis on drive though business. I am not hearing anyone in favor of changing that concept.

Larger commercial projects are designated at 161st and Spring Mill and 146th and Towne. This project is merely a neighborhood convenience area such as cleaners, bank, insurance office, etc. filling out the other spaces after perhaps a small specialty type grocery.

Thank you for considering these comments.

Richard Kissling

317-414-7529

Melodyandrick@gmail.com

Jesse Pohlman

From: mwilkinson@opusdesignad.com
Sent: Monday, June 06, 2016 12:18 PM
To: Jesse Pohlman
Subject: 1606-Pud-07 (Public Hearing). Harmony Pud District Amendment (Mixed-Use District)

Dear Jesse...

Thank you for taking forward our concerns and comments about the commercial district at Harmony.

I am a 10+ year resident of Centennial, and I am one of the few houses that back up to Ditch Road with no fence or berm between my home and Ditch. It has been a tough 8 years since the speed limit was increased on the road, and later when construction began at Harmony. The dirt, noise and danger from speeding traffic has been a stressor, and one I didn't expect based on my research at the time. I was told when I built my house that Estridge would screen the road with additional plantings.

However, at hand is the concern about the commercial development.

When I first heard of Harmony, we were told that the commercial area would be built at 146th and Towne at the far end of Harmony.

Like most of those at the June 2 meeting, I object to all four of the proposals. I'd also like to note that we wasted a lot of time and discussion because the attorney for the developer didn't identify himself as such. We assumed he was with the city and were asking many questions he didn't have the answers for. I think we all thought that he was unprepared, until one member of the group asked him to explain his role because he wasn't sure this guy was on the side of the residents. It came out then that he was not...he was with the developer and only wanted to persuade the residents that this commercial district would be beneficial to them with the revisions proposed. It was not well received.

The fueling center south of 146th street, due to transient traffic, environmental concerns and safety concerns. I lived two blocks from a fueling station, across a busy street, not unlike this proposed situation. An elderly woman drove away with the fuel hose in her tank. It blew up the fueling station, burned four homes, injured seven and killed one. Despite promises of the safety of the new-style tanks, it was a disaster. In addition, convenience stores tend to draw loiterers and are often victims of robberies. We don't need this in such an elegant development.

The potential fast food restaurants in the commercial center proper, due to transient traffic, disturbing lights to nearby neighbors, smells and safety issues. I know from experience (another home location experience) that fast food restaurants are smelly, draw loiterers and create noise and traffic. In my case, the fast food restaurant was installed after a zoning amendment like this and it greatly reduced the value of the neighborhood.

The change from a four to five point roundabout, due to traffic issues. I am also extremely concerned about the planned roundabout at 151st/Bridgeport. In examining the plans, I saw "discuss demolition." This means the city is considering destroying homes of a wonderful neighborhood while destroying the property values of those of us who have already settled in our homes. I would hope this is just an oversight on the city's part.

The CVS Pharmacy construction, due to size and unattractiveness. I draw an example from the Springhill Station and pharmacies built in other upscale communities (Village of West Clay, for example) who have pulled the architecture of the area and created a "village" feel.

In working with Estridge with my home, I was promised a community with a coffee shop, dry cleaners and other small businesses in the center, like a village. I expected to have a quiet country lane with a 30 mph speed limit behind me. My other option was the Pettijohn property, which was smelly and noisy and meant trucks were up and down the road all the time. I was assured that this facility would be gone by the time my home was finished and that construction would be underway on homes in that area as well. I wasn't sure of that, so chose my lot and even paid a premium for it for the green space next to it. I never had my home warranty supported by Estridge and battled with them to make things right...until they filed bankruptcy. The noise has been never-ending, the dust and dirt appalling, and we can't even enjoy our porch and patio. We have cars speeding up and down the road all night and trucks throughout the day. I can only assume this will worsen with the commercial district and all the roundabouts.

We are also situated lower than the homes in Harmony and our bedroom windows are at a level with the road. The light and noise pollution as well as the safety of our homes is at risk.

I realize that my latter concerns affect only those of us along Ditch. Estridge made no effort to protect our properties, and now the city appears to be prepared to cut into Centennial for the sake of preserving Harmony's access and entrance. It's very sad.

I moved from Geist to Westfield to return to more of a charming lifestyle and invested everything I had at the time into my home. I am sick about what has happened and what is planned. I ask that the city take in consideration not just the money Estridge will make on this commercial district and protect the home values of those who live here.

Thank you for listening. I hope the city will do the right thing for Centennial, Harmony and all the neighborhoods surrounding this proposed commercial area. I can't attend tonight but look forward to hearing about good things as a result of the meeting.

Sincerely,

Mary Wilkinson
1358 Monmouth Drive

Jesse Pohlman

From: George Sheraw <gsheraw@yahoo.com>
Sent: Monday, June 06, 2016 12:54 PM
To: Jesse Pohlman
Subject: Harmony PUD Rezoning of property on SW corner of 146th St and Ditch Rd to accomodate a Gas Station concerns

Mr. Pohlman,

We are residents in the Harmony Subdivision.
My wife and I live at and own a home at 1437 W 151st St..

We are strongly opposed to Petition Docket Number 1606-PUD-07 (Ordinance No. 16-12) submitted by Petitioner TMC Developers, LLC Requesting an amendment to the Mixed Use District of the Harmony Planned Unit Development (PUD) District which was first introduced at the May 9, 2016 City Council Meeting. Scheduled to be heard at a Public Hearing at the June 6, 2016 Advisory Plan Commission (the "APC") meeting.

In particular, we urge the APC to vote to deny the proposed siting and construction of a gas station to be built in Area C.

Locating a gas station will damage the character of the area that we believe the Westfield-Washington Township APC originally envisioned for this developing area.

We don't want a gas station anywhere near Area A, B or C of Ditch Rd and 146th St.

We urge the APC to deny this petition.

Respectfully,
George Sheraw and Lisa Sheraw
1437 W 151st St.
Westfield, IN 46074
June 6, 2016

Jesse Pohlman

From: Daley, Penny J <PDaley@carmel.in.gov>
Sent: Monday, June 06, 2016 1:21 PM
To: Jesse Pohlman
Cc: APC
Subject: : Development of the Harmony, Mixed-Use District

June 6, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Penny Daley
520 Super Star Ct
Carmel, IN 46032

Village Farms

Jesse Pohlman

From: Patti Brinegar <pabrinegar@gmail.com>
Sent: Monday, June 06, 2016 1:44 PM
To: Jesse Pohlman
Subject: 146th and Ditch development projects

To whom it may concern,

My husband and I moved into Harmony one year ago and were advised that the development at 146th and Ditch would be appropriate for the residential area. Using State Road 32 as a model for development seems to be out of line for this area. Please consider the number of homes that this would affect, and keep the development scope and architectural styles conducive to the nature of the community that was planned and has been built. We appreciate your thorough investigation of these projects before they are allowed to proceed.

Steve and Patti Brinegar
14999 Pollard Dr.
Westfield, IN 46074

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Monday, June 06, 2016 3:03 PM
To: APC
Subject: 146th and Ditch retail project

Dear sirs:

We moved into the Centennial neighborhood last year because it is a lovely well kept place to live and it was within 5-15 minutes of the retail amenities we felt we needed--4 groceries within 5- 15 min, gas station 5 minutes away, walgreen's, and CVS within 10- 15 minutes drive, Kroger, Walmart, and Marsh pharmacies 5-15 minutes drive, hospital and emergency medical care 10- 15 minutes away, library, fitness facilities, general shopping--all 5-15 minutes away. We were told a retail project would be going in at 146th and Towne Road which I thought was a good place because the area west and south of there is a shopping desert.

We later learned that the retail project was moved to 146th and Ditch and we felt it was unnecessary at that location but were willing to accept what we were told would be a small grocery, a nice restaurant, and other small businesses. During the meeting with Crowley representatives on June 2, 2016, it was disclosed that a gas station and a large CVS and large grocery are in the plans.

The location of a gas station in the middle of an otherwise residential area seems very inappropriate. The nature of that business is not consistent with the surrounding homes and is out of place for the area. It would be better located on Highway 32 which has already been zoned for commercial.

A gas station is a 24/7 operation with noise, dirt, oil, gas, outrageous lighting, tanker trucks, to say nothing of the unsightliness looking out one's front door. Would any of you on the planning commission want to have a family picnic next door to or across the street from a gas station and convenience store or look out your window every morning to the structure and traffic, or be exposed to the outside traffic which will use the facility? Increased traffic alone to the rest of the project will add plenty of noise, air, and light pollution to the area.

In addition it was mentioned that there is a natural wet lands adjacent to the planned site and the runoff of toxic fluids is a serious consideration-no matter how "safe" the builders say it would be.

Already, there is concern about property values being negatively affected. We have so much of our savings in our homes and we rely on our community planning agencies to do the right things to protect what is one of the major investments people will make in their lives.

I would suggest that areas in this project include green space and Village style smaller buildings to blend with the homes which surround the proposed project.

A CVS pharmacy seems redundant because a new one is under construction just 5 minutes away. The building plan shown at the meeting is more suited to a style appropriate for commercial not residential locations.

I write this to you with deep concerns and hope you will give very careful and thoughtful consideration to the planning for our neighborhood.

Janet Ashman
1354 Monmouth Dr.
Westfield, IN 46074

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Monday, June 06, 2016 3:16 PM
To: Jesse Pohlman
Subject: 146th and Ditch Rd retail project

Dear Sir:

WE DO NOT WANT A GAS STATION ON ANY CORNER OR INCLUDED IN THE RETAIL PROJECT FOR 146th AND DITCH ROAD. IT IS NOT APPROPRIATE FOR THE RESIDENTIAL NEIGHBORHOOD.

I SPECIFICALLY REQUEST THAT NO ZONING CHANGES BE MADE TO ALLOW A GAS STATION OR CONVENIENCE STORE TO GO IN AT THIS LOCATION

Stephen Ashman
1354 Monmouth Dr.
Westfield IN 46074

Jesse Pohlman

From: Stephen Ashman <bentwoodtree@att.net>
Sent: Wednesday, June 08, 2016 9:34 PM
To: Jesse Pohlman
Subject: 146th and Ditch project

Dear Sir: Your letter states how nice the Market District project at 116th Springmill is. However, it does not back up to any houses on either side or near it's perimeter. It is not in a part of a residential neighborhood. And I would like to correct the fact that you state only 29 people object to the project. If you would do a door to door survey, you would find hundreds of objections and many more than 29 letters have gone out and many more than 29 people attended the meeting on Monday. I have noticed that some letters coming out for the project are coming from persons who live at least a mile from the project and see it in different perspectives. They will not be affected in the same way as those who border the project.

Please assess the issues correctly. I don't know where you live but ask you if this gas station were going to be right across from your front door would you want it to be there with tanker trucks coming in and the smell of gasoline drifting into your dining room or a child's room, along with ultra lighting illuminating your bedroom windows, as well as the runoff of gas and oil. Do some research about studies on how children are affected when living close to a gas station. If you would not want this for your family then I urge you to be fair with our families. Drive to the site if you haven't and put yourself in our shoes.

Many people who have recently moved into Harmony and Centennial were badly mislead about the retail scope and design of the project. Yes, it has been approved as a retail area but the plan as described by Harmony associates certainly did not include a fast food chain or a gas station/convenience store. I believe along with many others that a middle ground must be found. I believe the gas station and fast food store with fried food odors is definitely not appropriate for a neighborhood gathering place.

There are dozens of very ideal retailers who could very easily fit into the plan and service the neighborhoods well. And when I need gas I will drive less than 5 minutes to the station already near or stop by the dozens of stations I will pass coming and going on my daily chores.

I realize the developer will want to move quickly on these big stores to close the deal and take their money and move on. But we the neighbors will be the ones here for the long term and certainly deserve to have the correct mix of businesses.

I ask you to search your heart and your sense of what's right for this wonderful Westfield community.

Janet Ashman

Jesse Pohlman

From: Kathy Wilkerson <kwilk7@gmail.com>
Sent: Monday, June 06, 2016 2:36 PM
To: Jesse Pohlman
Subject: Proposed Amendments to the Harmony PUD

I was in attendance at the June 2, 2016 meeting, but I will be unable to attend tonight, June 6, and would like my comments and requests be entered into consideration.

I am a 14 year resident of Centennial and have followed the development of the 146th Street area as it moves westward. Realizing changes will come, I request that they be done in such a manner so as to maintain as much of the residential atmosphere as possible and be considerate of property owners' investments and quality of living.

- 1) I agree with residents of this area and strongly object to a fueling station and convenience market ever being included as a permitted use at this 146th & Ditch Road location and the Board of Zoning Appeals not allow construction.
- 2) I request that fast food type restaurants not be allowed at this location whether on the south or north side of 146th Street.
- 3) I request that the proposed right-in right-out driveway between the new Somerville roundabout and the 146th Street roundabout not be constructed.
- 4) I request that when constructing any buildings at this location they confirm to a more "village setting" look.
- 5) I believe the June 2, 2016 letter sent by Bruce Watson speaks for and expresses the concerns and desires of residents of this area, and his suggestions should be complied with.

Respectfully,
Kathylyn Wilkerson
15265 Nashua Circle
Westfield, IN 46074

Sent from my iPad

Jesse Pohlman

From: Claudia Bengé <bengecaj@iquest.net>
Sent: Sunday, June 05, 2016 8:00 PM
To: APC; Jesse Pohlman
Subject: 146th and Ditch Development

Advisory Planning Committee
Westfield, Indiana

Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

To The Advisory Planning Committee:

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution. With a minimum of a 50 foot offset as was originally discussed back in 2012, according to other reports.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

The use of allowing changes based on SR 32 commercial development standards should not apply to the 146th Street and Ditch Road area. This area is heavily residential and we do not want a commercial development that promotes late hours of service nor encourages people to hang around at all hours of the day and night. Such as a fast food restaurant and gasoline-convenience stores.

It was also very distressing to listen to the homeowners just south of the old 146th Street on the corner of Ditch, hear that they were going to have a Gas station/convenience store shoved into their front and backyards.

Respectfully,

Claudia and Jim Bengé
1343 Annapolis Drive
Westfield, Indiana 46074
bengecaj@iquest.net

June 6, 2016

To: Jesse Pohlman, Senior Planner

From:

Joe Plankis, President

Centennial HOA

Subject: Proposed Amendment to the Harmony PUD Mixed Use District-1606-PUD-07

Jesse,

Please pass this email on to the members of the APC and the City Council, the petitioner, and other appropriate parties.

I will make my comments brief, as the letter you have received from Bruce Watson spells out the issues and concerns of the residents in Centennial (and really the nearby Carmel residents also), so I want to avoid repeating the same thing.

When the original petition for the Harmony PUD was filed, the residents in south Centennial and the Centennial HOA, representing all residents, strongly opposed the inclusion of a gas station, associated convenience store, and fast food drive through restaurants. The gas station ended up being included, but only as a special exception, requiring review by the Board of Zoning Appeals (BZA) if brought forward in the future. The fast food restaurant would be allowed, but only in the triangle of land between the old 146th and the new 146th street, after the new road was built, and with restrictions as to the type of food that could be served-no burgers. It was stated that there would be a “couple lots for nice sit-down restaurants”, so neighbors could walk over from Centennial to enjoy both indoor and outdoor dining. The commercial area would have a larger building for a grocery store, such as a Trader Joe’s, or similar store, a location for a bank, and some additional commercial space for other retail or service businesses such as a dry cleaners.

Fast forwarding to today, there are numerous changes. The developer has a client for a gas station and convenience store that would be a 24/7 operation, the fast food business moves to the main section of the commercial area north of 146th street with no restrictions as to the type of fast food business in that location. The sit-down restaurants apparently are out of the picture.

Our position remains the same as it was in 2012. We are opposed to both the gas station and any fast food restaurants.

The road design has changed significantly with the 5-point roundabout being changed to a 4-point roundabout and there is now an addition of a right-in/right-out driveway on Ditch Road between Somerville and the 146th and Ditch Road roundabout. Where is the traffic study to indicate how these changes will affect traffic flow at different times of the day? There are many other issues associated with these changes which have been addressed in Bruce Watson’s letter.

We also understand from the developer, that the design for the CVS Pharmacy was driven by the St Rt 32 Overlay requirement for this area. The CVS design, as presented, is not acceptable for this residential area. A plan should be presented now for what can be expected for the other buildings on this commercial site. It needs to have a neighborhood, or as one resident put it, give it a “village feel”, not a high traffic, commercial look. Franchise architecture is not to be allowed for this area. Maybe the Springmill Station design of the CVS store is a good starting point for discussions. We were originally promised a neighborhood feel for the Kroger Center at the time it was built, but that never happened. The Springmill Station team, however, has worked very hard to make it a much better situation going forward for that area and that success is starting to show.

Other areas of concern are:

- How will the trash pickup and service areas for all the buildings in the commercial area be designed and handled such as: 1) facing away from the Centennial homes, 2) hours for pickup and delivery, 3) control of light pollution and headlights (new fencing/berming), and hours of operation?
- Architectural design of all the buildings, for a better fit within a residential neighborhood, which now exists on three of the four corners. (This is a much different situation than the 161st and Springmill intersection which will be commercial on all four corners eventually.) Now it appears that the building proposed to the north of the CVS will be of a “strip mall” design, not a neighborhood marketplace-type setting to use Bruce Watson’s description.
- What solutions are possible to limit unnecessary traffic through the Somerville entry into Centennial?

While we are firmly opposed to several elements of the proposed changes, we are certainly willing to work with the developer to create a project that fits the neighborhood and also protects the property values of all the residents in Centennial and the surrounding neighborhoods, which is our prime directive as an HOA.

Respectfully submitted,

Joe Plankis

Jesse Pohlman

From: Marcy Carmichael <marcychecksemail@gmail.com> on behalf of Marcy Carmichael <mjcarmich@att.net>
Sent: Monday, June 06, 2016 3:56 PM
To: APC
Subject: opposition to gas station zoning variance at 146th & Ditch
Importance: High

Dear President Graham, Vice-President Maue and members of the Westfield Advisory Plan Commission,

As homeowners in the Kingsborough neighborhood at 141st and Ditch Rd, we are very concerned regarding the proposed GetGo gas station and convenience store at the southwest corner of 146th and Ditch as part of the Harmony Mixed-Use Development. We feel very strongly that a gas station will have a negative impact on the character and environment of our neighborhood. This station would potentially be open 24 hours a day and would bring all sorts of issues right to our front doors, including possible fuel spillage in our groundwater, light and noise pollution, crime, trash, rodents, tobacco and alcohol sales.

We implore you to vote against any consideration of re-zoning this development to allow for a gas station for the larger good of the community, residential areas and for our environment.

Respectfully,
Jeffrey L & Marcia J Carmichael
1371 Newcastle Dr.
Carmel

-----Original Message-----

From: Sara Niazi [<mailto:saraniazi11c@hotmail.com>]

Sent: Monday, June 6, 2016 4:01 PM

To: Webmaster <Webmaster@westfield.in.gov>

Subject: Ditch road/146st construction plans

Hello, I understand there is a meeting doing on tonight to plan for the area . I strongly oppose the Gas Station plan being put in the picture. I am a resident of 14574 stonegate court, Carmel. Very close to the proposed site. I hope my email will be counted as my vote against the Gas Station being built in this area.

Thank you,
Sara Niazi

Jesse Pohlman

From: Steve Gibson <sgibson@ahhe.com>
Sent: Monday, June 06, 2016 4:14 PM
To: Jesse Pohlman
Cc: APC
Subject: RE: Development of the Harmony, Mixed-Use District

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Steve & Jennifer Gibson
Centennial

Jesse Pohlman

From: Jayne Jackson <jaynejackson214@gmail.com>
Sent: Monday, June 06, 2016 4:34 PM
To: APC
Subject: Harmony mixed use amendments

Dear Advisory Planning Committee Members,

We, the residents of Westfield and living within subdivisions on or near 146th and Ditch, have received many communications of the zoning amendments being proposed by the developer of the above property. How very disappointing to be given this information for as a community the people have spoken out against this and had the understanding would NOT BE allowed. With this new knowledge, let us again share our commitment to preserve our communities as residential void of stores and restaurants that belong ONLY within commercial settings.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store. The gas station located at the Kroger on 161st and Springmill serves the surrounding communities as do the others close by off 32. The residential area of 146th and Ditch IS NOT needed, necessary, or wanted. Grand Park is the better suited area to build or listen to the voices of those of us living within the communities and NOT build at all!

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use. Again, there are sufficient restaurants off 32 and in commercial districts outside of our residential areas that meet the needs of the communities.

3) WE oppose another CVS or any drugstore ... There are plenty already!!!! No commercial building in our residential areas!

4) Also opposed is the building of a strip mall, shopping area. Again, not in a residential area!!! Excessive noise and light, potential increase of crime, devaluation of our properties and homes...the points we have voiced since 2012! Please listen!!!!

Kindest regards,

Peter and Jayne Jackson
14918 American Lotus Drive

--

Jayne Jackson

Life Coach for Women

BeeYourDream.com

beeyourdream@gmail.com

[The Desire Map](#)

Jesse Pohlman

From: Laura <lpruppert@yahoo.com>
Sent: Monday, June 06, 2016 4:45 PM
To: APC
Subject: 146 & Ditch Rd.

As a neighbor of the area affected by the potential businesses at 146 & Ditch Rd., my primary concern is regarding the proposed GetGo gas station, convenience store and fast food restaurant. I feel very strongly that these businesses have a strong potential for will a negative effect on the character and environment of our neighborhood. Issues include the potential for possible fuel spillage in our groundwater, light and noise pollution, crime, trash/associated rodents, tobacco and alcohol sales, etc. I urge you to hold to the approved 2012 zoning plan so our neighborhoods and property values do not suffer.

Thank you,
Laura Ruppert
Centennial

Sent from my iPhone

Jesse Pohlman

From: Noelle Dahl <noelledahl@gmail.com>
Sent: Monday, June 06, 2016 5:38 PM
To: Jesse Pohlman
Subject: 146th and Ditch development

June 4, 2016

Dear Jesse,

When we contracted to our home in Harmony last April, we were told the development plan would be like Village of West Clay. Westfield required that we had to meet certain architectural standards, and those standards held up the start of our build for several months. We were also told that the commercial development to the south of us would also comply with the same standards and fit the architecture of the Harmony and Centennial communities much like Village of West Clay.

It has come to our attention that the standards that Westfield originally planned for our area were to match those along State Road 32. That area is very quickly becoming commercial and definitely not residential. This is not at all what we expected. A gas station and fast food are not boutique shops and/or boutique grocer. Also, if there is a CVS at 161 and Sping Mill, why do we need another at 146 and Ditch. I'd much rather see small businesses and restaurants move in rather than chain businesses.

In addition to the issues regarding the design of the buildings and types, we are concerned about landscaping and lighting and noise. We would like to see a large mound of earth with shrubbery and trees to shield our neighborhood from the noise and lighting that would accompany these businesses. Please keep ample green space. Isn't that supposed to be part of the charm of living in the suburbs?

We and others of our neighbors hope that the city of Westfield will look out for our interests as new residents and see beyond the financial gains that may be possible. We feel that the residents of Centennial and Harmony will be able to find common ground with the commercial developers so that everyone will be comfortable and that we will be good customers as well as good neighbors.

Sincerely,

Noelle Dahl
1472 Birdsong Dr
215-327-7640
Sent from my iPhone

Jesse Pohlman

From: Bill Howard <billinois@gmail.com>
Sent: Monday, June 06, 2016 10:42 PM
To: APC
Subject: Gas Station

I wanted to write and say that I oppose the zoning change to allow a gas station at 146th and Ditch. As a neighbor who lives near this intersection I do not think it's necessary and would bring more negatives than positives to the area.

Thank you.

Bill Howard

Jesse Pohlman

From: L Ancich <centennial2@gotown.net>
Sent: Tuesday, June 07, 2016 6:28 AM
To: Jesse Pohlman
Cc: Bruce Watson
Subject: Re: Harmony PUD 1606-PUD-07

Jesse;

Please accept our endorsement of the letter sent to you by Joe Plankis regarding opposition to the proposed changes to the Harmony PUD 1606-PUD-07.

We do not support the requested changes for a gas station, fast food establishment and right-in/right-out on Ditch Rd.

This is nothing more than a bait and switch and we feel the original Harmony PUD agreement needs to be honored.

Thank You.
Tom and Lynn Ancich
1030 Pawtucket Dr.
Westfield, IN

From: "Joe Plankis" <jplankis@gotown.net>
To: "Jesse Pohlman" <jpohlman@westfield.in.gov>, "Bruce Watson" <bruce@westfieldconsult.com>, "Susan Stephens" <sstephens@cas-indiana.com>, "Scott Tanner" <scott.tanner@tannerlawgroup.com>
Cc: "ron rothrock" <rmr551@live.com>, "Ralph Miller" <rmillerfiv@aol.com>, "Rick Mates" <rmates@gotown.net>, "Robert P Smith II" <disneyworldbob@yahoo.com>, "Mike Lyons" <lyons@lyonsteam.com>, "Dwayne Streeter" <dwayne@gotown.net>, "Joseph Ruppert (jwruppert@yahoo.com)" <jwruppert@yahoo.com>, "L Ancich" <centennial2@gotown.net>, "Joe Plankis" <jplankis@gotown.net>
Sent: Monday, June 6, 2016 3:51:23 PM
Subject: Harmony PUD 1606-PUD-07

Jesse,

Please see the attached letter that I would like you to pass on to the APC, City Council, petitioner, and staff. This is our input for the public record, listing our concerns regarding the proposed changes to the Harmony PUD. Don't hesitate to reach out to us with any questions you may have regarding our input.

Joe Plankis
President,
Centennial HOA

From: "Johnston, Craig" <Craig.Johnston@RNDC-USA.COM>

Date: June 7, 2016 at 9:08:16 AM EDT

To: "'councilmembers@westfield.in.gov'" <councilmembers@westfield.in.gov>

Subject: Harmony public hearing

Council members:

I am a resident of Harmony and was in attendance last night for the discussion of the mixed use plot (146th & Ditch).

Though I did not address the hearing I did stay past 9:30 to hear all the opposing views from the attendees and the attorney rebuttal. I do agree with my fellow neighbors that the plans on the board should be reviewed and revised to better meet the surrounding area.

Having moved many times, I have always reviewed open plots of land and zoning designation when considering a subdivision. I was aware of the commercial development designation, but not that It could include fast food and gas/c-store possibilities. I ask you to consider revision/restricting that part of the proposal and also to require a more suitable architectural façade on all buildings and no direct street access from the commercial section to the Harmony neighborhood. Selfish reasons: property value and family safety. Objective reasons: It's the right thing to do.

I understand that plot of land is highly desirable; so do the developers and they should plan/design accordingly.

Thank you for your attention last night and your consideration to my suggestions above.

Best regards,

Craig Johnston

Director Marketing-Fox Division

RNDC-Indiana

O: 317.917.1235

craig.johnston@rndc-usa.com

Harmony home:

1448 Rosebank Drive

Westfield

From: Scott Bennett [mailto:scott.bennett@elementthree.com]

Sent: Tuesday, June 07, 2016 9:24 AM

To: APC <APC@westfield.in.gov>

Subject: Gas Station or Fast Food at 146 and Ditch

As residents of Brookstone park and having lived in the area for 12 years we chose the area due to it being residential and not having the pop up convenient stores or businesses that cause congestion and noise pollution and possible increase of violence and overall just a BIG EYES SORE. We live where our house is backed up to the Horse Farm on Ditch road, a beautiful area that will be tainted and scarred by putting in a business or businesses that are not needed for this area. Do not let our neighborhoods be damaged in so many ways with these types of businesses.

We chose to live in this area and many others have also chosen to live here because we wanted not to be moved out in time and polluted with people that frequent these gas stations or fast food restaurants, we looked into the future and there we believed there would not be businesses like this. Look at WEST CLAY, they do not need fast food or gas stations, they decided to stay above being "below the line" and putting in businesses just to make taxes on the business. Stand up to this and let families grow the area not the 2016 version of the 1970s and 1980s, 7/11 stores.

In Indianapolis the city developers are saying quit building gas stations in the neighborhoods. Please read and understand our value we put on our lives as families is more valuable then the value Westfield govt would put in their checking accounts

<http://www.indystar.com/story/news/2015/03/04/halt-gas-stations-near-neighborhoods-indy-planners-say/24388231/>

Thank you, SB

SCOTT BENNETT | VP, FINANCE

E scott.bennett@elementthree.com | **T** [317-721-0641](tel:317-721-0641) | **W** ElementThree.com

A 3500 Depauw Blvd. Ste 3050 Indianapolis, IN 46268 (Pyramid 3 Floor 5)

Jesse Pohlman

From: Steve Williams <skwilliams@gmail.com>
Sent: Tuesday, June 07, 2016 9:00 AM
To: Jesse Pohlman
Subject: 146th and Ditch Rd.

Hi Jesse,

I am writing to share my thoughts regarding the planning for the corner of 146th and Ditch Rd. that will be discussed at the planning commission meeting on 6/6. Thank you for representing the thoughts and feelings of our community.

I understand there are four matters at hand – three of which I have thoughts on.

1. Regarding building at GetGo (or any fuel station), I am in agreement with my neighbors from three years ago in that a gas station should NOT go on that corner. A gas station brings more traffic and there is not enough space between residents and the gas station itself.
2. The placement itself of a “fast-food” restaurant does not really seem to be the issue at hand. It seems that a fast-food restaurant was never approved by the community, but rather a restaurant, where people can walk to and sit down with their neighbors was what was agreed upon. I support a restaurant with sit-down and carry-out options, but not a “fast-food” restaurant.
3. The look and feel of the CVS and all other buildings, I believe, should also be consistent with a residential/village-type feel and NOT that of a commercial space as done on 32/31.

The commercial space in general can be one that draws neighbors and the community together and entices people to Westfield if the right businesses and right design are implemented. We want to have a community space, like that of West Clay or Carmel, that brings people together and adds to the appeal and value of our property. We do not want 24-hour establishments that will draw crime, traffic, and other unwanted side effects of such a development into our neighborhood.

Again, I appreciate you representing myself and my neighbors. I am hopeful that we can turn this commercial space into one that truly meets the wants and needs of the Westfield/Carmel community.

--

Thanks
Steven Williams
Burnish and Press
480-262-3942.

Jesse Pohlman

From: john scott <jszilla@gmail.com>
Sent: Tuesday, June 07, 2016 11:35 AM
To: Jesse Pohlman
Subject: RE: Development of the Harmony, Mixed-Use District Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

I just want to make sure you received this.

Sincerely,

John and Beth Scott
1378 Monmouth Drive
Westfield, IN 46074

Jesse Pohlman

From: Claudia Bengé <bengecaj@iquest.net>
Sent: Tuesday, June 07, 2016 3:10 PM
To: Jesse Pohlman; APC
Subject: 146th and Ditch development

Mr. Pohlman and APC committee:

We would really appreciate the denied approval of a gasoline station/convenience store in this area. Sit down restaurants or a Starbucks type coffee/tea store would be fine as long as it has limited hours. The architecture needs to be more complimentary to the Harmony-Centennial neighborhood. This area is residential and we understand the tax benefits to implement a retail/commerce structures for Westfield. Using the older SR 32 guidelines and approval appears to allow a higher risk of endangerment to the local children and adults who enjoy physical activities on both sides of the new and old 146th street. And by putting in a gas station and some types of drive through restaurants will encourage potential criminal activity.

I guess the CVS is a done deal... part of the approval process should include 24/7 exterior and interior security cameras that store the recordings for a minimum of 14 days. A solid landscaping buffer zone should be required with light shielding and dumpsters hidden from view of the roads and surrounding homes.

Please consider a compromise that will allow the residents that live on the "borders" of all these changes to feel more secure. The changes to Ditch Road with the widening, medians and roundabouts are going to cause a lot of daily upheaval alone. And those road changes will increase the traffic through these areas after DAYs of blocked access to Ditch Road. I feel empathy for the owner of the farm on the southwest corner of Ditch and old 146 th Street.

Claudia and Jim Bengé
1343 Annapolis Drive
Westfield, IN 46074
bengecaj@iquest.net

Jesse Pohlman

From: Erin Hartley <ethornbu@gmail.com>
Sent: Tuesday, June 07, 2016 3:35 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

My family and I live in the Centennial Housing division. We oppose the building of a gas station, fast food restaurant and/or a CVS at 146th and Ditch. I do not see any benefits of any of these businesses going in so close to a residential area. Please keep our area neighborhood friendly!

Sincerely,

Erin Hartley
614 Montgomery Drive

Jesse Pohlman

From: Matthew Harrod <mharrod5@gmail.com>
Sent: Tuesday, June 07, 2016 3:52 PM
To: Jesse Pohlman
Subject: Please reconsider the design of the commercial development near Harmony Subdivision.

Mr. Pohlman,

After reading the considered development and the concerns voiced by the adjacent neighborhood citizens, I request that you and the board deny the developers requested modifications to the plan. I think you should suggest moving gasoline station to a soon-to-be developed intersection rather than one that is surrounded by existing neighborhoods. Any commercial eateries should adhere to strict (Carmel-like) architectural codes and fit the atmosphere of this residential part of Westfield. I understand that the infrastructure and needs of an ever-growing citizenry warrant more amenities but it should be done with careful consideration to the already existing quiet bedroom neighborhoods.

Thanks for reading.

Matt Harrod
15239 Smithfield Drive
Westfield, In 46074

Jesse Pohlman

From: Ellen Harrod <eharrod5@gmail.com>
Sent: Tuesday, June 07, 2016 5:08 PM
To: Jesse Pohlman
Subject: Harmony development

Mr. Pohlman:

I am in agreement with the residents that attended the meeting opposing the gas station and fast food restaurant. I have lived in Centennial for 14 years and I would like to see more of a neighborhood community style of businesses rather than a high way atmosphere.

Thank you for your consideration.

Ellen Harrod

Sent from my iPhone

Jesse Pohlman

From: Vance York <vanceyork@gotown.net>
Sent: Tuesday, June 07, 2016 4:13 PM
To: Jesse Pohlman
Subject: 1606-PUD-07

Dear Sir,

As owners of a home is the southwestern corner of Centennial, we are very opposed to the latest proposals outlined in the above mentioned PUD. Mr. Bruce Watson, one of our neighbors has been very active in presenting the feelings of our neighborhood. He participated in the plans drawn up a few years ago on which most of us agreed. He recently discussed his objections with us and showed us the objections to the latest proposal by the petitioner request for changes. We agree completely with Bruce and request that these proposals be denied.

Sincerely,

Reba and Vance York
1307 Somerville Drive
Westfield, IN 46074

Jesse Pohlman

From: Kathy Sawyer <ksawyer2011@gmail.com>
Sent: Tuesday, June 07, 2016 4:14 PM
To: Jesse Pohlman
Cc: Joseph Plankis
Subject: Harmony 1606 PUD-07

Mr. Pohlman,

As a resident of Centennial South for a number of years, we are vehemently opposed to any gas station, fast food restaurant, and raising the elevation of the Harmony property in question. We would like to see the CVS architect design characteristics that would be a better fit for a residential area perhaps following the Springmill Station for that CVS store.

The surrounding area is residential and we would like the original 2012 Harmony PUD be followed with the exception of the CVS store as noted above.

Thank you.

Don and Kathy Sawyer
1310 Mayfield Court
Westfield, IN. 46074
317-407-4588

Sent from my iPad

From: Neal Yerian [mailto:nealyerian@gmail.com]
Sent: Tuesday, June 07, 2016 4:21 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: 146th & Ditch

I live in Centennial. I have no issue with the proposed changes to the zoning. I like the idea of a more convenient gas station. I hate having to drive north for gas.

From: txyerians@juno.com [mailto:txyerians@juno.com]
Sent: Tuesday, June 07, 2016 4:32 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Commercial developement at 146th & Ditch

Please approve the developers request for variances that includes a gas station. We need one at this side of town.

Thanks.

From: txyerians@juno.com [mailto:txyerians@juno.com]
Sent: Tuesday, June 07, 2016 7:23 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: RE: Commercial developement at 146th & Ditch

Lesley Yerian, 1324 Pawtucket Dr Centennial My husband also sent a note to from his email address. I saw a message from our HOA that Joe Plankis made a presentation on behalf of the Centennial HOA. I want to be clear I was not contacted by my HOA, nor does Mr Plankis represent my views as a Cenntennial HOA member. Thank you

Jesse Pohlman

From: Casey Hiers <caseyhiers@hotmail.com>
Sent: Tuesday, June 07, 2016 4:24 PM
To: Jesse Pohlman
Subject: Development 146th & Ditch

I am opposed to any sort of fast food or gas station new development in the 146th street & ditch area. I do not like that the 2012 language is attempting to be changed to allow these to be erected. I live in Centennial and wanted to pass along my input.

Thanks,
Casey Hiers
14940 Declaration Dr
Westfield, IN 46074

Jesse Pohlman

From: Shawn Crawford <crawford@gotown.net>
Sent: Tuesday, June 07, 2016 4:27 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

Dear Sir:

I have lived in the (original) Centennial subdivision for nine years. I purchased my home with a long-term goal of raising my two children there. The neighborhood was relatively isolated, and has been a blessing to me and my family.

Recently, development of surrounding fields that previously grew only corn and soybeans is unrelenting. Fields are being scraped of topsoil, and new construction is occurring on a daily basis. I understand that this is only a natural progression, but this "development" is slowly destroying the beautiful surroundings I had in Westfield when I spent a significant amount of money to relocate my family and live in the city.

Now, proposals are being made that would even further devastate my sleepy, quaint part of Westfield. For reasons already expressed at last night's hearing, I am adamantly opposed to any development that would adversely affect the quality of the neighborhood that I bought into years ago. What used to be a relatively quaint two-lane highway has now transformed (and not for the better) the immediate area surrounding my home. And now there's a proposal that has no potential benefit to anyone but the developers, and can only introduce severe nuisance elements into what was formerly an idyllic countryside.

Thank you for your consideration of these comments.

Very truly yours,

Shawn J. Crawford
1229 Valdosta Place
Westfield Resident Since 2006

Jesse Pohlman

From: nikkitsangaris@aol.com
Sent: Tuesday, June 07, 2016 4:43 PM
To: Jesse Pohlman
Subject: Fwd: PLEASE HELP

Mr. Pohlman, as per your request, I am--once again--expressing my concerns about the PUD and my desire to have the west end of the Mayfield Court cul-de-sac closed off, once-and-for-all. Doing so, would provide a MUCH NEEDED BARRIER to whatever ends up getting built at 146th and Ditch. I would certainly appreciate an acknowledgement of your receipt of this message.

Yours truly,
Dr. Nikki Tsangaris

-----Original Message-----

From: nikkitsangaris <nikkitsangaris@aol.com>
To: jpolhman <jpolhman@westfield.in.gov>
Sent: Sun, Jun 5, 2016 12:08 pm
Subject: PLEASE HELP

Dear Mr. Pohlman,

I live at 1370 Mayfield Court (Centennial South), at the west end of the cul-de-sac. There is a "opening" at that end that leads directly to Ditch Road. Either side of the opening is flanked by fencing. I would like to see that opening fenced off, once-and-for-all. Especially considering the renewed hoopla about the PUD at 146th and Ditch, closing off that cul-de-sac would easily provide a much-needed barrier to Ditch Road. I have been inquiring about this possibility for the past three YEARS, but no one has bothered to respond to my concerns and desire to close off the opening.

Can you PLEASE help me. PLEASE respond, Mr. Pohlman; I don't know who else to turn to.

Thank you,
Nikki Tsangaris, PhD.

Jesse Pohlman

From: Karen Battersby <redhen1950@aol.com>
Sent: Tuesday, June 07, 2016 4:51 PM
To: Jesse Pohlman
Cc: hoa@centennialhoa.org
Subject: Harmony PUD amendment

I am a newcomer to the Centennial development. I moved to the townhouses in April of this year, returning to the Indianapolis area from Bloomfield Hills Mi. I was a former resident of Carmel and looked long and hard at both communities before deciding on Centennial. As another side note, my late husband and I owned a business and building on Dartown for many years.

I'd like to present my objections to the proposed changes. I am very much in favor of change and growth, Clay Terrace is a prime example of what gentrification can do to improve an area, I well remember the old Carmel Motel. But, unintended consequences always result in over eager movement. The impact that fast food and another drug store have on an area far exceeds additional traffic, pests, delivery tucks, lighting are all problems that tag along.

Westfield is on a real cusp. It's very exciting to have new tax dollars come in from commercial growth, but it's also very important to attract high quality developers and prospective homeowners. Would you buy a 400-500 home so you could bask in the glow of the Golden Arches? Convenience and commerce can be achieved with strict controls, trust me the developer will not pick up his ball and go home, they'll find a way to comply.

Karen Battersby
1331 Ashville
Westfield

Sent from my iPad

Jesse Pohlman

From: Linda Tremblay <lindaatremblay@gmail.com>
Sent: Tuesday, June 07, 2016 5:03 PM
To: Jesse Pohlman
Subject: 146th & Ditch Rd Project

My husband, Jim and I live in Centennial. The addition next to the proposed construction site. We are very much opposed to the gas station. We agree with changing the architectural design of the Market area to be more fitting to a village affect. Jim & Linda Tremblay

Jesse Pohlman

From: Kelly J. Smith <kanderson414@gmail.com>
Sent: Tuesday, June 07, 2016 5:21 PM
To: Jesse Pohlman
Subject: Harmony PUD Amendment Petition: 1606-PUD-07

Mr. Pohlman,

I am writing you in regards to the proposed amendments to the Harmony PUD (146th & Ditch). My husband and I are highly opposed to the developer's proposed for changes. We chose to make Westfield and the Centennial neighborhood our family's home because of the peaceful residential setting and confidence that property values would maintain or hold steady. We believe that the proposed changes would negatively impact both the peaceful setting and property values. We are asking that you please take the community's comments and concerns into consideration when considering any changes to the Harmony PUD.

Kelly J. Smith
kanderson414@gmail.com

Jesse Pohlman

From: Craig Wright <cw195661@yahoo.com>
Sent: Tuesday, June 07, 2016 5:27 PM
To: Jesse Pohlman
Subject: Changes to PUD at 146th and Ditch

Dear Mr. Pohlman,

I would like to express my objection to changing the original PUD for the area south of Harmony and west of Centennial.

24 hour businesses are definitely undesirable so close to family homes for the light and noise pollution they create. Gas stations pose too great a risk of environmental damage and accident and, along with fast food establishments, would create too much traffic for a residential area, making it unsafe for children and pets.

The City Council have already shoved the commercial development surrounding Kroger down our throats, and now the area south of that is being developed commercially. With a Kroger gas station and a CVS at 161st and Spring Mill, I don't see the point of adding another gas station and CVS so nearby, at 149th and Ditch. It seems unlikely that we can support so many gas stations and drug stores in such a small area, which means we will eventually end up with vacant buildings being sold for who-knows-what use.

If you really must allow commercial development in the middle of this residential area, then having village-style architecture will be critical to keeping these businesses from being an eyesore. Regarding the nature of the businesses, and their quantity, I think the neighborhood shopping areas in the Meridian Kessler area would be a good example to follow. They seem to be a resource to the area's residents, and blend in well with their community. Any kind of strip mall would be a terrible idea.

Thank you for your consideration.

Sincerely,

Kim Wright
15557 Marietta Circle
Westfield, IN

Jesse Pohlman

From: terri rehm <terri5808@yahoo.com>
Sent: Tuesday, June 07, 2016 6:52 PM
To: Jesse Pohlman
Subject: Gas station

I oppose the building of a gas station or fast food restaurant on the north side of 146 at Ditch. I would rather it stay residential. The area has enough gas stations and fast food.

Thanks. Terri Rehm
Centennial Home Owner

Sent from my iPhone

Jesse Pohlman

From: Shirley Wyant <shwyant@yahoo.com>
Sent: Tuesday, June 07, 2016 6:57 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed -Use District) CONCERNS

Mr. Pohlman,

I live in the Lockerbe Townhomes in Centennial at Ditch Road and 156th Street. I would like to add my support to the critical concerns that multiple residents have expressed the developer's proposal(s), namely:

- ~ The negative effects of a gas station, such as potential air and water pollution, light pollution, 24-hour operation, transients' loitering, etc.
- ~ The advisability of placing a fast food restaurant(s) on the north side of 146th, as opposed to the planned south side.
- ~ The questionable architectural design of the development project that presently departs from a more fitting, "village/neighborhood" scheme.
- ~ The impact the revised road configuration will have on Centennial homes that back up to Ditch Road.

Thank you for adding and processing my concerns/opposition to the developer's proposal(s).

Shirley Wyant

Jesse Pohlman

From: CarlJWinkler <carljwinkler@gmail.com>
Sent: Tuesday, June 07, 2016 7:16 PM
To: Jesse Pohlman

Dear Pohlman

I am not surprised in the opposition to the gas station and fast food at 146 & Ditch.

These are vitally needed services. Until Kroger at 161 & Springmill we had no gas stations west of 31. We now have 2 more but on 32.

The Kroger was moved and expanded just but it is still backed up.

The fast food is also needed. The 3 at 32 serving Grand Park are backed up.

The higher property taxes option income tax benefits the homeowners in the area. Everyone who complained will use the services at 146 & Ditch.

The problem with our zoning process is it will always the negative protesters.

Those in favor are generally reluctant to suffer the ridicule from the protesters.

Please consider the vast need for these services at this location. The other service is at 421 & 106. This is an ideal location.

Sincerely
Carl J Winkler
15551 Portland Drive
Westfield IN 46074
317-281-6008

Sent from my iPhone

I dictate most of my messages through Siri. Siri's dictation and typing skills are not excellent. Thus please forgive Siri's typo's and dictation.

Jesse Pohlman

From: Dean Glascock <dglascock@talktotucker.com>
Sent: Tuesday, June 07, 2016 8:47 PM
To: Jesse Pohlman
Subject: Centennial - Commercial Impact

25 Years as a licensed real estate agent selling more than 1500 properties I feel qualified to oppose a fueling station and/or fast food style restaurants at the intersections of 146th Street and Ditch Road. Residents within surrounding communities of this intersection would experience lower property values if the developer receives favorable approval. Family values, wealth & continuing property value increases are reasons why people move to Hamilton County. Why would government officials counter positive property value growth by approving this developer's requests?

Dean Glascock

1st VP Residential Division
Senior Broker, The Glascock Team
F.C. Tucker
317-716-7008 cell
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www.indianapolishomesnorth.com
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Jesse Pohlman

From: Charles Geier <charliegeier@hotmail.com>
Sent: Tuesday, June 07, 2016 8:47 PM
To: Jesse Pohlman
Subject: Westfield Development

I strongly oppose the proposed development along 146th street in Westfield as proposed. The development is a lazy design attempt and does not reflect the desires or values of the community. The development will bring unwanted traffic, potential crime, light and air pollution to a highly populated residential area.

Charlie
Sent from my iPhone

Jesse Pohlman

From: Lynsay Cassidy <cassidy.65@gmail.com>
Sent: Tuesday, June 07, 2016 9:03 PM
To: Jesse Pohlman
Subject: Centennial Resident

I am in agreement with the issues that the speakers presented this past week:

All 29 speakers were opposed to the gas station for a number of reasons, including possible air and water pollution, light pollution, 24-hour operation, transient persons being in the neighborhood, and numerous other reasons.

There were major concerns expressed about allowing fast food restaurants to be built on the north side of 146th street and not limited to the triangle of land on the south side of the new 146th Street.

There were strong concerns about the design characteristics of the development following the St Rt 32 Overlay provisions rather than providing a design that would be a “better fit” for a residential area, perhaps following the Springmill Station designs for that CVS store, and/or Cardon’s Copper Trace project, so there would be more of a “village/neighborhood feel” rather than a high volume trafficked area such as St Rt. 32. The architecture of the entire development needs to be reconsidered and that also was requested by one of the City Councilors.

There were concerns expressed about the revised road configuration and the impact on the Centennial homes that back up to Ditch road.

Thank you,

Lynsay Cassidy

Jesse Pohlman

From: Johnson, Christopher <Christopher.Johnson@rci.com>
Sent: Tuesday, June 07, 2016 9:44 PM
To: Jesse Pohlman
Cc: hoa@centennialhoa.org
Subject: Harmony PUD amendment petition 1606-PUD-07 146th/Ditch

Hi Jesse, I would like to take a moment to voice our strong opposition to a gas station at this corner, as well as any fast food w/drive-through operations in that location. I think this location be better served by some type of sit down only establishment or small retail shops - which would hopefully be receptive to the developers and the community as a better alternative for all – I'm sure the area would support these types of businesses.

We moved to Centennial back in '14 (15133 New Haven Drive), and one of the things we liked was the peacefulness of the area, even though we knew 146th is a major thoroughfare. We are most concerned about the potential air/noise pollution that comes with a gas station, not to mention what a drive- thru lane at a fast food restaurant brings. There is a horse farm on the Carmel side of 146th, very nice new developments at Harmony and Copper Trace, and some of these new proposals just don't seem to fit in with the existing development.

As for CVS, it would also be nice not to have another cookie-cutter generic styled CVS, as I don't feel Westfield is trying to be a cookie-cutter suburb. That said, objecting to a gas station and fast food establishments with drive-through lanes are of higher concern to me and my wife.

Thanks for your time and allowing us to provide input.

Chris Johnson

RCI

Sr. Financial Analyst, NA Finance

9998 North Michigan Road

Carmel, IN 46032

o: 317-805-8439

f: 317-805-9744

e: christopher.johnson@rci.com

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Jesse Pohlman

From: Mel Hankinson <mhankinson@firstmile.net>
Sent: Tuesday, June 07, 2016 10:15 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

Dear Sir,

In a democratic society, let out voices state that we strongly oppose the stated development of property in question primarily because it will

(1) lessen the value of our property, (2) overload the already crowded road structure, (3) encourage a transient populace, and (4) generally decrease the overall quality of living in our neighborhoods. We respectfully submit an agreement with the stated opposition in the June 6, 2016, meeting.

Sincerely,

Mel and Joan Hankinson

Jesse Pohlman

From: Marigen <magrssl@aol.com>
Sent: Tuesday, June 07, 2016 10:39 PM
To: Jesse Pohlman
Subject: Petition 1606-PUD-07

Dear Mr. Pohlman,

Last year, I was in the market for a home. As a single woman, I was looking for a neighborhood that could provide me with security, peace, beauty, great location and a great sense of community. After looking for a while I came to find the town homes of Centennial. I have been here since January 2015 and must admit that Centennial has indeed satisfied and exceeded all my expectations.

Unfortunately, I fell ill and couldn't attend the meeting of last night regarding the petition mentioned above.

The objective of this email to you is to express my opposition to the project. I am concerned about the pollution of water and air and the increasing traffic that such development will for sure bring to the area. I am also in agreement with some of the other opposers to the project regarding keeping this area exclusively residential, which helps keep and increase the value of our real estate. There is already a gas station at 161st and Springmill Ponds, as well as a supermarket at the same corner. There is another supermarket down Springmill Rd and 116th. There is a pharmacy at Town and 131st and another one at 116th and Springmill Rd. There is really NO NEED from the residents to bring any of these business around the area and that leads us to believe that the motivation to do such things is mainly profit for the developers, the city and the business owners.

I appreciate you will pass my vote to those concerned and that you do consider the values and interests of all those, like me, who have selected to live in this area for the home and community environment it offers. If we wanted to be around businesses we would have chosen another place to live.

Thank you very much in advance for your consideration and please do not hesitate to get in touch with me if I can be of further assistance in stopping this project.

Sincerely yours,

Marigen Gonzalez-Russell
Lockerbie Town Homes at Centennial
15538 Lockport Dr
Westfield, IN 46074

Jesse Pohlman

From: Tim Czizek <tczizek@me.com>
Sent: Wednesday, June 08, 2016 7:17 AM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

I am a Centennial resident who is **against** the building of retail stores and a gas station on 146th and Ditch. This area should be left residential. This will only drive up noise, traffic and light pollution. Additionally there is absolutely **no benefit** to our area. If someone is **so lazy** that they **cannot drive to 161st and Spring Mill** for food, gas, or visit a **CVS** (and soon to be Walgreen's) they should move to a neighborhood closer.

Thanks for your time
Tim Czizek
1067 Belvedere Place

Jesse Pohlman

From: Alice Weintraut <alice.weintraut@gmail.com>
Sent: Wednesday, June 08, 2016 8:28 AM
To: Jesse Pohlman
Subject: Opposition to changes in Development at 146th & Ditch

I'm writing to discuss the Harmony PUD District Amendment as a resident of Centennial. I'm opposed to the changes. I think the design characteristics need to be designed to mesh with a residential area, not a highway. I also do not feel that we need to add fast food restaurants in this area, the area by Walmart and the areas along 32 are a logical place for these establishments & their traffic patterns. They're near enough and still part of the revenue for the city. Adding high-traffic options like fast food will have a negative impact the noise. The bigger impact is the walk-ability of this area, something the city has been trying to improve by adding paths along the north side of 146th street. I feel this undermines this effort and impacts the safety of pedestrians trying to take advantages of these features. I like the idea of my children being able to safely bike to a CVS & pick up a loaf of bread or get themselves some candy, but if we add in fast food options, it becomes too dangerous to consider. I used to live in the NE corner of Westfield in Grassy Knoll, and I can say from experience that biking/walking into the parking lot of the CVS at Grassy Knoll was much safer than the area where the Kroger Gas Station & Wendy's were located. I don't support changing the plans in this way.

Respectfully,
Alice Weintraut

Jesse Pohlman

From: Damon Dieckmeyer <damoncd2004@yahoo.com>
Sent: Wednesday, June 08, 2016 8:33 AM
To: Jesse Pohlman
Subject: Westfield plans

To Whom it may concern,

I live in the Centennial neighborhood, and I oppose the developers proposal for the area around 146th st and Ditch road. I understand there was a meeting last night, and other people from Centennial spoke out against this, and offered to help the developers for a better solution. Please do what you can to make that happen.

Thanks,

Damon Dieckmeyer

From: Allyson Riley [<mailto:avi956@yahoo.com>]
Sent: Monday, June 6, 2016 10:27 PM
To: community <community@westfield.in.gov>
Subject: 1606-PUD-07

Dear Planning Commission Members,

I just returned from attending this evenings Advisory Plan Commission meeting. I am shy by nature, so I did not come up to the podium, but I do want to share my concern about the Harmony PUD District Amendment.

Our family has resided at 14538 Brackney Lane in the Brookstone Park of Carmel subdivision since 2004.

My husband and I join our voices with the many residents from all three affected subdivisions that your commission heard from tonight in opposing a gas station being built.

Please listen to the voices of the people living in the area. We don't want a gas station built so close to where we live.

Sincerely,

Allyson Riley

From: Allyson Riley [<mailto:avi956@yahoo.com>]
Sent: Wednesday, June 08, 2016 3:54 PM
To: APC <APC@westfield.in.gov>
Subject: 1606-PUD-07

When my fellow homeowners and I built our houses in the Brookstone Park of Carmel subdivision over 10 years ago, the intersection of 146th and Ditch was a four-way stop and the land in the northwest and northeast corners of that intersection were zoned agricultural/residential.

Please keep this in mind when you consider the requested amendment change. Our neighborhood would be the closest one to the proposed gas station. Every neighbor I have spoken to is against a gas station as well as a drive-thru restaurant that serves meat or chicken.

Sincerely,

Randy Riley

Jesse Pohlman

From: Pat Sperlik <pasperlik@gotown.net>
Sent: Wednesday, June 08, 2016 8:56 AM
To: Jesse Pohlman
Subject: 1606-PUD-07 Development proposed at 146th and Ditch

Dear Sir:

We are so angry and disappointed that a gas station may be built in our neighborhood! We certainly don't want a gas station, another drugstore, or fast food in this area. Please do whatever you can to reduce the negative impact on our homes and neighborhoods!

Sincerely,
Patricia and James Sperlik

Jesse Pohlman

From: Stephanie Boarman-Rowe <slboarma52@yahoo.com>
Sent: Wednesday, June 08, 2016 9:17 AM
To: Jesse Pohlman
Subject: Commercial development 146 and Ditch

I am opposed to a gas station and/or fast food development at the corner of 146 and Ditch. When we built our house in 2008 we were told that the land on the northwest corner of 146 and Ditch and north would be single residential building by Mr. Estridge. Not only were we shorted by Mr Estridge when he declared bankruptcy by losing promised trees and a third year of our warranty but now he has screwed us once again by selling the land to a commercial developer who doesn't care about our neighborhoods, only profits. Initially he was going to develop a small retail area with cafes and boutique businesses. A small grocery was mentioned and sit down restaurants. Gas stations, CVS and drive through fast food does not add value to our home and property value for all the reasons that have been mentioned. There is all of the above at Springmill and 161st. already. Please represent the best interests of the current homeowners who did not purchase property next to existing businesses but after they were told that residential building was planned. If retail must be built I am not opposed to what was proposed when Harmony was to be Symphony. The plans had a small area that had business including sit down restaurants and small businesses that were not open all night.

Sent from my iPhone

Jesse Pohlman

From: Mary Reisenleiter <mary.reisenleiter@yahoo.com>
Sent: Wednesday, June 08, 2016 9:46 AM
To: Jesse Pohlman
Subject: Harmony PUD

I am vehemently opposed to the proposed changes to the Harmony PUD. The proposal to put a service station on the triangle at 146th street is ludicrous. It will result in traffic congestion, noise pollution, light pollution and eventually change the area from a quiet, family neighborhood to a transient, less stable area. Why not put it on the corner of Town Road. There are no developments at that intersection. The proposal to add a FAST FOOD RESTAURANT is even more outrageous. It's bad enough that he has raised the land on the north side of 146th so that anything that goes in there will stick out like a sore thumb, but now he is asking for these changes. It seems the developer agreed to the earlier specifications with the clear intent to change them after the development was underway. This feels like a HUGE betrayal. These proposals will obviously lower all of our property values and change the ambience from a family oriented neighborhood to one of commercialization. I understand the need for Westfield to develop the tax base; but I don't think it should be done at the expense of those who have bought here for the very values that Westfield claims to hold dear. I ask that the city suggest the service station be constructed at Towne Road and that the proposal for a fast food restaurant be categorically denied.

Mary Reisenleiter
15050 Rutherford Drive

[Sent from Yahoo Mail on Android](#)

Jesse Pohlman

From: David <davidriek@hotmail.com>
Sent: Wednesday, June 08, 2016 9:52 AM
To: Jesse Pohlman
Subject: 146th and Ditch development

Jesse,

The purpose of my email is to provide you my thoughts on the development at 146th and Ditch. As a 4 year resident of Centennial, I have come to enjoy everything Westfield has to offer, and have enjoyed seeing the growth. Let me first say, I am in favor of growth, progress and development. I would just ask that you please take into consideration the opinions of those most affected by the decisions that you make. I strongly oppose a 24 hour gas station and fast food restaurant at that location. I think it cheapens the neighborhood and creates an environment that is not congruent with what Harmony and Centennial are. With that said, I understand that that area will be developed, I just ask that it is done in a way that complements the neighborhoods that are already there (for example, a local grocer, a neighborhood drug store, a nice restaurant, coffee shop).

Westfield is at a critical point in its development into a city that provides both its residents and visitors the opportunity to experience a small-town feel with big city amenities. It will be imperative that leadership within our city be very vigilant and concerted in their efforts as they decide on what will and will not be a part of our city. The last thing we want is a commercialized, impersonal, low property value, transient neighborhood. We don't want to make the same mistakes that Fishers did. Thank you for your time.

David Rieck

Jesse Pohlman

From: Ben Rogge <broggejr@gmail.com>
Sent: Wednesday, June 08, 2016 9:56 AM
To: Jesse Pohlman
Subject: Petition 1606-PUD-07

Mr. Pohlman,

As a long time resident of Centennial I am submitting my strong disapproval of the development plans for the 146th and Ditch Rd area contained in this petition. Although unable to attend the general meetings I have reviewed the plans and summary of the residents' comments. I feel the plans as submitted are inconsistent with the residential area, result in hardships and reduced property value for the nearby residents, and vary significantly from previous development planning decisions.

Significant time and effort was spent to design the Springmill Junction by incorporating the ideas of developers, planners, and residents to create a plan that truly enhances the value of a residential community. It is frustrating to see the opposite of that occur in Westfield just a few miles away.

Sent from my iPad

Jesse Pohlman

From: Wayne Shipe <shipew@wws.k12.in.us>
Sent: Wednesday, June 08, 2016 10:31 AM
To: Jesse Pohlman
Subject: Input on Petition 1606-PUD-07

Mr. Pohlman,

Re: Harmony PUD District Amendment (Mixed-Use District) Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

I have been following the input on this project and whereas I'm not opposed to commercial development I do believe that there should be limitations placed on those who wish to expand their commercial businesses next to residential areas. We recently moved from Carmel to Westfield and chose Centennial because of the type of neighborhood it provided. As a retired Army veteran I've lived many different places, twenty in all. Some were highly commercial and others, like the US Military Academy at West Point were total residential.

The points brought out by my neighbors against commercial development in residential areas are well based. The noise, odors, crime, and trash that accompany all commercial areas, not to mention rodent and insect problems, are abhorrent and totally undermine the entire intent of creating a community like Centennial. A CVS in this location is totally unnecessary since there is one being constructed at 161st and Springmill. Convenience should be measured in miles not fractions thereof, same goes for fast-food eating establishments. If the purpose of constructing the businesses included in the petition at 146th and Ditch is to target traffic along 146th Street two factors need to be considered - the proximity to CR 32 and the proximity to the 161st/Springmill location. I find it hard to believe that it's necessary to establish a high-volume fast-food/convenience store center adjacent to a residential area - especially one that was purposefully planned to provide a relaxed and beautiful setting. If the proposed vendors wish to capitalize on the traffic in this area, the mobility of the customer should enable them to move their proposal further away without diminishing profitability.

Once compromised, the serenity of a neighborhood can never be retrieved. What they're proposing for this area runs totally contrary to the reason we chose to live here. If I wanted to live adjacent to a commercial area I could have purchased a house for considerably less.

Thank you for considering our concerns, if there is anything further that I can provide on the subject, please don't hesitate to contact us.

Wayne Shipe, Lt. Col., US Army (Ret)
Lois Shipe
1310 Monmouth Drive
Westfield, Indiana
(317) 844-2650

-----Original Message-----

From: Kobe [mailto:kobe60509@yahoo.com]

Sent: Tuesday, June 07, 2016 6:28 PM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject:

I am a resident of Centennial and our family vote for NO for the plan to put up a gas station in our area.

Thank you.

Blessy and Alex Chavente

-----Original Message-----

From: Beth Price [mailto:beth.price777@gmail.com]

Sent: Wednesday, June 08, 2016 11:47 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Development at 146

I want to express that I am against commercial development in Westfield and in particular development that creates a "Fishers" crowded over developed feel such as the one proposed at 146 and Ditch. One of the reasons we moved here 10 years ago was to avoid Fishers. We enjoy the more community oriented planning and residential feel here. Please don't lose track of this unique quality that only Westfield can offer. As you drive through our area you see grass and open space and children playing. In fishers you see concrete and businesses and you grind your teeth at every crowded commercialized intersection. We don't want that here. Consider requiring a residential low impact design for business that adds community value rather than pure commercial value. Thank you. Beth Price

Sent from my iPhone

Jesse Pohlman

From: Christine Perkins <bestperkins@gmail.com>
Sent: Wednesday, June 08, 2016 12:18 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

Dear Mr. Pohlman,

We would like to express our surprise and disappointment with the direction the plans are taking for the Harmony retail section at 146th and Ditch. Bringing in such establishments, as a 24-hour CVS, 24-hour gas station and late-night fast food restaurants, is not conducive to a peaceful residential neighborhood. While we're not against having retail in this area, we were under the impression that there would be fine dining establishments, upscale shops and cafes better suited for the type of housing that is already developed in Harmony and Centennial. We were also under the impression that the plans called for any retail to be designed in a fashion that did not scream "RETAIL"; that they would blend in with the community, not separate and cheapen it - more along the lines of the Villages of West Clay. We are very concerned how the current direction will affect our property values and overall quality of life.

Sincerely,

John and Christine Perkins
bestperkins@gmail.com
317-507-8342

Jesse Pohlman

From: Emily Clare <e.clare@yahoo.com>
Sent: Wednesday, June 08, 2016 12:21 PM
To: Jesse Pohlman
Subject: NO GAS STATION AT 146TH STREET AND DITCH ROAD

June 8, 2015

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

Re: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive-in restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change of food use.

We feel the design for the new CVS should be in keeping with the Harmony architecture and blend into the surrounding community, such as was done by CVS at 131st street and Town Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

Sincerely,

Emily Clare
1398 Bridgeport Dr
Westfield, IN 46074

Jesse Pohlman

From: Barbara Johnson <barbathome7777@sbcglobal.net>
Sent: Wednesday, June 08, 2016 1:52 PM
To: Jesse Pohlman
Subject: Development at 146th and Ditch

Mr. Pohlman.

As a resident of Centennial, I am very concerned about the nature of the development being discussed at 146th and Ditch Road. One of the things that attracted my husband and me to this area was the wonderful residential feeling and quiet atmosphere of the surroundings. I would like to see that continued in having very thoughtful planning of any changes that affect the area.

I am not in favor of a gas station at this intersection; it is busy enough already. If there would be any consideration of a restaurant/s or other businesses, I would want them to be integrated architecturally to the surrounding area.

Thank you for your consideration of this input.

Best regards,

Barbara Green Johnson
1307 Valdosta Place

Jesse Pohlman

From: Kathryn Sexton <katiekat222@icloud.com>
Sent: Wednesday, June 08, 2016 2:04 PM
To: Jesse Pohlman
Subject: 146th and Ditch development

I OPPOSE the proposed plan for a gas station and fast food restaurants. I would support cafe type restaurant and higher end boutiques.

Kathryn Sexton
Centennial
771 Bucksport Lane
Westfield 46074

Kay Sexton
Sent from my  iPhone

Jesse Pohlman

From: S A Yovanovich <sayovanovich@sbcglobal.net>
Sent: Wednesday, June 08, 2016 5:13 PM
To: Jesse Pohlman
Cc: hoa@centennialhoa.org
Subject: Developer's Proposal for Northwest Corner 146th & Ditch

Mr. Pohlman,

My name is Sue Ann Yovanovich and I am a resident of the Centennial subdivision. I am writing in regards to the proposed developments at the intersection of 146th St. and Ditch Road.

I moved to this area at the end of February, 2016. One of the reasons I chose this area was because it was quiet and away from gas stations and huge retail outlets. I moved from the west side of Indianapolis where there were many gas stations which caused many concerns - the pollution, the noise and robberies. I was hoping to get away from that by moving to Centennial.

I am against the construction of a gas station! Also, I would like to see one or two nice family restaurants where families could walk to the restaurant, maybe sit outside and enjoy meeting friends. I do not want a fast food drive-up restaurant in this nice neighborhood. A few small unusual retail stores would be fun, too. Places to browse and find unusual items. I would like to see the CVS and other retail stores and restaurants follow a "village" type architecture - to give the entire area a feel of a small, friendly, "down home" village.

I hope that the planning commission will take my comments and those of other Centennial HOA residents into serious consideration.

Thank you,
Sue Ann Yovanovich
15086 Rutherford Dr.

Praise God for all His blessings!

Sue Ann Yovanovich, Ph.D.

Jesse Pohlman

From: Kristie Troy <kktroy@gmail.com>
Sent: Wednesday, June 08, 2016 6:42 PM
To: Jesse Pohlman
Subject: Development at 146th/Ditch

Dear Mr. Pohlman –

I wanted to write to express my extreme opposition to the current amendment regarding the commercial development at 146th and Ditch.

I was at the meeting on Monday night and was thrilled to see such a strong support for our community. I, too, live in Harmony. We were the 8th family to move into the development. We were also told in exact terms – there would be a gourmet grocery store as the anchor and the development would include shops and restaurants similar to a Village of West Clay feeling. And as I heard at the meeting, everyone else was told the same.

We moved here after living in Carmel for 15 years and I did have apprehension about moving to Westfield. I felt that Carmel put so much effort into developing Carmel for its residents and didn't know if it would be the same in Westfield. When I heard of the plans for the corner adjacent to the development we were considering, it told me that Westfield was stepping up its game and I was sold.

I understand, as the representative for the developer said in his response Monday night, “shame on us” for not confirming the information Estridge provided, but in reality, what reason would we have to doubt that it wasn't true?

In closing I vehemently oppose the gas station for all of the reasons stated at Monday's meeting, as well as moving the fast food restaurant and waiving the restrictions on types of food required for this area. Regarding the CVS, I too agree that the elevation needs to match the neighborhood.

Thank you for allowing us to voice our opinions.

Kristie Troy
1409 W. 151st Street
Westfield, IN 46074

Jesse Pohlman

From: Marcie Cole <macole612@yahoo.com>
Sent: Wednesday, June 08, 2016 9:10 PM
To: Jesse Pohlman
Subject: Development of the Harmony Mixed Use District

Dear Jesse,

We do not want a gas station on any of the corners at Ditch and 146th Street. This was made very clear in 2012. We do not want you to give the developer a special exception for a gas station and convenience store.

We do not want you to give the developer an amendment to change the zoning that would allow the fast food drive through restaurant to be moved from the south side to the north side of 146th street. We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding communities. This should be done with the entire commercial complex. We also feel that some type of berm and landscaping should be created between the new shopping area and the Harmony and Centennial developments to cut down on noise and light pollution. We want Westfield to have more character than Fishers or Avon or Greenwood. We need to follow Carmel's lead and have commercial developments blend in, not stand out. We do not want our property value going down due to this development. Let's not just build things to build things, but use good judgement in growing Westfield in to a beautiful community.

Thank you for your consideration.

Marcie Cole and Keith Moore
1230 Monmouth Drive
Centennial

Jesse Pohlman

From: Matt Scott <mscott1604@gmail.com>
Sent: Wednesday, June 08, 2016 8:14 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

City Planning Department:

I just learned of the petition 1606-PUD-07 (NW corner of 146th & Ditch Rd) and have many concerns about what is currently planned as well as the proposed amendment.

This is a residential area, and adding fast food restaurants, CVS store, or a gas station would degrade the quality of the adjacent neighborhoods in several ways.

Additional traffic will add noise, pollution, and this could extend through all hours of the night. I am most against the proposal to add a 24-hour gas station at that location. That would increase transient persons in the area, potentially walking through our neighborhood in the middle of the night. This is completely unacceptable and is not what we signed up for when we moved to Brookstone Park.

I know that my feelings are shared by many others, as expressed in the recent Public Hearing. Please stop the plans to allow development of fast food restaurants, stores, and gas stations in that area.

Thanks,
Matt Scott
Brookstone Park Resident

Jesse Pohlman

From: Cheryl Moore <farmgirl@gotown.net>
Sent: Wednesday, June 08, 2016 9:29 PM
To: Jesse Pohlman
Subject: Land Usage 146th Street

I live in Centennial and feel the proposal for a gas station and fast food restaurants doesn't fit the appropriate needs for this area at 146th and Ditch. Please do not support this.....

Sincerely,

Cheryl L. Moore
1392 Bridgeport Dr.
Westfield, IN 46074

Jesse Pohlman

From: Steve Rupp <steve@welcome2indy.com>
Sent: Wednesday, June 08, 2016 11:01 PM
To: APC
Subject: 146th & Ditch Development plans

Dear Jesse,

I am writing to voice my concern for the plans for a gas station at 146th & Ditch. I live in the Centennial South subdivision and am gravely concerned about the light pollution, noise pollution, potential environmental concerns, increased traffic and general negative overall appearance for this type of structure at this intersection. I do not believe it will enhance the property values of our homes and neighborhoods, nor will it blend in with the surrounding housing. Being in real estate, I have an advanced knowledge of development and believe this gas station is going to reduce property values of the surrounding houses. Please deny this proposed request. Thank you!!!

Warmest Regards,

Steve Rupp

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Connect with us:

P.S. Please don't keep us a secret because we know you want the people you care about to get the best advice possible when it's time for them to make their next move.

From: Elizabeth [mailto:wg7eliz@gmail.com]
Sent: Wednesday, June 08, 2016 7:53 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: hoa@centennialhoa.org
Subject: Proposed Amendment to the Harmony PUD

Many salient points have been addressed in recent meetings and communications; the ideas presented here are germane to the lives of people who have chosen to live in neighborhoods that are family-friendly, quiet, and safe. My opinions are given as a resident of Centennial who purchased my home in 2015 when descriptions of the Harmony area corresponded with the 2012 PUD.

CENTENNIAL COVENANTS

Some areas of the Centennial covenants, available through the Centennial HOA, include the following:

- Architectural structure and appearance
- Landscaping
- Lighting, specifically:
“lighting which illuminates (other) private property...result(s) in adverse visual impact to (other) property, lighting directed offsite shall be Prohibited.”
- Nuisances, specifically:
“Noxious or offensive activity...that may be, or may become, an annoyance or nuisance to the neighborhood.”

Centennial property values have risen, in part due to planning and respect for the covenants.

HARMONY EXPECTATIONS

The website for Harmony, a master-planned community by David Weekley Homes, offers prospective homebuyers amenities including:

- Custom-built homes
- “...a culture that everyone enjoys...”
- “...put(s) the homebuyer first...”

Completed homes evidence integration of the architectural and landscaping values of surrounding communities in Westfield. The Life Style Center with Clubhouse and recreational venues is already under construction.

GAS STATION/CONVENIENCE STORE

- This business is not necessary at this location.

Gasoline and convenience shopping are available within a two-mile radius from the intersection of Ditch Road and 146th Street. Pollution, safety, and nuisance issues are all very real and important, as are both foreseeable and unintended consequences into the future. Refer to letter of June 2, 2016 from Bruce Watson to the City of Westfield.

FAST-FOOD DRIVE-THROUGH

- This business is not necessary at this location.

Nuisance and pollution issues are addressed in the above-mentioned letter from Bruce Watson. The eat-in restaurant, coffee-shop, and boutique stores described in the 2012 PUD would be appropriate.

TRAFFIC PATTERNS

The distance from the proposed Somerville roundabout to the roundabout at 146th Street is .2 mile. The insertion of a driveway within that distance would restrict traffic flow and increase congestion on Ditch Road. A safer and more practical alternative would be access from 146th Street to a frontage road.

RECOMMENDATIONS

- Deny any consideration of a gas station/convenience store. This should be non-negotiable.
- Deny consideration of a fast-food establishment. This should be non-negotiable.
- Require effective and appropriately constructed buffering to protect homeowners in SW Centennial from lights, traffic, storm water drainage, and other nuisance factors.
- Request the City Council to reject changes from the already agreed-upon 2012 PUD; also referral to the Board of Zoning Appeals. The original PUD presented a positive, viable plan to incorporate a commercial presence into the Harmony area.
- A corporate entity should be held accountable to the same standards/covenants as individual property owners, and should demonstrate understanding and respect through collaborative planning to achieve mutually desired results.
- Going forward, additional changes, improvements, and details will occur, and can best be implemented by collaborative planning and informal agreements prior to the legal procedures to attain final approvals for this project.

Elizabeth Myers
576 Stockbridge Dr
Phone 406-240-4315

Jesse Pohlman

From: Malea Firestone <maleafirestone@yahoo.com>
Sent: Thursday, June 09, 2016 9:52 AM
To: Jesse Pohlman; Yaw Aning
Subject: Developers Proposal

All,

As new home owners in Harmony, we would like to voice our concern about the upcoming developer's proposal. We feel that having a gas station and fast food restaurant so close to our home will bring much unwanted and additional traffic to the area. Most importantly, we feel that it also poses a safety issue to the family we plan to raise here.

Please reconsider the amenities that you will be placing in the Harmony neighborhood.

Sincerely,

Malea Firestone & Yaw Aning

Jesse Pohlman

From: Carol Robertson <carobertson53@yahoo.com>
Sent: Thursday, June 09, 2016 10:28 AM
To: Jesse Pohlman
Subject: 146

I am glad to hear that so many people oppose the gas station at 146th and Ditch. I just can't imagine those beautiful homes on the south side of 146th looking at the back of a gas station - or a fast food restaurant. What about a small park in the triangle? With all the walkways and trails in the area, not to mention the fitness gym in Harmony, people would rather see healthier options for eating out. Why do we need another CVS when there is one a few blocks away at 161st and Spring Mill and one on Towne Rd and 131st? CVS has an irresponsible way of saturating the market. Can our neighborhood support so many drug stores? (There's Kroger too.) Most people move to Westfield for its rural feel, even if we have to drive a mile or two to the store.. We are soon going to lose that. If I wanted to live in Carmel I would have bought a house there. I prefer the small town feel of Westfield.

Carol Robertson (Centennial)

Jesse Pohlman

From: Nelson Scott <scott@gotown.net>
Sent: Thursday, June 09, 2016 1:35 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District)

Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

I hope that I am not late in responding with concerns regarding this petition.

I am opposed to the gas station on 146th Street and Ditch Road. That gas station needs to be placed on West Highway 32 so it can use the traffic to Grand Park for customers. No gas station has the amenities worthy of an outstanding residential neighborhood like Centennial. Fast food restaurants are obsolete. Eating establishments belong on the order of family style seating and healthy food menus. Actually only one decent restaurant is needed in this development. Street. We need a four lane access east=west corridor with inner landscaping separating the lanes and long entrances for the business shops, like the Springmill Station designs for that CVS store, and/or Cardon's Copper Trace project, so there would be more of a "village/neighborhood feel" rather than a high volume trafficked area such as St Rt. 32. The road configuration needs to be redesigned for a neighborhood style feature without commercial impact.

Ditch road needs to be three or four lanes from Highway 32 to 146th Street with inner landscaping features.

Basically, I am opposed to the current petition.

Nelson Scott
15503 Marietta Circle
Centennial
Westfield, Indiana

Jesse Pohlman

From: Dennis Davidson <dennzio@gmail.com>
Sent: Thursday, June 09, 2016 1:40 PM
To: Jesse Pohlman
Subject: Harmony PUD

Dear Westfield City Planning dept,

Regarding: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

Count me, a 10 year Centennial resident, against the proposed gas station and fast food development at 146th and Ditch. I wretch at the thought of it. We don't need it, we don't want it! Please do not allow this disturbance of our countryside idyl.

Thank you for your consideration,
Dennis Davidson

Jesse Pohlman

From: Kelly Masin <kmasin@ccs.k12.in.us>
Sent: Thursday, June 09, 2016 3:32 PM
To: APC
Subject: Gas Station

June 9, 2016

Mr. Jesse Pohlman
jpohlman@westfield.in.gov

RE: Development of the Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road

Dear Jesse,

We were told at the Public Meeting held on June 2nd about the zoning amendments being proposed by the developer of the above property.

1) WE DO NOT WANT A GAS STATION with a 24 hour convenience store ON ANY OF THE CORNERS AT DITCH ROAD AND 146TH STREET. This feeling was made very, very clear in 2012. We do not want you to give the developer a SPECIAL EXCEPTION for a gas station and convenience store.

2) We DO NOT want you to give the developer an amendment to change the zoning that would allow the fast food drive thru restaurant to be moved from the south side of the new 146th street to the north side of the new 146th street nor change the food use.

3) We feel the design for the new CVS should be in keeping with the Harmony architecture and blend in with the surrounding community, such as was done by CVS at 131st street and Towne Road or the new CVS at 161st street and Springmill Road. In fact, the entire shopping center should have a consistent theme that would blend in with the surrounding community.

4) We also feel that some type of berm and landscaping should be created between the new apartment/shopping area and the Harmony and Centennial developments to cut down on noise and light pollution.

We will be attending the Public Hearing at City Hall, 130 Penn St., Westfield at 7 pm on Monday June 6, 2016 to voice our opinion.

Sincerely,

Jon and Kelly Masin
14191 Nicholas Dr.
Westfield, IN 46074

Kelly Masin
5th Grade Teacher
Cherry Tree Elementary
13989 Hazel Dell Pkwy.
Carmel, IN 46033
(317) 846-3086 ext. 1229

Jesse Pohlman

From: amy cannon <aabrown32@hotmail.com>
Sent: Thursday, June 09, 2016 3:42 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment

Subject: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road Street
Petition: 1606-PUD-07

I am writing to oppose the aforementioned amendment. Moving to Westfield almost three years ago, it was important to our family to find a family oriented community with small town ties yet has access to city amenities. Westfield was perfect, specifically Centennial. The proposed changes to the corner of 146th and Ditch is heartbreaking, that piece of land is not appropriate for retail use. Not only the environmental impacts but the impact to our community at large. Not only does the construction of a gas station create negative health impacts to a neighborhood, it also effectively prevents the development of a project on that site which may have had a positive impact on the neighborhood. The gas station will likely stay there for at least fifty years and will be a reminder of the missed opportunity for a development that could promote a community's vision for the future. Smart developments tend to increase transportation options and property values. They encourage residents to walk, bike, or run, and not to just remain tied to their cars.

Anything "retail" built on this corner must maintain a quaint feel in order to blend into this residential area of town. I know expansion is inevitable, but expanding along 146th street is a big mistake. Westfield will continue to lose it's charm if we lose the "country feel". It makes much more sense to expand along SR 32 where the infrastructure is already in place.

I am hoping Westfield doesn't turn into another Fishers. We need to be thoughtful on how the city chooses to expand. Thank you for your time and efforts.

Respectfully,
Amy Cannon
Centennial Resident

Jesse Pohlman

From: Mark Long <indylong55@yahoo.com>
Sent: Thursday, June 09, 2016 6:27 PM
To: APC
Subject: 146th & Ditch Commercial Development

Mr. Jesse Pohlman:

We live at 1385 Trescott Drive in Centennial. Our house sits at the corner of Ditch Road & Somerville at the west entrance. Our back yard faces Ditch Road. Understandably, we oppose any kind of gas/service station and fast food restaurants. Also, because we are directly across the street from the proposed development, we are quite concerned about lighting, noise, water run-off and increased traffic. Please give careful consideration to us "unfortunate" folks who by the luck of the draw, find our home at risk for the potential pitfalls of unsavory developers.

Thank you for your time and consideration!

Regards,

Mark & Betty Long
1385 Trescott Drive
Westfield, IN 46074

Jesse Pohlman

From: Amy Stewart <amystewart821@gmail.com>
Sent: Friday, June 10, 2016 10:55 PM
To: Jesse Pohlman
Subject: Subject: Harmony PUD District Amendment Petition: 1606-PUD-07

Dear Mr. Pohlman,

I am writing you this evening to provide my feedback and opposition to the above listed amendment. As a resident of Centennial, I feel that the proposed redesign is something that does not belong in such a community focused residential area. Please pass along this feedback to the City of Westfield.

Regards,

Amy Stewart
1226 Lewiston Dr.
Westfield, IN

Jesse Pohlman

From: Eric S. <emstewar@gmail.com>
Sent: Saturday, June 11, 2016 3:39 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment Petition: 1606-PUD-07

Dear Mr. Pohlman,

I am writing you this afternoon to provide my feedback to the above listed amendment to the plan design. As a resident of Centennial I am strongly opposed to the request to add a gas station and fast food to the corner of 146th and Ditch Rd.

The proposed redesign would forever change the lives of ALL residents in the surround miles.

We are already getting a CVS at the corner of 161st and Springmill. Additionally, Kroger just spent millions of dollars updating and improving the gas station to accommodate more consumers, and they did a great job with the overall design.

When I think of the proposal to add a gas station and fast food at a location such as 146th and Ditch Rd. I fear that it will open up the surrounding areas to additional development that is not residential.

If you have ever driven these roads after [10pm](#) then you would know that nothing is needed 24 hours a day. The surrounding neighborhoods are filled with residents like myself that chose this location and this city because of the quiet non commercial area that surrounds our neighborhood.

I feel that there isn't a need to RUIN the feel of OUR Westfield by allowing the proposed amendment to go forward.

Regards,

Eric Stewart
1226 Lewiston Dr.
Westfield, IN

Jesse Pohlman

From: Robert Goodlett <isobassbike@gmail.com>
Sent: Monday, June 13, 2016 12:28 AM
To: APC
Subject: Harmony Commercial Development at 146th and Ditch

As we will very soon be residents of Westfield having purchased a home in Harmony we have become aware of some issues related to the commercial development of the intersection of 146th St. and Ditch Road.

After reading the recent article in the IBJ, here are some thoughts that my wife, [Chin Mi Kim](#), and I have about the future development at 146th and Ditch. While we haven't moved into the neighborhood just yet, we feel that these issues are very important to the integrity of the neighborhood.

THOUGHTS ON HARMONY COMMERCIAL DEVELOPMENT

1.) Gas stations are usually not smack dab and so close to so many houses and neighborhoods. They are usually located on busier streets or thoroughfares, near other retail shops or connected to some other big business like grocery or super stores. Not on 2 lane road in a community of homes.

If they are really considering the neighborhoods and the residents in that area, they wouldn't even think that a gas station makes sense in that spot. Who builds a gas station just for the neighborhood. AND it's too far inland to attract other many others that would use it.

There are gas stations all along driving routes to and from work and convenient locations when people are out and about. Which they are ALL THE TIME!

It makes sense to have one closer to Clay Terrace, or over the bridge, if there isn't one there already.

2.) No one wants to "dine" with their family at a gas station cafe, no matter how nice. We are residents, not families passing through on vacation! There are enough drive through fast food joints near Grand Park and all the larger streets north, south, east and west of the future Crowley commercial area. There is no need for that in this community. We need restaurants that families can really dine in.

3.) Have the commission and Estridge driven around that area at different times of day??!! There is not that much traffic. Some passing through, but not enough through the whole day to warrant a gas station.

4.) They are going to get more retail business from all the surrounding neighborhoods that walk and have dining or places that stay open a little later on the weekends. Ice cream/coffee shops. They need to hear from the people living around that area and consider the Carmel residents across and down the street in all directions that go for miles what they would like to have there as well. The land is Westfield, but it does affect the Carmel residents too. The retailers will make a lot of money if Crowley builds wisely.

5.) For the whole hype of building a village and a lifestyle in that area....do they want shops and businesses that enhance or are they interested in another strip mall. Estridge may not really care about the residents, because he is thinking business for himself, but if he really cares about the "community", not just the "houses" he is building, he really should make a push to support what the residents feel they need or want in that space. We are NOT over reacting! We are trying to be proactive and not reactive, because we the residents care about the quality of life, not just convenience.

Obviously Estridge has had sells agents from the start tell home buyers what a village and great retail area that 146th and Ditch will be. That means he was misleading from the start and he is pushing or at least supporting any thoughts from the developer, that are not in any consideration or in line for the residents and the feel of the community he is building. Maybe is doesn't really care about the home owners, but just about building homes. There has to be some integrity, accountability and reliability.

I think he has given more thought into the club house at Harmony than he has for a bigger and more important development that will impact a whole community in Westfield and Carmel.

6.) I don't mind a drug store, but another CVS?

7.) Trader Joes, Fresh Market, or another grocery type of store would be perfect as there is not one near by for miles. That could serve Carmel, Westfield, even Noblesville, Zionsville and even Kokomo.

8.) Carmel has taken thoughtful consideration for developments in their neighborhood areas. Why doesn't Westfield. There is already a certain image that Carmel has of Westfield, why doesn't the Westfield commission try to up the scale of what they develop?

--

Robert Goodlett
Assistant Principal Contrabassist
Indianapolis Symphony Orchestra
QUATTRO STRING ACADEMY
Mobile Phone - 317.414.8190
SKYPE - isobassbike

"Never mistake activity for achievement" - John Wooden

Jesse Pohlman

From: Sidney Chang <nujac@earthlink.net>
Sent: Tuesday, June 14, 2016 11:04 AM
To: Jesse Pohlman
Subject: Proposed Gas Station

Attn: Westfield Plan Commission

Because the noise and traffic generate by the planning new Getgo gas station, we strongly object the reducing the buffer zones on our street from 20 feet to 10 feet. The City of Westfield shouldn't let the rule change to satisfy a single company's request. If the company want to build a gas station, it should follow the rule, changing the design plan to fit the local regulations. Being a resident of Carmel, I don't against the company invest locally, but being a resident at the neighbor hood, we don't want to see change the regulation to fit the request of Getgo. We wish the plan commission will reject the proposal of changing the buffer zone of the Getgo gas station.

Sidney Chang & Yana Sung
1677 W. 146th
Carmel, IN 46074 .

Jesse Pohlman

From: Grace, Helene C. <helene.grace@anthem.com>
Sent: Thursday, June 16, 2016 1:10 PM
To: Jesse Pohlman
Subject: Harmony PUD District Amendment (Mixed-Use District) - 1606-PUD-07

We are residents of Centennial, and oppose, please note for the record.

Helene

Helene Grace, Buyer I, NGS Procurement/Subcontract Administration

National Government Services, Inc. | 6081 E 82nd Street | Suite 300, INA103-AF58 | Indianapolis, IN 46250

Cell: 317- 954-8127 | Office: 317-436-1728 | Direct Dial: 200-1728 | Fax: 317-595-4362

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PETITION

We, the *Estridge* and *Weekley* neighbors of Harmony, would like you to know that we are in favor of the following items as regarding the commercial development being proposed at the corners of Ditch and 146th Street:

- 1. No gas station on either plot of land north or south of 146th.**
- 2. No fast food drive through restaurant on the plot of land north of 146th.**
- 3. Building architecture that fits in with that of the Harmony neighborhood and gives a village feel. See an example below of an existing CVS in Atlanta.**
- 4. Special attention given to layout and facilities that will promote a family atmosphere with pedestrian and bike movement along with automobiles.**
- 5. Change the code so that 146th street is not zoned the same as State Road 32 Changing this zoning would ensure future buildings at 146th and Ditch will fit within the architecture of the neighborhood.**



(An example of a CVS Pharmacy in Atlanta, GA that might be acceptable.)

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Natalie Vack	1444 Waterleaf Drive
Adonnel	1444 Waterleaf Dr.
Alice	1444 WATERLEAF DR.
ABlesinger	1458 Waterleaf Dr
Bob Blesinger	1458 Waterleaf Dr.
Chris Ford	1472 Waterleaf Dr.
Sam S	1472 Waterleaf Dr.
Ruth Bridger	1514 Waterleaf Dr.
Karen Bridger	1514 waterleaf Dr.
Deborah Hayek	1472 Farmhouse Dr
Gregory Horchler	1472 Farmhouse Dr
Susan Taylor	14941 Pollard Dr.
Mark Taylor	14941 Pollard Dr.
Lara Magnusson	1400 Waterleaf Dr
Marc Magnusson	1400 Waterleaf Dr.
Michaela Carr	14917 Pollard Drive

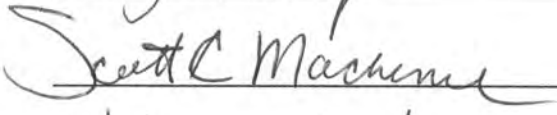
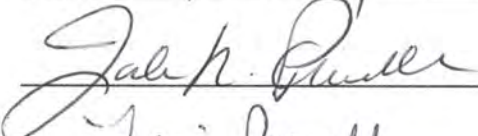
PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Andrew M. Lane	14917 Pollard Drive
Chet Balli	1499 Birdsong Drive
Rohit Balli	1499 Birdsong Drive
Zaffery	1456 Rosebank Dr.
Felix Vickery	1458 Birdsong Dr.
Susan Vickery	1458 Birdsong Dr.
Shelley D'Amico	1416 Birdsong Dr.
Mark S.	1416 Birdsong Dr.
Tom Hall	1440 Rosebank Dr.
Shu Hall	1440 Rosebank Dr.
Jani Jacob	1428 Rosebank Dr.
Jani Jacob	1428 Rosebank Dr.
James E. Anderson	14995 Pollard Dr.
Noomi Anderson	14995 Pollard Dr.
Paul	1471 Farmhouse Dr.
Paul	1471 Farmhouse Dr.

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
	1401 Farmhouse Dr.
	1429 Farmhouse Dr.
Nandie Wal Kowia K	1429 Farmhouse Dr.
Molly K. Hughes	1401 Farmhouse Dr.
	1416 Waterleaf Dr.
Hilary Machemer	1416 Waterleaf Dr.
BART ANDERSON & LKoe	14935 American Lotus Dr.
Matt Moody	14943 American Lotus Dr.
Tiffany Moody	14943 American Lotus Dr.
	1500 Farmhouse Dr.
Lori Powell	1500 Farmhouse Dr.
John & Susan Bass	14979 Pollard Drive
Adam Albright	1445 W. 151 st St.
Abby Albright	1445 W. 151 st St.
William Panchman	14971 Pollard Dr.
MICHAEL HEBENSTREIT	1457 BIRDSONG DR

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Shirley Hebenstreit	1457 Birdsong Dr.
Pam Lewis	1471 Birdsong Dr.
SL (STEVE LEWIS)	1471 Birdsong Dr.
Lee Bellamy	1429 Birdsong Dr.
Amanda Bellamy	1429 Birdsong Dr.
Tiffany Harrison	1430 Birdsong Drive
Joelle Ball	1472 Birdsong DR
Endon Perkins	1472 Birdsong DR
Ife Perkins	151 West 181st Street
Dave Rich	151 West 181st Street
Dan Rich	1486 Birdsong Dr.
Kelli Dorris	1525 BIRDSONG DR.
Lee Dorris	1557 Birdsong Dr.
W.C. Dorris	" "
Carol Cooper	" "
	14958 Dawnhaven Dr.

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
LOTTIE NORVEU	14958 Dawnhaven Drive
Patty Murray	1584 Rosebank Dr.
Toni Murray	1586 Rosebank Dr
Natalie S. Ponte	1574 Rosebank Dr
Joyce M. Jones	1574 Rosebank Dr
Libby J. Cay	1461 W. 151 st Street
Melinda Yuen	1469 W. 151 st St.
Dawn Yuen	1469 W. 151 st St
Mark Sack	1453 W. 151 st
Susan Sacks	1453 W. 151 st
GEORGE SHERMAN	1437 W. 151 st St
STEVE BRIDGEMAN	1499A POLLARD DR
Tammie Bridgeman	14999 Pollard Dr.
Debbie Rochester	14933 POLLARD DR.
Robert Goodlett	14957 Pollard Dr.
Chin Mi Kim	14957 Pollard DR

PETITION

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

NAME	ADDRESS
Kelley Swart	14949 Pollard Dr.
Daniel M. Gelfman	1404 ROSEBANK Dr.
Kyle Moore	1430 Waterleaf Dr.
Abby Moore	1430 Waterleaf Dr.
Quinn Rochester	14933 Pollard Dr.
Carla Schaaf	14925 Pollard Dr.
Mark Schaaf	14925 Pollard Drive
Laurie Laury	1594 Rosebank Dr.
John Laury	1594 Rosebank Dr.
Kimberly Hilder	1457 Farmhouse Dr.
Jeremy Hilder	1457 Farmhouse Dr.
KRISTIE TROY	1409 W. 151 ST ST

Jesse Pohlman

From: cooldrmom@aol.com
Sent: Tuesday, June 21, 2016 12:51 PM
To: Jesse Pohlman
Cc: atul@thecomputercenter.com
Subject: Proposed gas station on 146th and Ditch Road

Attn: Westfield Planning Commission

We vehemently oppose a gas station at the southwest corner of 146th and Ditch Rd. We feel this type of business (selling fuel, Cigarette, beer and wine, and being open late hours) will be a safety and pollution/environmental concern for our private setting residential area. We have private setting for recreation like tennis, swimming pool and horseback riding. This type of business will increase traffic, attract additional transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our quiet residential area. We have been residents for this property for about twenty years and we have made a substantial investment in our property and we feel this will change the setting. We feel our safety and privacy should be taken into account.

However, in the event that all the voices who opposed this misguided plan are not heard, we would like to put on record that the request for the reduction of the buffer zones from 20 feet to 10 feet be DENIED. We would also ask that the density of plantings be increased to 7 trees and 30 shrubs per 100 feet due to the nature and unsightliness of this type of business.

In addition, we request that all affected residents be provided with a detailed lighting plan to ensure that adequate care will be taken to reduce any and all light pollution directly affecting our home.

There are already several fueling stations in the near vicinity; we don't need more gas pollution. We do not want this gas station any closer to our home!!

Sincerely,

Atul & Reeta Bhargava
14588 Ditch Road
Carmel, IN 46074
317-848-1286

Jesse Pohlman

From: pani.chitturi@sbcglobal.net
Sent: Friday, June 24, 2016 5:49 PM
To: APC
Subject: PETITION

PETITION

We, the Kingsborough neighbors of the HARMONY PUD at 146th and Ditch Rd. Westfield, IN 46074, state that we are in agreement of the following items regarding the commercial development being proposed at the corner of 146th and Ditch:

1. NO GAS STATION NORTH OR SOUTH OF THE OLD OR NEW 146TH ST.
2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.
3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.
4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.
5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.

Petition We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council.

Thank you.

Name	Address
Pani Chitturi	14156 Ledgewood Way, Carmel IN 46032
Hema Chitturi	14156 Ledgewood Way, Carmel IN 46032

PETITION

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Petition

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Name	Address
Julie Wehrli	1415 5 3 Ledgebrook Way
Mark Wehrli	14153 Ledgebrook Way

PETITION

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- 2. NO FAST FOOD RESTAURANT WITH A DRIVE THRU NORTH OR SOUTH OF THE OLD OR NEW 146TH STREET.**
- 3. For the other commercial buildings planned for the Harmony PUD, the building architecture should fit in with the current structures of the Harmony neighborhood and that of Copper Trace, giving a village feel.**
- 4. Special attention is to be given to layout and facilities that will promote a family friendly atmosphere with pedestrian and bike movement along with automobiles.**
- 5. Do not use the State Rd. 32 overlay for the CVS. The area of 146th and Ditch is a residential one that should only support LIMITED light commercial, (bank branch, dry cleaners, coffee shop, etc.) not a commercial/industrial one.**

Petition

We, the undersigned, would appreciate your help in our efforts to see that the above items are a major piece of any proposal that will be considered by the Westfield Planning Commission and Westfield City Council. Thank you.

Name

Address

MARC Goldstein

1375 Kirklees Drive

Anne Conley-Goldstein

1375 Kirklees Drive

PETITION

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Name

Address

ZHONGHUA QI 

1372 Kingsgate Dr. Carmel, IN 46032