



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_04_2015

Monday, May 04, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 04, 2015 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

Appointment to the Board of Zoning Appeals

Approval of Minutes - April 20, 2015

Documents: [April 20, 2015](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1505-ZC-01

Windsor Estates (formerly Tomlinson Trace) Commitments

West side of Tomlinson Road, approximately 700 feet south of 199th Street

Drees Premier Homes, LLC requests a modification to the written commitments associated with the rezoning of property from the AG-SF1: Agriculture / Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 06-19.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Commitment Modification](#) | [Exhibit 4: Ordinance No. 06-19](#)

1504-ODP-09 & 1504-SPP-08

Windsor Estates

West side of Tomlinson Road, approximately 700 feet south of 199th Street

Drees Premier Homes by HWC Engineering requests review and approval of Overall Development Plan, Primary Plat and associated plat waivers for 26 single-family lots on approximately 24.5 acres +/-, located in the SF2 District.

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

1504-ODP-07 & 1504-SPP-06

Andover North, Sections 5-7

Northwest corner of 186th Street and Moontown Road

Site Solutions Group, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 80 single-family lots on approximately 37.42 acres +/-, located in the Andover North PUD.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Amendment Ordinance](#)

1503-PUD-03 [PUBLIC HEARING]

Grand Park Fieldhouse PUD

North side of 186th Street, west of Grand Park Boulevard

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District.

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Grand Park Fieldhouse PUD Ordinance](#) | [Exhibit 4 - Site Plan](#) | [Exhibit 5 - Elevations](#) | [Exhibit 6 - Landscaping Plan](#) | [Exhibit 7 - Development Plans](#)

1503-DDP-04 [PUBLIC HEARING]

Grand Park Fieldhouse

Portion of Lot 3 in the Grand Park Subdivision

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP and American Structurepoint, Inc. requests Detailed Development Plan review for a new indoor athletic facility located on approximately 8 acres in the Grand Park Fieldhouse PUD District.

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Grand Park Fieldhouse PUD Ordinance](#) | [Exhibit 4 - Site Plan](#) | [Exhibit 5 - Elevations](#) | [Exhibit 6 - Landscaping Plan](#) | [Exhibit 7 - Development Plans](#)

1505-DDP-07 [PUBLIC HEARING]

Urban Farmer

140 E. 161st Street

Noah Herron by Terra Site Development, Inc. requests Detailed Development Plan review of the remodeling and site improvements to accommodate an agritourism commercial business on approximately 2.96 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Special Exception & Variance Staff Report](#)

1505-ODP-12 & 1505-SPP-11 [PUBLIC HEARING]

William Trace

SW corner of 186th Street and Casey Road

GT Property Development, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat review of 88 single-family lots on approximately 40.26 acres +/- in the Springmill Trails PUD District.
Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Springmill Trails PUD District Ordinance](#)

1505-ODP-13 & 1505-SPP-12 [PUBLIC HEARING]

Grand Park Village – Lake Village Subdivision

SE corner of 186th Street and Grand Park Boulevard

D&W Farms, Inc. by Weihe Engineers requests review of an amendment to the Overall Development Plan and Primary Plat of approximately 18.89 acres +/- in the Grand Park Village PUD District.

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

1505-PUD-08 [PUBLIC HEARING]

Grand Park Village PUD Amendment

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Amendment Ordinance](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Site Plan](#) | [Exhibit 6: PUD Ordinance 12-46](#)

1505-DDP-08 [PUBLIC HEARING]

Cambria Hotels & Suites

Lot 6 of the Grand Park Village – Lake Village Subdivision

D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance and Detailed Development Plan review for a 153-room hotel on approximately 3.91 acres +/- on Lot 6 in the Grand Park Village – Lake Village Subdivision in the Grand Park Village PUD 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](#)

1505-PUD-07 [PUBLIC HEARING]

Lantern Park PUD

NE corner of 161st Street and Union Street, just east of Cool Creek

Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan & Character Exhibits](#) | [Exhibit 4: Ordinance 15-11](#) | [Exhibit 5: Neighbor's Meeting Summary](#) | [Exhibit 6: Petitioner's Narrative](#) | [Exhibit 7: Public Comment](#)

1504-PUD-06 [CONTINUED]

Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



Petition Number: 1505-ZC-01

Subject Site Address: West side of Tomlinson Road, south of 199th Street

Petitioner: Drees Premier Homes by HWC Engineering

Request: Modification to the written commitments associated with the rezoning of property from AG-SF1: Agriculture / Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 06-19, for Windsor Estates (formerly Tomlinson Trace).

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Vacant

Approximate Acreage: 24.5 acres+/-

Exhibits:

1. Department Report
2. Location Map
3. Commitment Modification (Resolution No. 1505-ZC-01)
4. Ordinance No. 06-19

Property History:

0602-REZ-01	Change of Zoning Ordinance 06-19 (04/10/06)
0708-DP-12	Development Plan (withdrawn)
0708-SPP-03	Primary Plat (withdrawn)
1504-ODP-09	Overall Development Plan (pending)
1504-SPP-08	Primary Plat (pending)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

In accordance with Article 10.6 Commitments of the Unified Development Ordinance (the “UDO”), a commitment made pursuant to the UDO, may be modified or terminated only by a decision of the Plan Commission or Board to which the commitment was made.

The decision must be made: (i) at a public hearing by the Plan Commission or Board, as the case may be, after notice of the hearing has been provided under the applicable Rules of Procedure; and (ii) following an introductory presentation of the proposed modification to the Council, prior to the public hearing, if the proposed modification is to a commitment originally made in connection with a change of zoning petition.

Any modification or termination of the commitments shall not be effective until: (i) reduced to writing in a form approved by the City; (ii) approved by the Plan Commission or Board, as the case may be; (iii) executed and notarized by the current Property Owner of the real estate; and, (iv) recorded in the Office of the Recorder of Hamilton County, Indiana.

An introductory presentation of the proposed modification of commitments was made at the April 13, 2015, Council meeting. This petition received a public hearing at the Plan Commission’s April 20, 2015, meeting.

PROJECT OVERVIEW

The 24.5-acre +/- site is located on the west side of Tomlinson Road, south of 199th Street (see **Exhibit 2**), and is currently undeveloped. The property is zoned the SF2: Single-Family Low Density (“SF2”) District, pursuant to Ordinance No. 06-19, adopted by the Council on April 10, 2006, with commitments (see **Exhibit 4**). The property was zoned SF2 in 2006 as part of a larger 41.7-acre +/- parcel.

A primary plat and development plan for the overall 41.7 acres +/- was filed in 2007 for 61 single-family residential lots; however, that primary plat and development plan were subsequently withdrawn. The 41.7 acres has since been split into the subject 24.5-acre parcel and an adjacent 15.3-acre +/- parcel located along the southwest corner of the property.

The petitioner now desires to develop the 24-acre parcel and has concurrently filed a request for approval of a Primary Plat (see 1504-SPP-08) and Overall Development Plan (see 1504-ODP-09), which received its public hearing at the Plan Commission’s April 20, 2015, meeting. As a result, the petitioner is requesting to modify the commitments (see **Exhibit 3**) in order to accommodate the proposed twenty-six (26) lot single-family residential subdivision.

This modification of commitments is primarily intended to address the following:

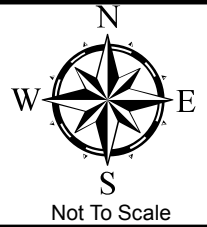
1. Remove or refine commitments that no longer apply or that need adjusted as a result as only 24 acres+/- of the 42 acres+/- being developed;
2. Refine commitments to address the petitioner’s particular home plans and desired neighborhood character; and
3. Remove commitments that are no longer necessary as a result of the Unified Development Ordinance.

The Modified Commitments are included at **Exhibit 3**. The Modified Commitments incorporate: (i) a Tree Preservation Photo Survey (Exhibit B of the Modified Commitments) depicting the perimeter tree lines to still be preserved; (ii) a Concept Plan (Exhibit C of the Modified Commitments) depicting the Wetland Conservancy Area to still be maintained; and (iii) a Character Exhibit (Exhibit E of the Modified Commitments) depicting the established benchmark for the quality and appearance of homes within the development. The Modified Commitments only apply to the 24.5-acre parcel.

DEPARTMENT COMMENTS

- 1) This petition is now eligible for action by the Plan Commission to either approve or deny the requested commitment modification.
- 2) If the Plan Commission is inclined to approve the commitment modification, then the Department recommends as a condition of approval that **“the commitment modification instrument shall be recorded prior to the approval of the secondary plat for the property and that the recorded commitment modification shall be cross-referenced on the recorded secondary plat.”**
- 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.

Property Location Map
Windsor Estates
1504-SPP-08 & 1504-ODP-09

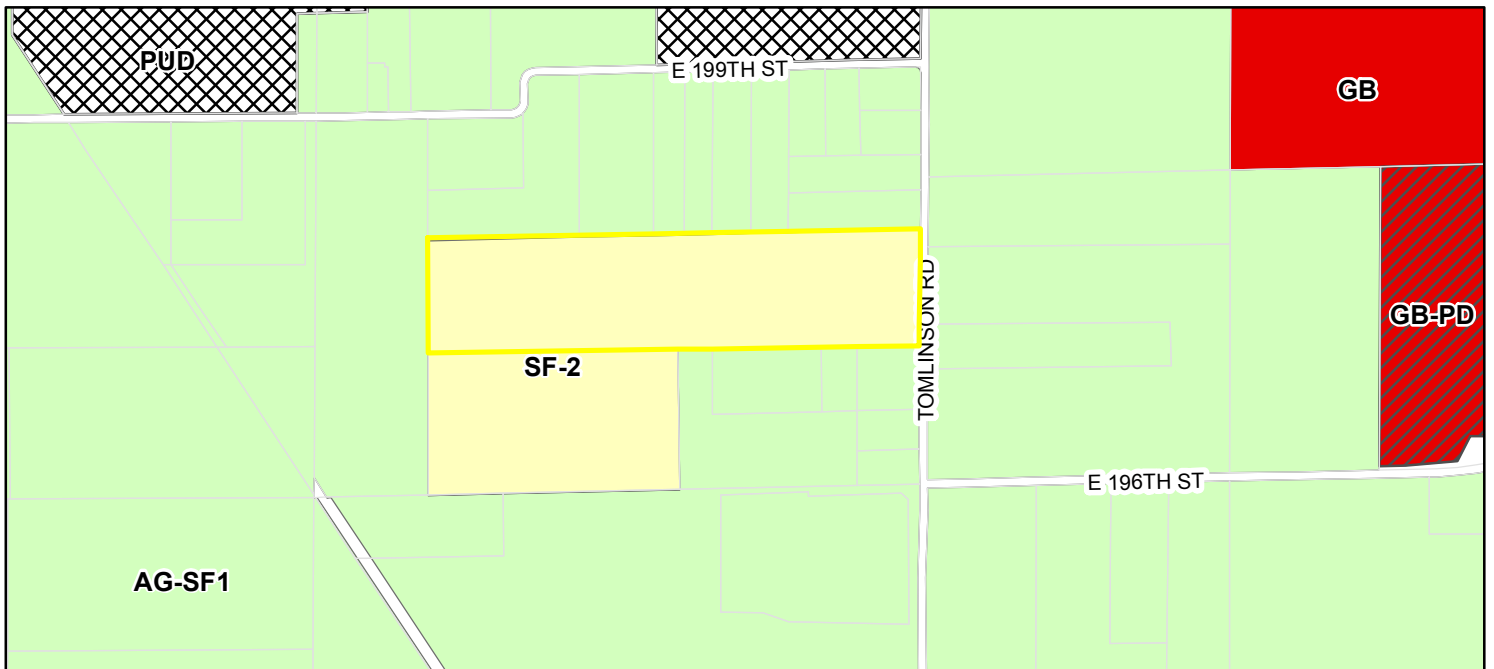


Aerial Location Map

 Site



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)	 GB-PD (General Business - Planned Development)	 MF-2 (Multiple Family - 2)	 SF-3 (Cluster (Single Family - 3 Cluster))
 AG-SF1I (Agriculture - Single Family - 1 In-town)	 GO (General Office)	 OI (Open Industrial)	 SF-4 (Single Family - 4)
 EI (Enclosed Industrial)	 LB (Local Business)	 OI-PD (Open Industrial - Planned Development)	 SF-4 Pre-1994 (Single Family - 4 Pre-1994)
 EI-PD (Enclosed Industrial - Planned Development)	 LB-H (Local Business - Historical)	 SB-PD (Special Business - Planned Development)	 SF-5 (Single Family - 5)
 GB (General Business)	 LB-PD (Local Business - Planned Development)	 SF-2 (Single Family - 2)	 SF-A (Single Family - Attached)
	 MF-1 (Multiple Family - 1)	 SF-3 (Single Family - 3)	

RESOLUTION 1505-ZC-01

A RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION MODIFYING WRITTEN COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

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

WHEREAS, on April 6, 2006, the Westfield Council (the "Council") enacted Ordinance 06-19, recorded as Instrument No. 200600020816 in the Office of the Recorder of Hamilton County, Indiana, which rezoned the subject real estate more particularly described in **Exhibit A** (the "Real Estate") from the AG-SF1: Agriculture / Single-Family Rural District to the SF2: Single-Family Low Density District;

WHEREAS, commitments concerning the use and development of Real Estate, recorded as an exhibit to Instrument No. 200600020816 in the Office of the Recorder of Hamilton County, Indiana, were made to the Council effective upon the Council's enactment of Ordinance 06-19 (the "Previous Commitments");

WHEREAS, Drees Premier Homes, LLC, has filed a petition (Petition No. 1505-ZC-01), with the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") requesting a modification of the Previous Commitments with regard to the Real Estate, attached hereto as **Exhibit B** (the "Modification");

WHEREAS, the Real Estate subject to the Modification is a part of the real estate originally subject to Ordinance 06-19 and the Previous Commitments;

WHEREAS, in accordance with the Unified Development Ordinance (Article 10.6), an introductory presentation of the Modification was made to the Council on April 13, 2015;

WHEREAS, the Plan Commission (the "Commission") held a public hearing of the Modification on April 20, 2015 (the "Public Hearing");

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

NOW THEREFORE BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

SECTION I. The Modification of the Previous Commitments with regard to the Real Estate, attached hereto as **Exhibit B** (the “Modification”) is hereby approved.

SECTION II. The Previous Commitments are hereby replaced and superseded in its entirety by the Modification, with respect to the Real Estate.

SECTION II. In accordance with the Unified Development Ordinance (Article 10.6), this Modification is not effective until executed and notarized by the current property owner of the Real Estate and recorded in the Office of the Recorder of Hamilton County, Indiana.

PASSED THIS ____ DAY OF _____, 2015, BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, HAMILTON COUNTY, INDIANA.

Randell Graham, President
Westfield-Washington Township
Advisory Plan Commission

ATTEST:

Matthew S. Skelton, Secretary
Westfield-Washington Township
Advisory Plan Commission

EXHIBIT A

REAL ESTATE

A part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 24, Township 19 North, Range 3 East; thence along the East line of Southwest Quarter North 00 degrees 21 minutes 24 seconds East 609.50 feet to the Point of Beginning for this description; thence North 00 degrees 21 minutes 24 seconds East 497.70 feet; thence South 88 degrees 38 minutes 44 seconds West 2164.00 feet; thence South 00 degrees 13 minutes 15 seconds East 497.57 feet; thence North 88 degrees 38 minutes 44 seconds East 2158.98 feet to the Point of Beginning containing 24.5 acres more or less.

EXHIBIT B

MODIFICATION OF COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference No. 200600020816 & [insert recent property deed]

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

WHEREAS, on April 6, 2006, the Westfield Council (the "Council") enacted Ordinance 06-19, recorded as Instrument No. 200600020816 in the Office of the Recorder of Hamilton County, Indiana, which rezoned the subject real estate more particularly described in **Exhibit A** (the "Real Estate") from the AG-SF1: Agriculture / Single-Family Rural District to the SF2: Single-Family Low Density District;

WHEREAS, commitments concerning the use and development of Real Estate, recorded as an exhibit to Instrument No. 200600020816 in the Office of the Recorder of Hamilton County, Indiana, were made to the Council effective upon the Council's enactment of Ordinance 06-19 (the "Previous Commitments");

WHEREAS, Drees Premier Homes, LLC, has filed a petition (Petition No. 1505-ZC-01), with the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") requesting a modification of the Previous Commitments with regard to the Real Estate, as incorporated herein (the "Modification");

WHEREAS, the Real Estate subject to the Modification is a part of the real estate originally subject to Ordinance 06-19 and the Previous Commitments;

WHEREAS, in accordance with the Unified Development Ordinance (Article 10.6), an introductory presentation of the Modification was made to the Council on April 13, 2015;

WHEREAS, the Plan Commission (the "Commission") held a public hearing of the Modification on April 20, 2015 (the "Public Hearing") and approved the Modification in accordance with Resolution No. 1505-ZC-01;

NOW THEREFORE, Drees Premier Homes, LLC (the "Developer") makes the following commitments to the Westfield-Washington Township Advisory Plan Commission regarding the use and development of the Real Estate, to be known as "Windsor Estates":

Section 1. Modification of Previous Commitments:

This Modification, as set forth herein, replaces and supersedes the Previous Commitments in its entirety, as applicable to the Real Estate.

Section 2. Statement of Commitments:

This Modification shall run with land, be binding on the owner(s) of the Real Estate, subsequent owners of the Real Estate and other persons acquiring an interest therein.

- A. The Developer shall have prepared and recorded covenants and restrictions on the Real Estate (the "Covenants"). The Covenants shall include a requirement that the minimum landscaping per home lot shall include (the sizes listed are the minimum sizes at the time of planting):
- (1) All Home Lots:
 - Ornamental Tree (2" caliper)
 - (4) Spreading Yew (18")
 - (4) Spreading Juniper (18")
 - (1) Dwarf Burning Bush (24")
 - (1) Spreading deciduous plant (3 gallon)
 - (2) Broadleaf evergreen plant (2 gallon)
 - Sod in front yard
 - (2) All Home Lots with a side load garage shall also include the following:
 - Broadleaf evergreen bush 18"
 - (2) Spreading deciduous plant 3 gallon
 - (3) Broadleaf evergreen plant
 - (3) The Developer shall have the right to make substitutions comparable in quality, size and value when necessary.
- B. The existing trees along the Real Estate's northern property lines shall be preserved within a tree conservation easement ("Easement") as depicted in the photographs attached hereto as **Exhibit B**. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Easement.
- C. The common area, as depicted on the Concept Plan attached hereto as **Exhibit C**, shall contain a "Wetland Conservancy Area" with a minimum of one (1) acre to be maintained by the Real Estate's homeowners' association. The exact location and maintenance standards for the Wetland Conservancy Area shall be established by the Covenants.
- D. Final construction plans for the Real Estate shall include masonry entry walls substantially similar in character to the photograph attached hereto as **Exhibit D**.

- E. The maximum number of homes on the Real Estate shall be twenty-six (26).
- F. The Minimum Living Area (exclusive of porches, basements, and garages) for homes on the Real Estate shall be as follows:
 - (1) Single Story: 2,400 square feet
 - (2) Two-Story: 2,690 square feet, with a minimum of 1,250 square feet on the first floor
- G. Vinyl and aluminum siding shall be prohibited. The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the development's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of homes on the Real Estate. The City of Westfield Economic and Community Development Department (the "Department") shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Modification and applicable ordinances. The Department's determination may be appealed to the Plan Commission.
- H. All homes shall be a minimum two-car garage. A minimum of thirteen (13) of the homes shall be side, courtyard or rear loaded, as lot configuration and home footprint dictate.
- I. A visual tree inventory will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved. Such inventory shall be provided as part the Real Estate's Overall Development Plan and Primary Plat applications to the Department.

Section 3. Modification of Commitments

These commitment shall continue in effect until modified or terminated. These commitments may be modified or terminated only in accordance with the Unified Development Ordinance, following a decision made at a public hearing after notice has been given in accordance with the Unified Development Ordinance and the Plan Commission's Rules of Procedures.

Section 4. Effective Date

These commitments shall be effective upon the approval of Resolution 1505-ZC-01 by the Plan Commission and after these commitments has been executed and notarized by the current property owner of the Real Estate and recorded in the Office of the Recorder of Hamilton County, Indiana.

Section 5. Recording

The undersigned hereby authorizes the Department to record these commitments in the Office of the Recorder of Hamilton County, Indiana, upon approval of Resolution 1505-ZC-01.

Section 6. Enforcement

These 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.

IN WITNESS WHEREOF, the Developer has caused this commitment to be executed as of the _____ day of _____, 2015.

DREES PREMIER HOMES, LLC
An Indiana Limited Liability Corporation

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named _____, as _____ for and on behalf of Drees Premier Homes, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing instrument to be his/her voluntary act and deed.

WITNESS, my hand and notarial seal this ____ day of _____, 2015.

My Commission Expires:

Notary Public

County of Residence:

Printed Name

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 24, Township 19 North, Range 3 East; thence along the East line of Southwest Quarter North 00 degrees 21 minutes 24 seconds East 609.50 feet to the Point of Beginning for this description; thence North 00 degrees 21 minutes 24 seconds East 497.70 feet; thence South 88 degrees 38 minutes 44 seconds West 2164.00 feet; thence South 00 degrees 13 minutes 15 seconds East 497.57 feet; thence North 88 degrees 38 minutes 44 seconds East 2158.98 feet to the Point of Beginning containing 24.5 acres more or less.

EXHIBIT B
[see following page]



PHOTO 4094



PHOTO 4103



PHOTO 4112



PHOTO 4097



PHOTO 4104



PHOTO 4114



PHOTO 4099



PHOTO 4109



PHOTO 4116

EXHIBIT E

REVISIONS		
DATE	DESCRIPTION	BY



HWC
ENGINEERING

INDIANAPOLIS – TERRE HAUTE
LAFAYETTE – SCOTTSBURG
www.hwcengineering.com

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
TREE PRESERVATION PHOTOS
(NORTHERN BOUNDARY)

DRAWN BY
TD

CHECKED BY
SD

DATE
MARCH 2015

SCALE
AS SHOWN

SHEET

JOB NUMBER
2014-236

L1.1
TREE PRESERVATION
PHOTOS

EXHIBIT C CONCEPT PLAN

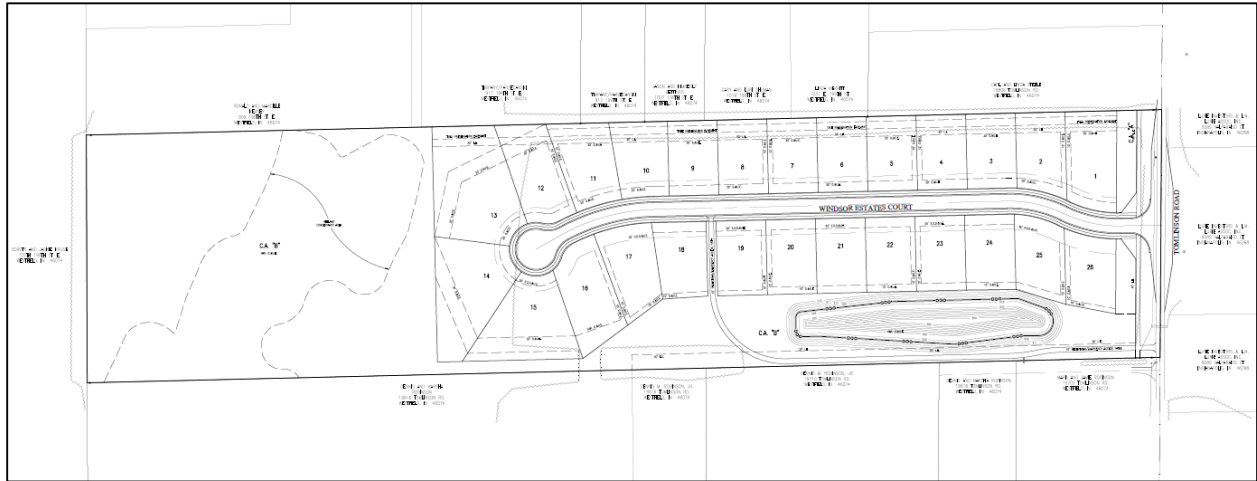


EXHIBIT D
ENTRY DESIGN CONCEPT

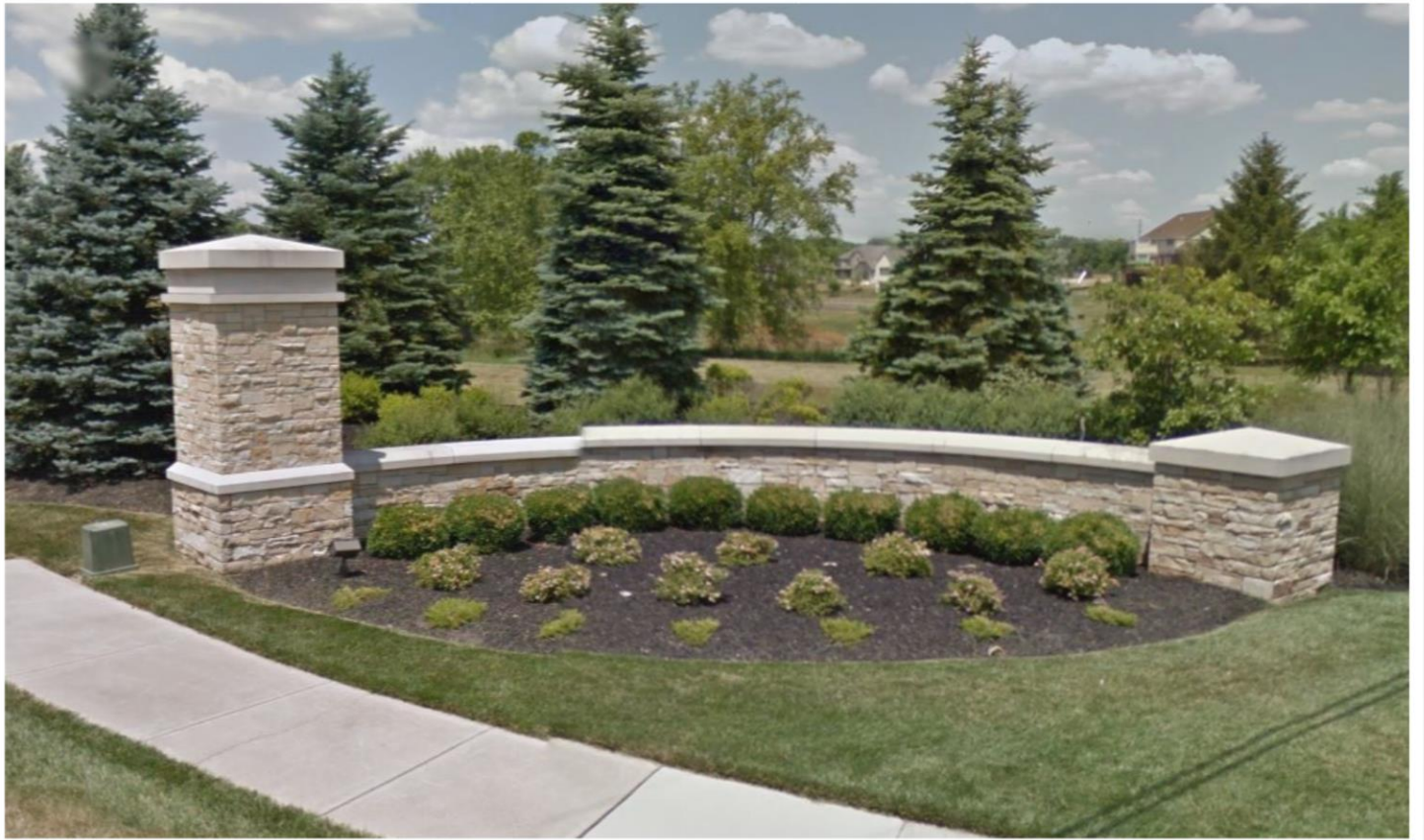


EXHIBIT E
CHARACTER EXHIBIT



47.00
(19)

ORDINANCE NO. 06-19

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

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

WHEREAS, the Westfield-Washington Township Plan Commission (“Commission”) considered a petition (docket 0602-REZ-01) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on March 27, 2006; and

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

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

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

The zoning classification of the real estate described in Exhibit A (hereinafter the “Real Estate”), attached hereto and incorporated herein by reference be changed to SF-2. All descriptions included in the document described as “Tomlinson Terrace Request for Zoning Change”, are part of the zoning map changes.

Commitments identified on document attached noted "Revised March 23, 2006" and presented at the APC on March 27, 2006 are also part of the zoning map changes associated with this rezone.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 10 DAY OF

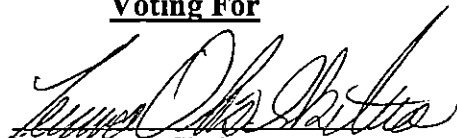
April, 2006.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain


Teresa Otis Skelton

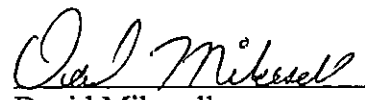
Teresa Otis Skelton

Teresa Otis Skelton


Jack Hart

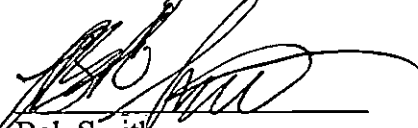
Jack Hart

Jack Hart


David Mikesell

David Mikesell

David Mikesell


Bob Smith

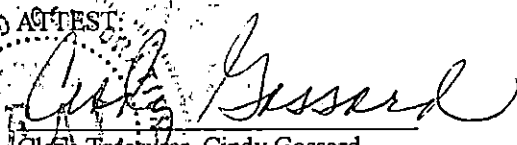
Bob Smith

Bob Smith


Ron Thomas

Ron Thomas

Ron Thomas


Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

4/5/2006

Ordinance 06-19
Rezone AG-SF1 to SF-2
19720 N. Tomlinson Road

Exhibit A

LAND DESCRIPTION (41.73 ACRES)

Part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more fully described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 24; thence along the approximate center line of Tomlinson Road and the Quarter Section line, North 00°00'00" East 609.23 feet to the Point of Beginning; thence South 90°00'00" West 912.63 feet; thence South 00°00'00" West 609.23 feet; thence along the Section line, South 90°00'00" West 1231.44'; thence North 00°00'00" East 1106.70 feet; thence North 90°00'00" East 2145.00 feet; thence along the approximate center line of said Tomlinson Road and said Quarter Section line, South 00°00'00" West 497.47 feet to the Point of Beginning, containing 41.73 Acres, more or less.

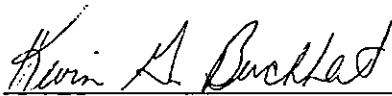
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, March 27, 2006, to consider proposed change in zoning of 41.73 acres from the AG-SF1 District to the SF-2 District, 0602-REZ-01. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0602-REZ-01 19720 North Tomlinson Road.
P. C. Wright & Co. requests a change in zoning
for approximately 41.73 acres, from the
AG-SF-1 District to the SF-2 District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0602-REZ-01 (7-0-1).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 27, 2006.



Kevin G. Buchheit, AICP, Secretary

March 27, 2006

Date

Tomlinson Terrace Subdivision
Commitments of PC Wright & Co.; Developer
To: City Council Members
Advisory Plan Commission Members
Planning Staff
Comprehensive Plan Subcommittee

Commitments:

1. The Developer shall dedicate 40 ft ½ right-of-way along west side of Tomlinson Road.
2. Developer shall purchase and dedicate 40 ft ½ right-of-way along north side of **future** 196th Street extension westward beyond Tomlinson Road prior to Final Plat Recording. The right of way shall be contiguous to the projects southern property line.
3. When the covenants are written, each lot shall have a minimum of \$6,000.00 in landscaping.
4. Dedication of Tree Preservation Areas: 30 ft along the north property line and 40 ft along the south property line.
5. The common area within the subdivision shall contain a Conservancy Area equal to one (1) acre to be maintained by the HOA. The maintenance program will be defined in the future Covenants and Restrictions.
6. Final construction plans shall include the following in the design of entry to the subdivision: Masonry walls lighted landscaping and fountains in the entry ponds shall be included in the Final Construction Plans.
7. A walking path from subdivision to 196th Street right of way to access Westfield-Washington School Corporations intended 'trail head' at the southwest corner of the project shall be included in the Final Construction Plans.
8. Developer to provide 8 ft wide asphalt path along west side of Tomlinson Road.
9. Maximum number of lots on these 41.73 acres shall be 70.
10. All homes in the subdivision will be a minimum of 1800 sq. ft. of heated living space on the main level (not including basements, garages, porches, etc.) for two story homes with a overall heated minimum of 3000 sq. ft. and a minimum of 2400 sq. ft. of heated living space for ranch style homes.

RECEIVED

APR 05 2006

Revised March 23, 2006

WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

11. Developer will act as the Architectural Review Committee to insure the exterior of the homes are uniquely created by all builders. All home exteriors will consist of a majority of brick, stone, other masonry material, or wood siding, supplemented with fiber cement type siding. No vinyl or aluminum siding except for soffits, windows and exterior doors. No wood sheet products will be used as an exterior finish on any home.
12. All garages will be at least two car capacities and a minimum of 36 lots will be side/rear load as lot configuration and home footprint dictates.
13. **A tree inventory will be made to identify the quantity and quality of trees to be preserved prior to obtaining an Improvement Location Permit to construct houses.**
14. **There will be no trees within the dedicated Right-of-Way or Utility Easements. It is the responsibility of the Developer to remove trees, at Developer's expense, from the dedicated right of way of Tomlinson Road and replace those removed trees with 'Road Frontage Trees' per the Town of Westfield ordinances.**

Chuck Wright, President, PC Wright & Co., Inc.

**“TOMLINSON TERRACE”
REQUEST FOR ZONING CHANGE
WESTFIELD TOWN COUNCIL
FIRST CONSIDERATION**

By

Anderson & Associates

For

P C Wright & Co.

February 8, 2006

TOMLINSON TERRACE

42 ACRES +/-

TOMLINSON ROAD, WESTFIELD

CURRENT ZONING: AG-SF1

REQUESTED ZONING: SF2

Tomlinson Terrace Subdivision Data Summary

Acreage	41.73
Number of Lots	60 Equals 1.31 dwelling/ac
Common area	3.43 acres equals 8%
Lineal Feet of Road	0.75 miles
Sanitary outlet	10 in. Diameter-Tomlinson R/W
Domestic Water	12 in. Diameter-Tomlinson R/W
Storm Water	Eastward outlet 12" CMP under Tomlinson Road Western outlet is into Isaac Jones Drain
Electrical	Cinergy
Natural Gas	Vectren
Cable	Insight Cablevision
Fiber Optics/Internet Access	Verizon Enterprise Solutions
Right of Way Dedication For Tomlinson and 196 th Street Extension	40ft ½ R/W for Collector Road Without a median
Traffic Generation	513 Trips/day
School System Students	24 additional students (For homes averaging \$400K) (60 lots, 0.4 students Per lot)

Landscaping	Boulevard Trees by Builders, Two (2) per Lot, 4 per corner lot
Landscaping Allowances	\$6000 in Material-Plants & Shrubs
Site Amenities	Masonry Wall Entry with Ponds In Entry design Island Common Area For Playground Walking Path to School
Tree Preservation	40 ft wide on both North & South Property lines

Tomlinson Terrace Subdivision

Location

The project lies immediately north of the Westfield Washington Schools property at Tomlinson Road and 196th Street in the northwest quadrant of that intersection. (Approx. 19702 Tomlinson)

Zoning and Platting

Subdivision zoning request is SF-2 allowing 2 homes per gross acre. Current Preliminary Plat design allows for 60 lots on 41.73 acres, which equates to 1.31 homes per gross acre. The lot price range will be in the \$90,000 to \$145,000 per lot. The 1/3 rd plus acre lots will demand a complete home cost, including lot, to be in the \$400,000 to \$600,000 price range.

Road Infrastructure

Westfield Public Works has indicated the desire to dedicate R/W for the future extension of 196th Street along the southern boundary of the subdivision. After discussing options with the Westfield Washington School Corporation, it was agreed that the developer would, and could, purchase the 40 ft half R/W from the school corporation. This right of way would be dedicated to the Town of Westfield and extend from Tomlinson Road to the eastern boundary of the School Corporations property. The School Corporation would then dedicate an additional 40 ft of right of way to make the full right of way width 80 ft for a non-median collector street. The eastern end of 196th Street would tee into the future right of way of Oakridge Road. The Hamilton County Thoroughfare Plan calls for a future extension of Oakridge Road as a Secondary Parkway from SR 32 to SR 38 through this location. The Monon Trail passes through this intersection also.

Utilities

Sanitary

Current Sanitary infrastructure exists at the intersection of 196th Street and Tomlinson Road. The existing 10" sanitary line flows south along Tomlinson Road. The intent of the developer is to extend the sanitary sewer westward through the subdivision with an 8" diameter PVC sewer main to the furthest reaches of the property at minimum slope therefore maximum depth. This will facilitate providing sanitary service to property owners west of the subdivision.

Domestic Water

Current water infrastructure exists at the intersection of 196th Street and Tomlinson Road and consists of a 12" diameter main. The intent of the developer is to extend this water main through the subdivision to the western most property line with a 10" main with smaller pipes looping off the main to service the subdivision. The intent is to provide water service to the property owners west of the subdivision for future development.

Storm Water

The natural storm water sheds on this property is split east and west with a break line approximately 3/4ths of the way in from the entrance to the subdivision on Tomlinson Road. The storm water management design will focus on creating four (4) smaller wet detention ponds within the subdivision. The wooded area to the west will flow to the Isaac Jones Drain, which is a tiled legal county drain. The landowner to the west has promised to give a drainage easement across his land for access to the tile.

See attached map of the subdivision.

The eastern portion of the property naturally flows toward and under Tomlinson Road. There is a small headwater stream on the east side of Tomlinson Road. This will serve as the outlet for the eastern 3/4ths of the property. The three wet detention ponds will serve as water features for the main entrance to the subdivision and for the playground common area inside the property.

Site Amenities and Landscaping

Entrance

The entry will be custom designed to enhance the rural feeling now established along Tomlinson Road. The landscaping will be exceptionally colorful and will be illuminated with in the evening to draw attention to signage and the landscaping. The entry ponds will have fountains with a backdrop of undulating landscape with a background of light colored masonry wall.

Boulevard Landscaping

Each Builder will be required to plant and maintain two (2) hardwood trees in the front yard of every home. In addition the Builder will plant and maintain two (2) boulevard trees between the sidewalk and back of curb. In addition to new plantings the developer is dedicating Tree Preservation areas along the north and south property lines. The northern area will be 30 ft wide and the southern area will be 40 ft wide. These areas will protect the mature trees currently in place along the fencerows and will help screen the subdivision from neighbor's view. Each builder will be required to spend a minimum of \$6000 on landscaping plant and shrubs. This amount will not include mulch annuals, perennials or any labor.

Utilities

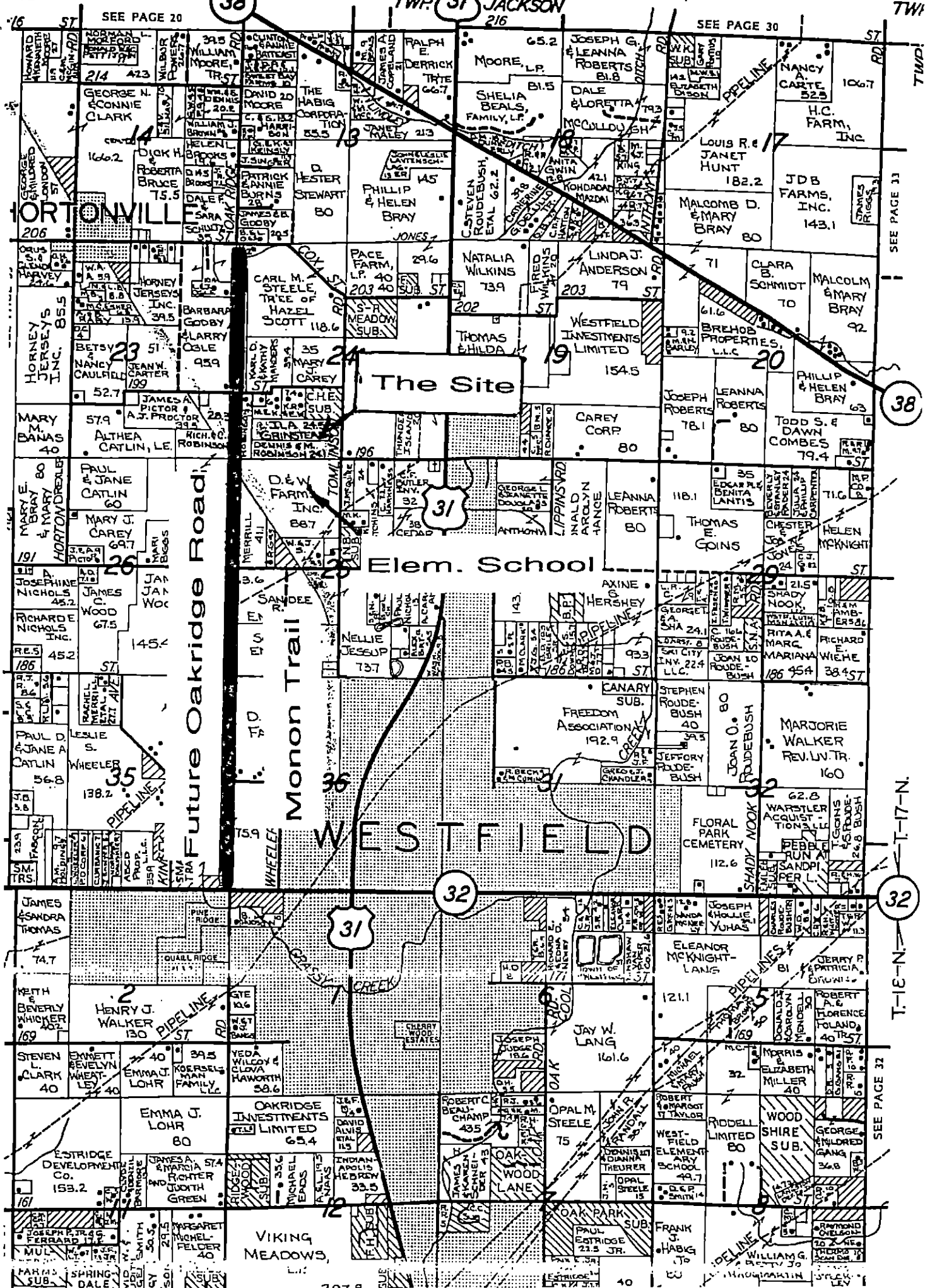
The common utilities will be provided such as electric, natural gas, cable and telephone service. In addition it is the intent of the developer to include a fiber optic intranet/internet service that will

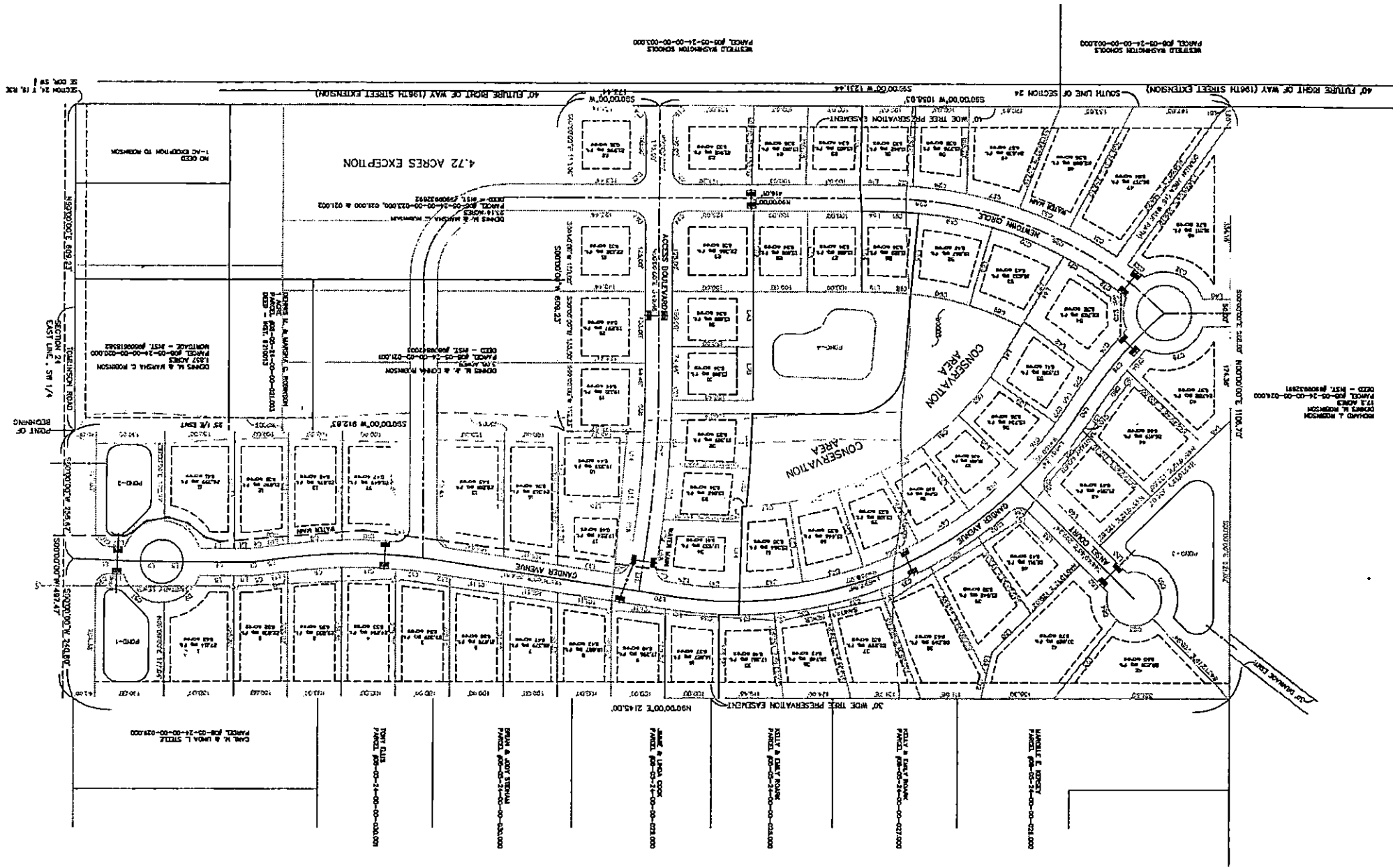
be interconnected to the Westfield Washington School Corporation. Verizon Enterprise Solutions will design this system.

Desired Use and Enjoyment

The Developer's intent is to construct a Custom to Semi-Custom home subdivision that has eye appealing street sense and elegant architecture. The intent is to not have any identical homes and have many homes with unique architectural features frequently found in The Village of West Clay, Carmel. The Builder/Builders are not yet determined but as this traditional custom home subdivision comes online for lot sales the Developer expects 20 lots to be sold at an initial lot drawing some time in the late summer of 2007.

SEE PAGE 11



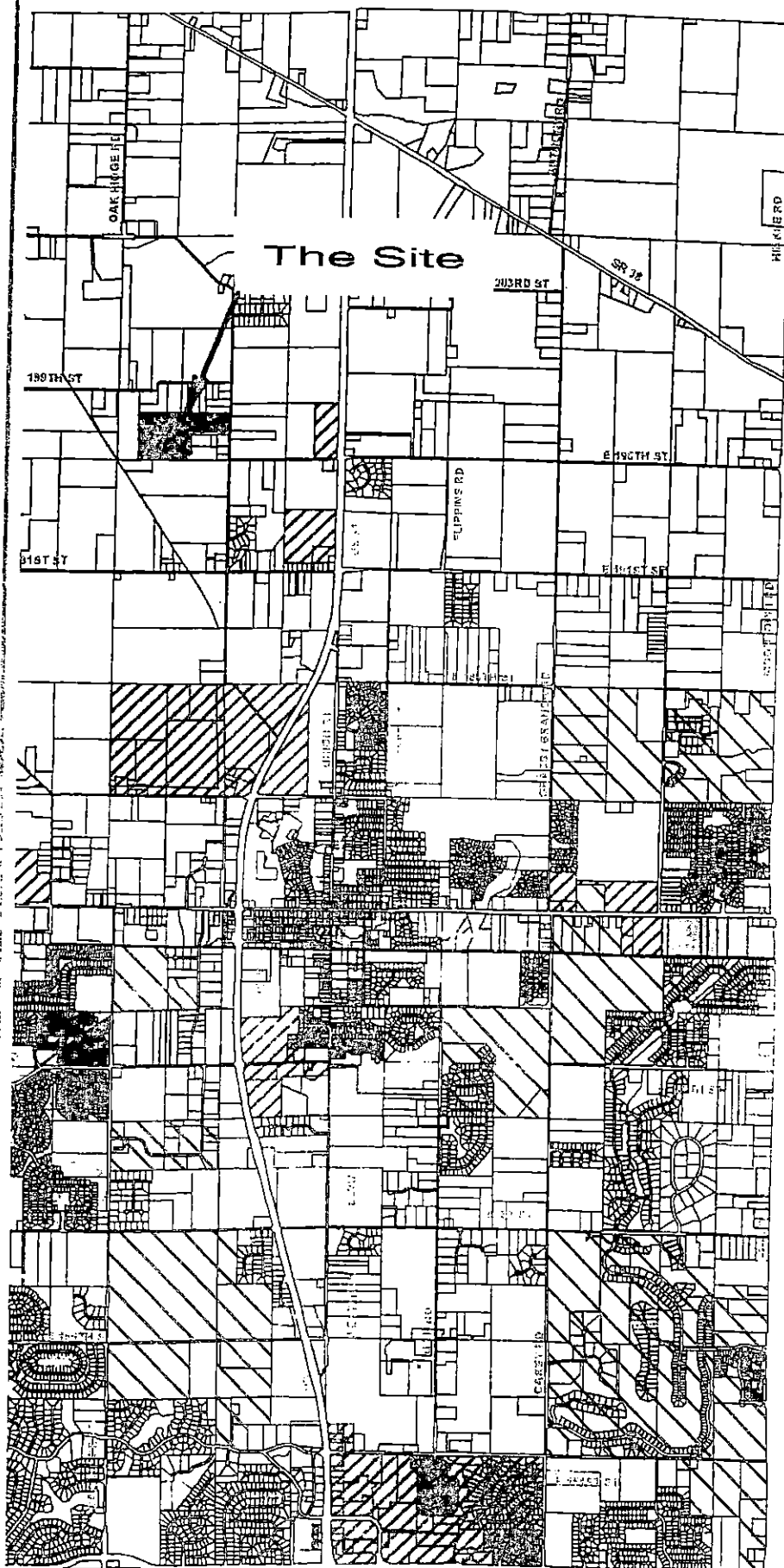


GIS
WINDFALL TOWNSHIP
PUBLIC WORKS

	AG-SF1
	ROW
	AG-SF11
	SF-2
	SF-3
	SF-3 (Cluster)
	SF-4
	SF-4 (Pre-1994)
	SF-5
	MF-1
	MF-2
	LB
	LE-H
	LB-PD
	GB
	GB-PD
	SB-PD
	GO
	GO-PD
	EI
	EI-PD
	OI
	OI-PD
	PUD

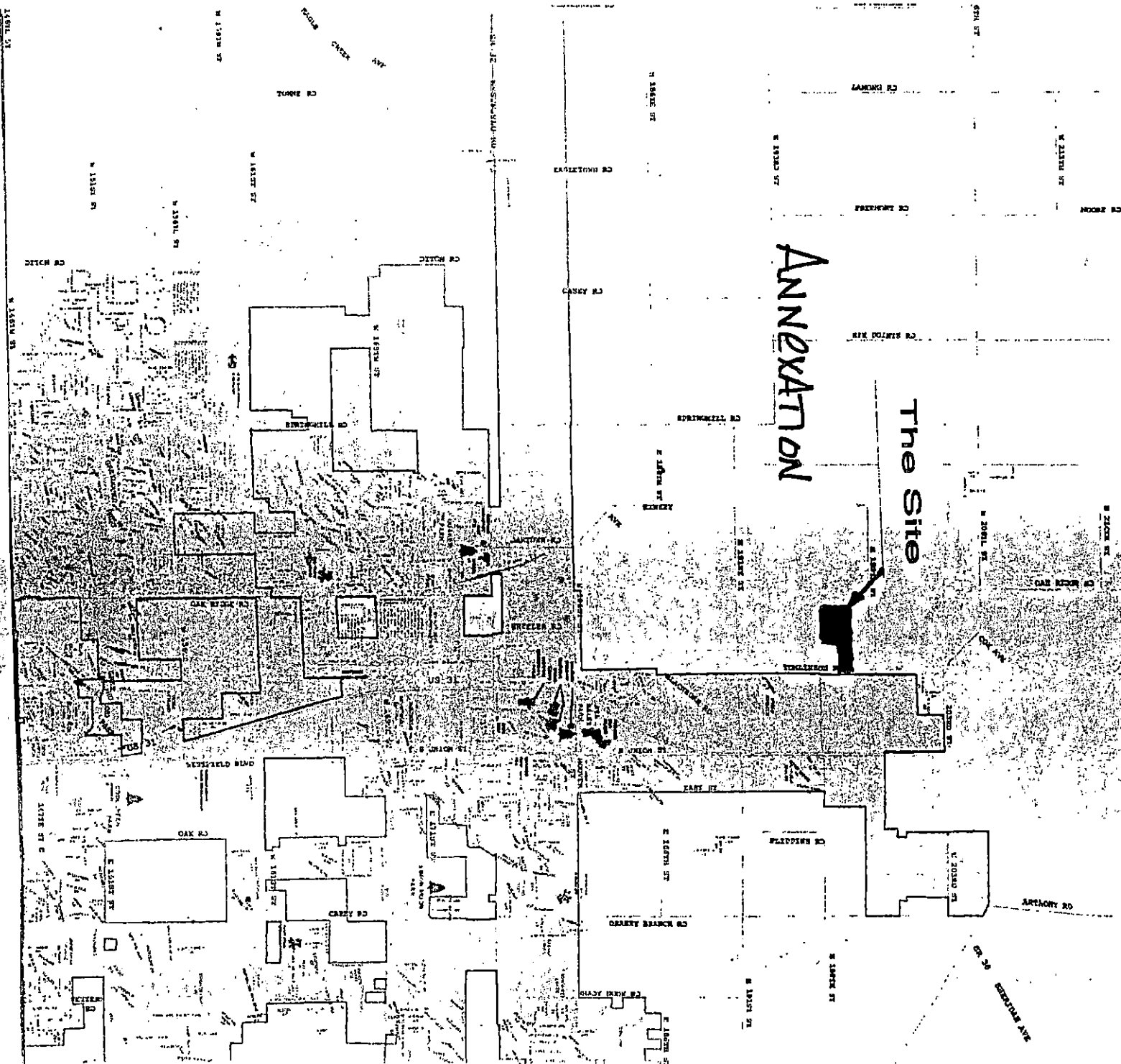
FRANKLIN
 FROM OUR SECTION
 THE FRANKLIN
 LECTURES
 Social Reform
 Bob Smith
 Ron Thomas
 FRANKLIN FROM MANAGER
 THE FRANKLIN

AUGUST 1, 2005



THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC, UNLESS IT IS DETERMINED THAT DISCLOSURE OF THE INFORMATION WOULD BE DETRIMENTAL TO THE NATIONAL DEFENSE. AUTHORITY: 50 U.S.C. 3025.

The Site





Petition Number: 1504-SPP-08 & 1504-ODP-09

Subject Site Address: West side of Tomlinson Road, south of 199th Street

Petitioner: Drees Premier Homes by HWC Engineering

Request: Primary Plat and Overall Development Plan review for **Windsor Estates** consisting of 26 single-family lots, and associated waivers.

Current Zoning: SF2: Single-Family Low Density District

Current Land Use: Vacant

Approximate Acreage: 24.5 acres+/-

Exhibits:

1. Department Report
2. Location Map
3. Primary Plat
4. Overall Development Plan

Property History:

0602-REZ-01	Change of Zoning Ordinance 06-19 (04/10/06)
0708-DP-12	Development Plan (withdrawn)
0708-SPP-03	Primary Plat (withdrawn)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 24.5-acre +/- site is located on the west side of Tomlinson Road, south of 199th Street (see **Exhibit 2**), and is currently undeveloped. The request is for approval of a Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) (collectively, the "plans") for a twenty-six (26) lot single-family residential subdivision.

The property is zoned the SF2: Single-Family Low Density ("SF2") District, pursuant to Ordinance No. 06-19, adopted by the Council on April 10, 2006, with commitments. The property was zoned SF2 in 2006 as part of a larger 41.7-acre +/- parcel.

A primary plat and development plan for the overall 41.7 acres +/- was filed in 2007 for 61 single-family residential lots; however, the primary plat and overall development plan were subsequently withdrawn. The 41.7 acres has since been split into the subject 24.5-acre parcel and an adjacent 15.3-acre +/- parcel located along the southwest corner of the property.



The petition was reviewed by the Technical Advisory Committee at its March 24, 2015, meeting. The public hearing for the petition was held at the Plan Commission's April 20, 2015, meeting.

Commitments: The Petitioner has also filed a request to modify the commitments (see Petition No. 1505-ZC-01). The modified commitments were introduced at the April 13, 2015, Council meeting, and the public hearing was held at the Plan Commission's April 20, 2015, meeting. The review comments herein include the proposed modified commitments.

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

Article 8.1 Block Standards: The maximum length of a block¹ in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

Article 8.9(G)(3)(a) Street and Right-of-Way Standards; Improvement Standards; Cul-de-sac Design; Maximum Length: Maximum Length: 600 feet, measured along the centerline from the intersection at origin to the center of the circle. Where a cul-de-sac extends from another cul-de-sac or dead-end street, the total maximum length of both streets shall not exceed this maximum.

The requested length of the block and cul-de-sac, as measured from the centerline of Tomlinson Road to the center of the cul-de-sac is 1,285 feet.

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.

¹ Chapter 12 of the UDO defines "block" as "[a]n area of land bounded by Streets or by a combination of Streets and public land, Rights-of-way, Common Area, railroad rights-of-way, waterways, or any other barrier to the continuity of development."

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 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.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

The plans comply.

- 20) 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.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) 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.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) 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:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) 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.
- 40) 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 4.5 (SF2 District), as applicable.

- 41) Minimum Lot Area: 15,000 square feet
- 42) Minimum Lot Frontage: 50 feet
- 43) Minimum Building Setback Lines:
 - a) Front Yard: 30 feet
 - b) Side Yard: 12 feet
 - c) Rear Yard: 30 feet
- 44) Minimum Lot Width: 100 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

45) Architectural Standards (Article 6.3)

a) Perimeter Lots (Article 6.3(C)(1))

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home, as it applies to Lot 1 and Lot 26.

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 (ii) below. As a result, compliance with (i) and (iii) below will be reviewed 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.

46) Building Standards (Article 6.4)

47) Landscaping Standards (Article 6.8)

- a) Detention and Retention Areas
- b) Street Trees
- c) Minimum Lot Landscaping Requirements

Comment: Common Areas comply. Individual Lot landscaping will be reviewed at the time of the building permit review for each individual home.

- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

48) Lot Standards (Article 6.10)

49) Setback Standards (Article 6.16)

50) Vision Clearance Standards (Article 6.19)

51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

52) Block Standards (Article 8.1): The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

Comment: The Petitioner is requesting a subdivision control waiver to exceed the maximum block length. The proposed length is 1,285 feet, as measured from the centerline of Tomlinson Road to the center of the cul-de-sac.

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

Comment: A minimum of 8 percent (1.96 acres of the overall 24.5 acres) of Open Space is required. Plans comply as the proposed Common Area is estimated at 11.8 acres +/- and all Common Area acreage appears to qualify as Open Space.

- a) Access: A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
- b) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- c) Qualifying Site Features:

- i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director.
- ii) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
- iii) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

56) Pedestrian Network Standards (Article 8.7)

57) Storm Water Standards (Article 8.8)

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

Article 8.9(G)(3)(a) Street and Right-of-Way Standards; Improvement Standards; Cul-de-sac Design; Maximum Length: Maximum Length: 600 feet, measured along the centerline from the intersection at origin to the center of the circle. Where a cul-de-sac extends from another cul-de-sac or dead-end street, the total maximum length of both streets shall not exceed this maximum.

Comment: The Petitioner is requesting a subdivision control waiver to allow a cul-de-sac with a length of 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac). In the Plan Commission's consideration of the requested waivers, please note that in working with the Department, Public Works Department, and Fire Marshal, that the Petitioner is proposing an enhanced pedestrian path along the real estate's south property line to provide a second ingress/egress for emergency response purposes, as well as pedestrian connectivity. In addition, please note Article 8.9(F)(3) Connectivity of the UDO, which reads:

"Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property."

59) Street Light Standards (Article 8.10)

60) Street Sign Standards (Article 8.11)

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

COMPLIANCE WITH COMMITMENTS:

On April 10, 2006, the Council approved the change of zoning for the property to the SF2 District, subject to commitments. The Petitioner has filed a request to modify those commitments (see Petition No. 1505-ZC-01), which received a public hearing at the Plan Commission's April 20, 2015, meeting. As a result, the proposed modified commitments are listed below, and unless otherwise noted, the plans comply with the Commitments applicable at this stage in the review process.

63) The Developer shall have prepared and recorded covenants and restrictions on the Real Estate (the "Covenants"). The Covenants shall include a requirement that the minimum landscaping per home lot shall include (the sizes listed are the minimum sizes at the time of planting):

- a) All Home Lots:
 - i) Ornamental Tree (2" caliper)
 - ii) (4) Spreading Yew (18")
 - iii) (4) Spreading Juniper (18")
 - iv) (1) Dwarf Burning Bush (24")
 - v) (1) Spreading deciduous plant (3 gallon)
 - vi) (2) Broadleaf evergreen plant (2 gallon)
 - vii) Sod in front yard
- b) All Home Lots with a side load garage shall also include the following:
 - i) Broadleaf evergreen bush 18"
 - ii) (2) Spreading deciduous plant 3 gallon
 - iii) (3) Broadleaf evergreen plant
- c) The Developer shall have the right to make substitutions comparable in quality, size and value when necessary.

Comment: This will be reviewed for compliance by the Department at the time of the secondary plat review.

64) The existing trees along the Real Estate's northern property lines shall be preserved within a tree conservation easement ("Easement") as depicted in the photographs attached hereto as Exhibit B. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Easement.

65) The common area, as depicted on the Concept Plan attached hereto as Exhibit C, shall contain a "Wetland Conservancy Area" with a minimum of one (1) acre to be maintained by the Real Estate's homeowners' association. The exact location and maintenance standards for the Wetland Conservancy Area shall be established by the Covenants.

Comment: This will be reviewed for compliance by the Department at the time of the secondary plat review.



- 66) Final construction plans for the Real Estate shall include masonry entry walls substantially similar in character to the photograph attached hereto as Exhibit D.
- 67) The maximum number of homes on the Real Estate shall be twenty-six (26).
- 68) The Minimum Living Area (exclusive of porches, basements, and garages) for homes on the Real Estate shall be as follows:
- a) Single Story: 2,400 square feet
 - b) Two-Story: 2,690 square feet, with a minimum of 1,250 square feet on the first floor

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

- 69) Vinyl and aluminum siding shall be prohibited. The Character Exhibit, attached hereto as Exhibit E, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the development's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of homes on the Real Estate. The City of Westfield Economic and Community Development Department (the "Department") shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Modification and applicable ordinances. The Department's determination may be appealed to the Plan Commission.

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

- 70) All homes shall be a minimum two-car garage. A minimum of thirteen (13) of the homes shall be side, courtyard or rear loaded, as lot configuration and home footprint dictate.

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

- 71) A visual tree inventory will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved. Such inventory shall be provided as part the Real Estate's Overall Development Plan and Primary Plat applications to the Department.

DEPARTMENT COMMENTS

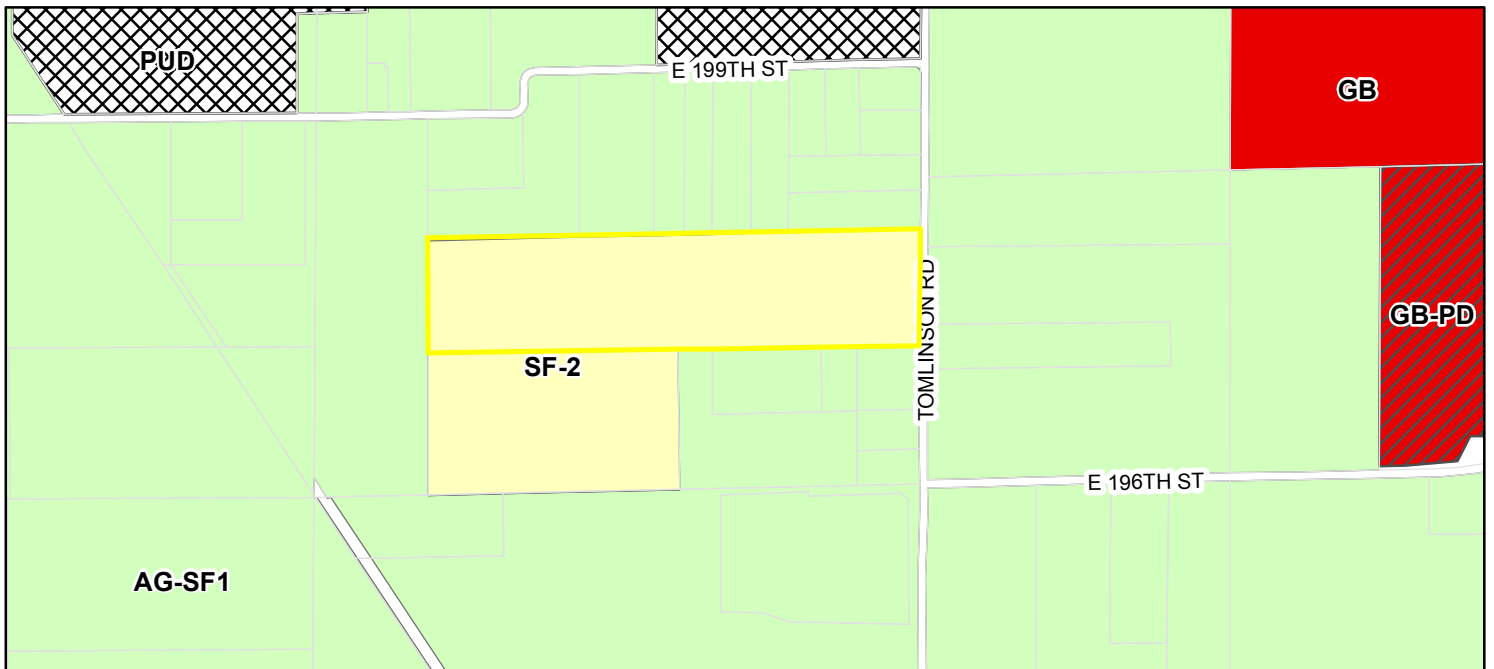
- 1) **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances and the terms of the commitments, as modified, except as otherwise noted herein with regard to the petitioner's requested waivers, as further noted below:
 - a) Increase the maximum length of a block in a single-family residential Subdivision from 1,250 feet to 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac) (Article 8.1 Block Standards); and
 - b) Increase the maximum cul-de-sac length from 600 feet, measured along the centerline from the intersection at origin to the center of the circle, to 1,285 feet (as measured from the centerline of Tomlinson Road to the center of the cul-de-sac).
- 2) **Waivers:** If the Plan Commission has approved the commitment modification, then the Department recommends approval of the two (2) requested subdivision control waivers, with the following findings (Article 10.6 Commitments of the UDO):
 - a) 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.
 - b) The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c) 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.
 - d) The proposed development is consistent with and compatible with other development located in the area.
 - e) The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
- 3) **Primary Plat / Development Plan Approval:** If the Plan Commission has approved the commitment modification (Petition No. 1505-ZC-01) and the two (2) requested subdivision control waivers, then the Department recommends approving the petition with the following condition:
 - a) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 4) If the commitment modification or the waiver requests are not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise the plans to bring them into compliance.
- 5) 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.

Aerial Location Map

Site

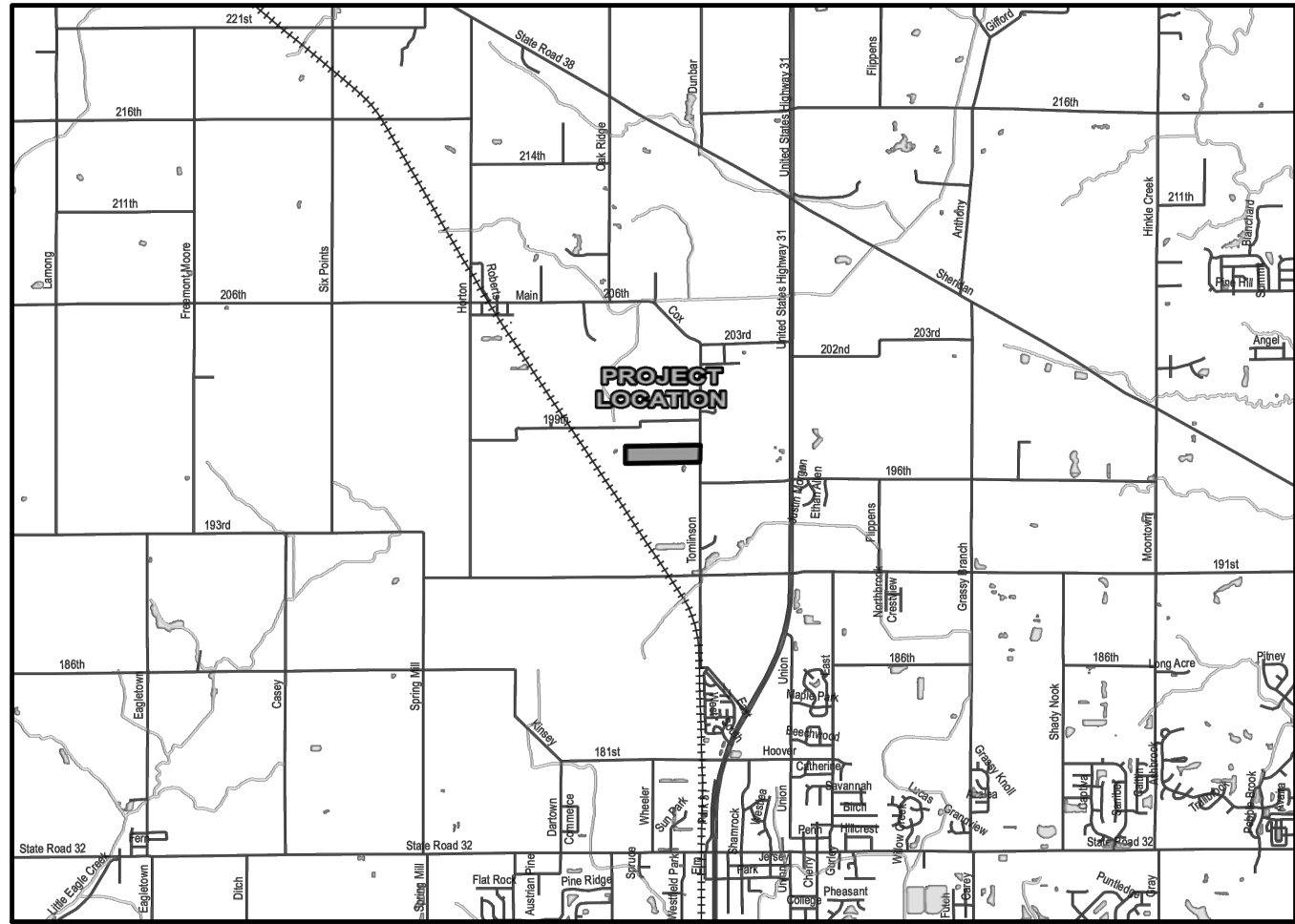


Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	GB-PD (General Business - Planned Development)	MF-2 (Multiple Family - 2)	SF-3 (Cluster (Single Family - 3 Cluster))
AG-SF1I (Agriculture - Single Family - 1 In-town)	GO (General Office)	MF-1 (Multiple Family - 1)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	GO-PD (General Office - Planned Development)	OI (Open Industrial)	SF-4 Pre-1994 (Single Family - 4 Pre-1994)
EI-PD (Enclosed Industrial - Planned Development)	LB (Local Business)	OI-PD (Open Industrial - Planned Development)	SF-5 (Single Family - 5)
GB (General Business)	LB-H (Local Business - Historical)	PUD (Planned Unit Development)	SF-A (Single Family - Attached)
	LB-PD (Local Business - Planned Development)	SB-PD (Special Business - Planned Development)	
		SF-2 (Single Family - 2)	
		SF-3 (Single Family - 3)	



LOCATION MAP
SCALE 1"= 1 MILE

WINDSOR ESTATES PRIMARY PLAT

Drees Premier Homes
CONTACT: TY RINEHART
900 E. 96th STREET, SUITE 100
INDIANAPOLIS, IN 46240
(317) 710-1021



SOILS MAP
NOT TO SCALE

SOILS LEGEND
Br BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	PRIMARY PLAT

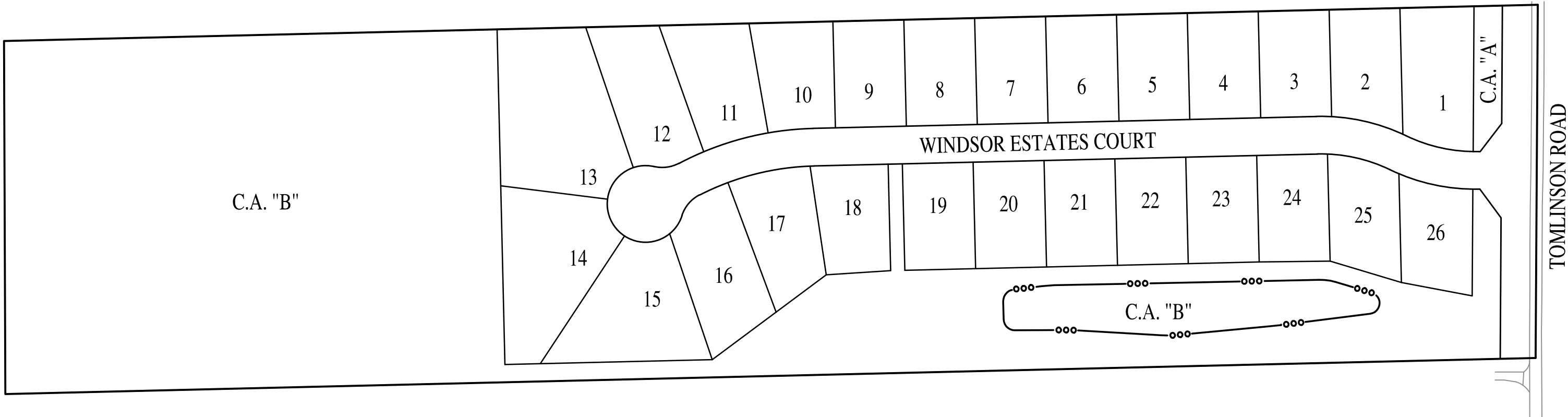
WINDSOR ESTATES PRIMARY PLAT LAND DESCRIPTION

A part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 24, Township 19 North, Range 3 East; thence along the East line of Southwest Quarter North 00 degrees 21 minutes 24 seconds East 609.50 feet to the Point of Beginning for this description; thence North 00 degrees 21 minutes 24 seconds East 497.70 feet; thence South 88 degrees 38 minutes 44 seconds West 2164.00 feet; thence South 00 degrees 13 minutes 15 seconds East 497.57 feet; thence North 88 degrees 38 minutes 44 seconds East 2158.98 feet to the Point of Beginning containing 24.5 acres more or less.

DEVELOPMENT STANDARDS - SF2 (ZONING) LOTS: 26

MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH BSL	100'
MIN. LOT FRONTAGE	50'
MIN. FRONT SETBACK	30'
MIN. SIDE SETBACK	12'
MIN. REAR SETBACK	30'



OVERALL MAP
NOT TO SCALE

PREPARED BY:

HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC) TIMOTHY HARDIN 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46060 P: (800) 521-2232 TIMOTHY.HARDIN@DUKE-ENERGY.COM	CITIZENS WESTFIELD (SEWER) HARRY NIKIDES 2728 EAST 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 927-4338 M: (317) 691-4941 HNKIDES@CITIZENSENERGYGROUP.COM	COMCAST CABLE (CABLE) MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, INDIANA 46220 P: (317) 275-6493 M: (317) 491-2432 MATTHEW_STRINGER@CABLE.COMCAST.COM
VECTREN (GAS) CHAD MILLER 16000 ALLISONVILLE ROAD P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 P: (317) 776-5550 CRMILLER@VECTREN.COM	CITIZENS WESTFIELD (WATER) HARRY NIKIDES 2728 EAST 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 927-4338 M: (317) 691-4941 HNKIDES@CITIZENSENERGYGROUP.COM	FRONTIER (TELECOM) STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, INDIANA 46060 P: (317) 984-9010 STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY
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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA

COVER



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DATE MARCH 2015	
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C1.0
COVER

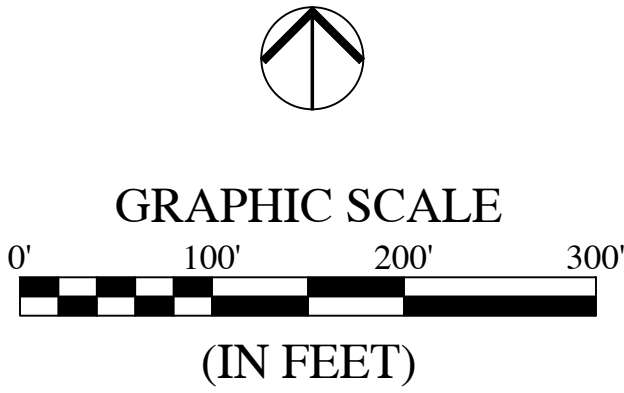
WINDSOR ESTATES
PRIMARY PLAT
LAND DESCRIPTION

A part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

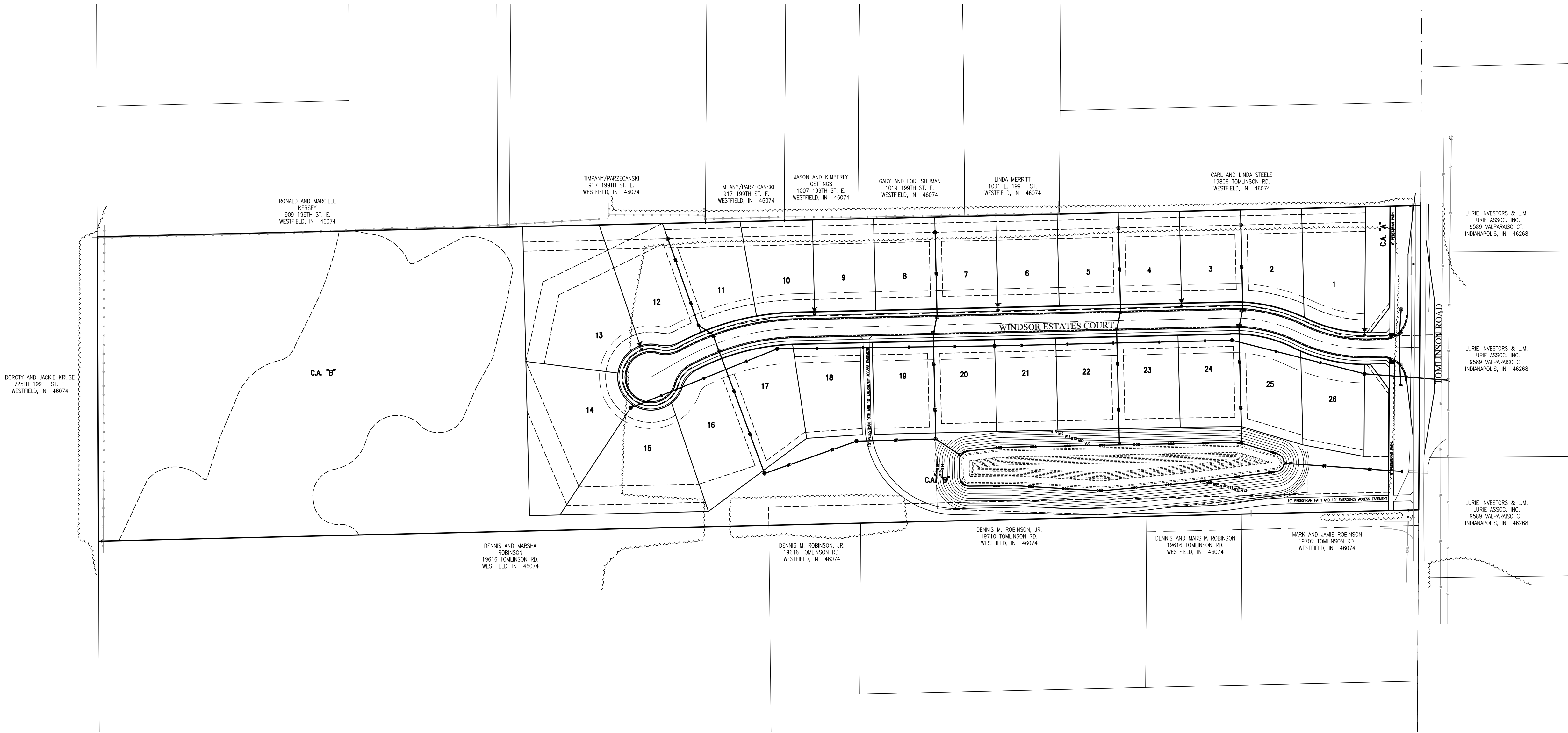
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THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

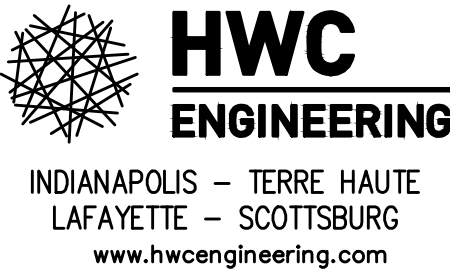


LEGEND:		
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	



WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

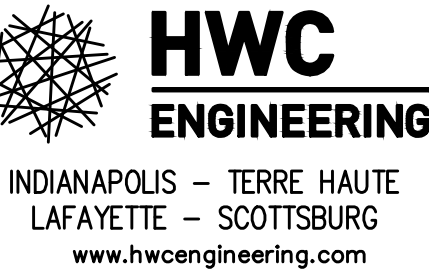
REVISIONS		
DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD



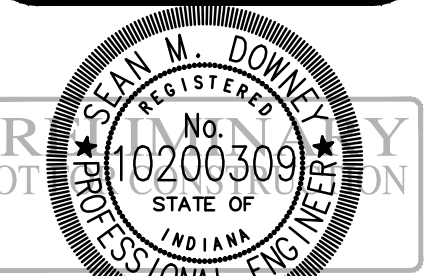
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CHECKED BY SD	
DATE MARCH 2015	
SCALE AS SHOWN	
SHEET	

C1.1
OVERALL SITE PLAN

REVISIONS

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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT



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SHEET	

C1.2

PRIMARY PLAT

2015



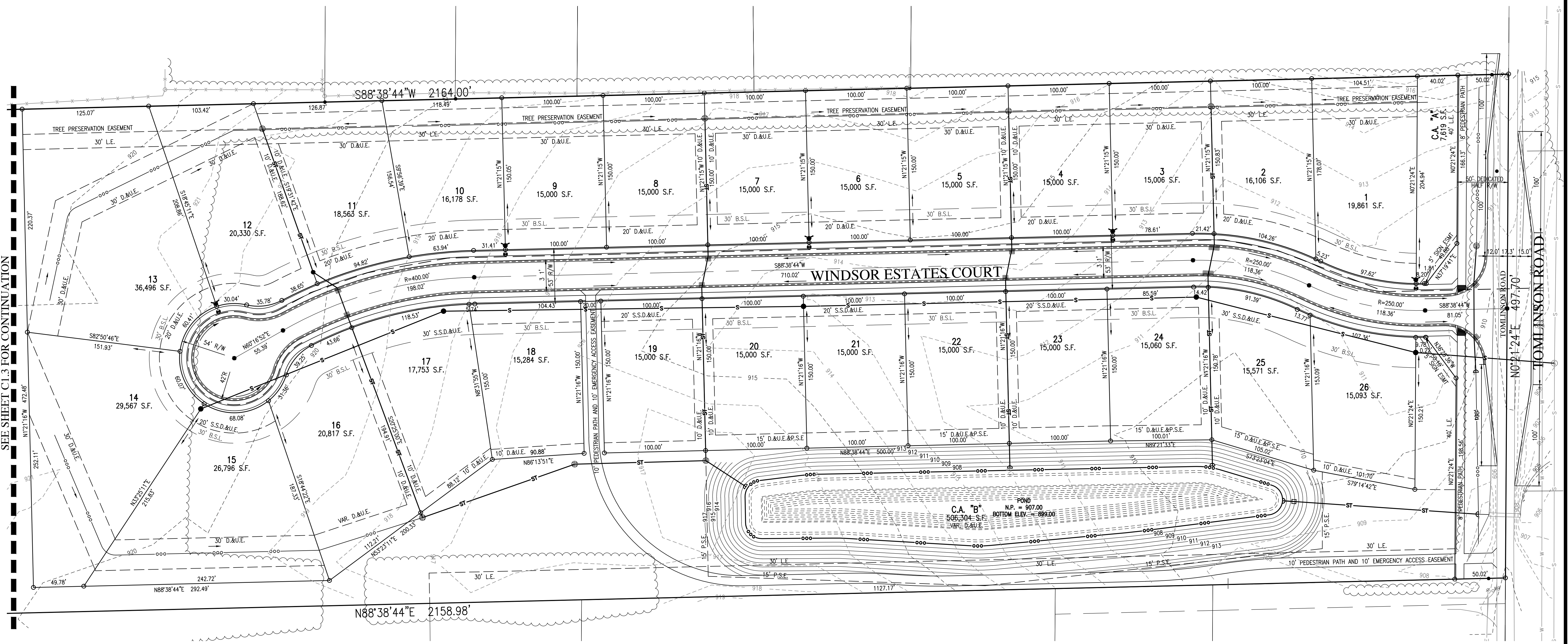
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ALL STREET TREES SHALL BE SELECTED FROM CITY OF WESTFIELD MASTER TREE LIST. NO STREET TREES SHALL BE WITHIN 4 FEET OF ANY PAVEMENT. NO TREES SHALL BE WITHIN 10 FEET OF ANY STORM SEWER OR SSD.

EASEMENT LEGEND	
25	LOT NUMBER
D.&U.E.	DRAINAGE & UTILITY EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
D.&U.E.&P.S.E.	DRAINAGE & UTILITY & PERPETUAL STORMWATER EASEMENT
L.E.	LANDSCAPE EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT-OF-WAY

LEGEND:	
EXISTING	PROPOSED
	
	
	
	
	
	
	
	
	
	
	
	
 SANITARY MANHOLE	 SANITARY MANHOLE
 STORM MANHOLE	 STORM MANHOLE
 STORM INLET	 STORM INLET
 STORM END SECTION	 STORM END SECTION
 FIRE HYDRANT	 FIRE HYDRANT
 FLOW ARROW	 FLOW ARROW
BC — BACK OF CURB	
CL — CENTERLINE	
FL — FLOW LINE	
NP — NORMAL POOL (ELEVATION)	
PVC — POLYVINYL CHLORIDE PIPE	
RCP — REINFORCED CONCRETE PIPE	
R/W — RIGHT-OF-WAY	



EASEMENT LEGEND

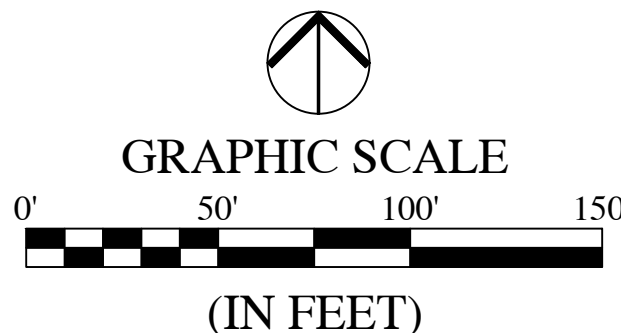
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P.S.E.	PERPETUAL STORMWATER EASEMENT
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B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT-OF-WAY

LEGEND:

EXISTING	RIGHT-OF-WAY LINE	PROPOSED
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
ooo	SWALE / FLOWLINE	ooo
---	SUBSURFACE DRAIN	---
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
---	FENCE	---
---	TREE LINE	---
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	STORM END SECTION	⊙
⊙	FIRE HYDRANT	⊙
N/A	FLOW ARROW	→
BC	- BACK OF CURB	
CL	- CENTERLINE	
FL	- FLOW LINE	
NP	- NORMAL POOL (ELEVATION)	
PVC	- POLYVINYL CHLORIDE PIPE	
RCP	- REINFORCED CONCRETE PIPE	
R/W	- RIGHT-OF-WAY	



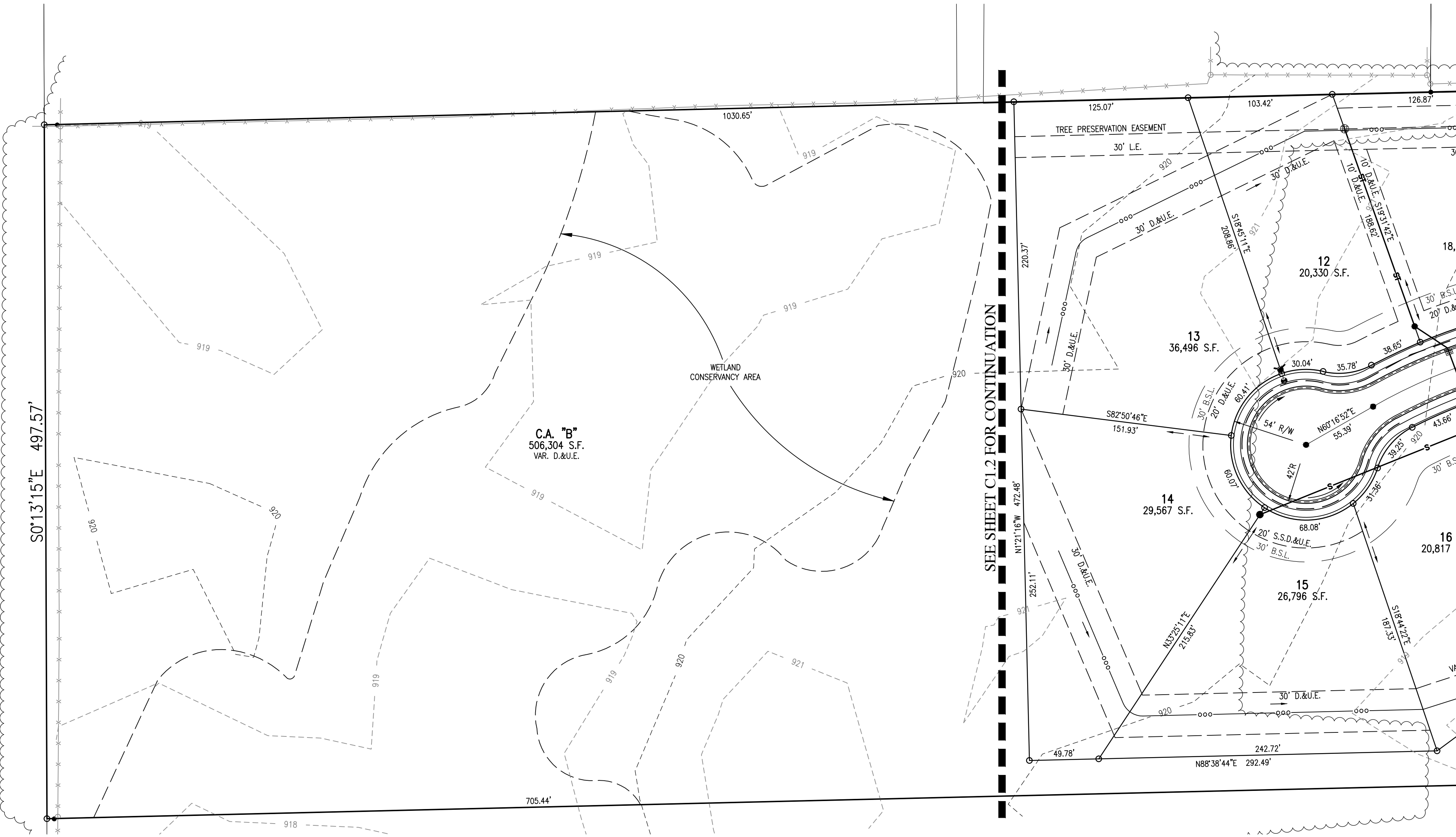
Call 811 or 800-382-5544 Before you Dig!



THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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REVISIONS		
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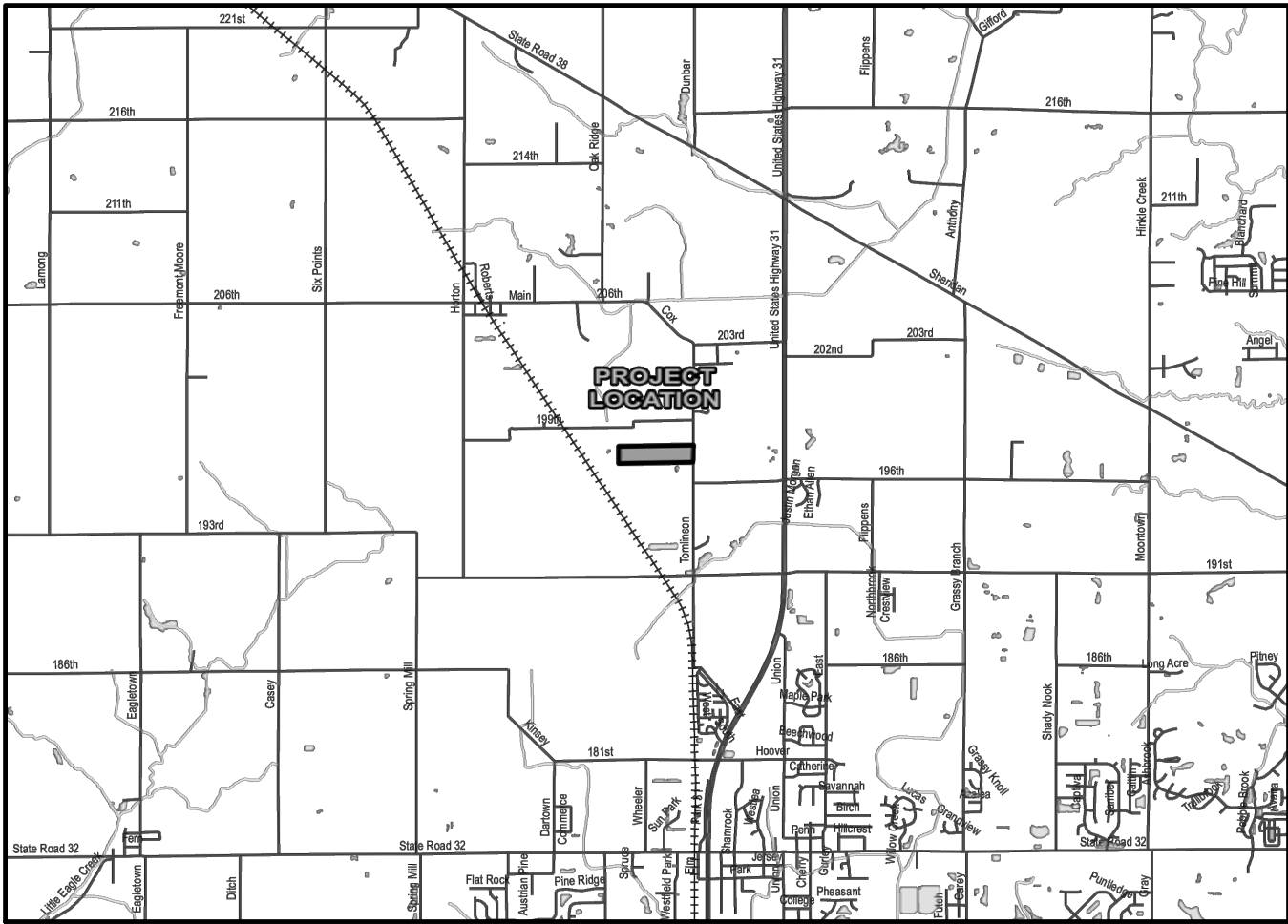
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ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT



DRAWN BY TD	JOB NUMBER 2014-236
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DATE MARCH 2015	
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SHEET	

C1.3
PRIMARY PLAT



LOCATION MAP
SCALE: 1"= 1 MILE

WINDSOR ESTATES OVERALL DEVELOPMENT PLAN

Drees Premier Homes
CONTACT: TY RINEHART
900 E. 96th STREET, SUITE 100
INDIANAPOLIS, IN 46240
(317) 710-1021



SOILS MAP
NOT TO SCALE

SOILS LEGEND
Br BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

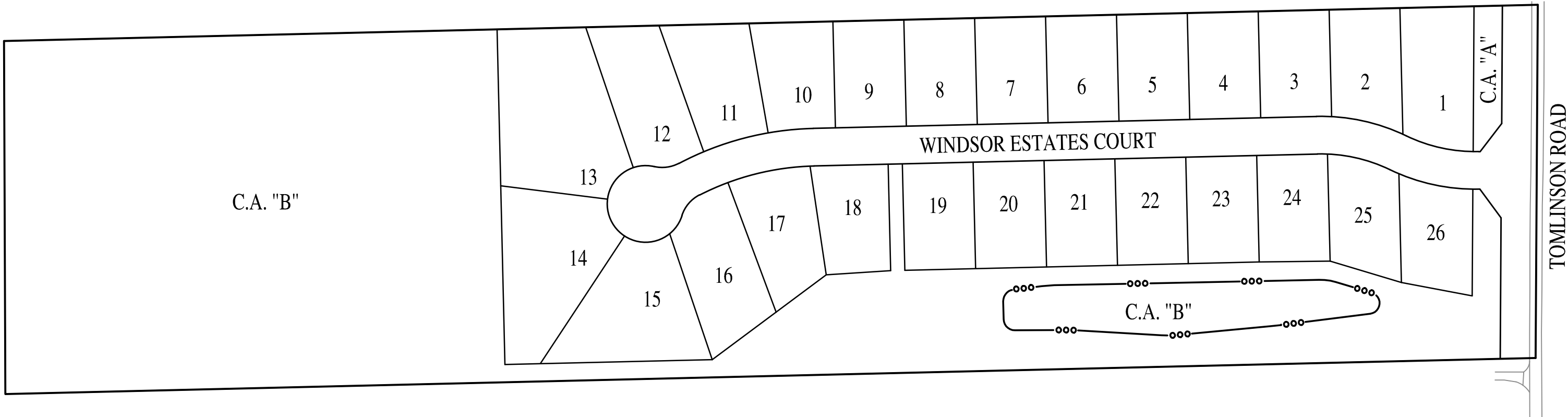
WINDSOR ESTATES
PRIMARY PLAT
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OVERALL MAP
NOT TO SCALE

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
L1.0-L1.2	LANDSCAPE PLAN

PREPARED BY:

HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC) TIMOTHY HARDIN 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46060 P: (800) 521-2232 TIMOTHY.HARDIN@DUKE-ENERGY.COM	CITIZENS WESTFIELD (SEWER) HARRY NIKIDES 2728 EAST 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 927-4338 M: (317) 691-4941 HNKIDES@CITIZENSENERGYGROUP.COM	COMCAST CABLE (CABLE) MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, INDIANA 46220 P: (317) 275-6493 M: (317) 491-2432 MATTHEW_STRINGER@CABLE.COMCAST.COM
VECTREN (GAS) CHAD MILLER 16000 ALLISONVILLE ROAD P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 P: (317) 776-5550 CRMILLER@VECTREN.COM	CITIZENS WESTFIELD (WATER) HARRY NIKIDES 2728 EAST 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 927-4338 M: (317) 691-4941 HNKIDES@CITIZENSENERGYGROUP.COM	FRONTIER (TELECOM) STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, INDIANA 46060 P: (317) 984-9010 STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD
4/27/15	REVISED PER WECD COMMENTS	SMD

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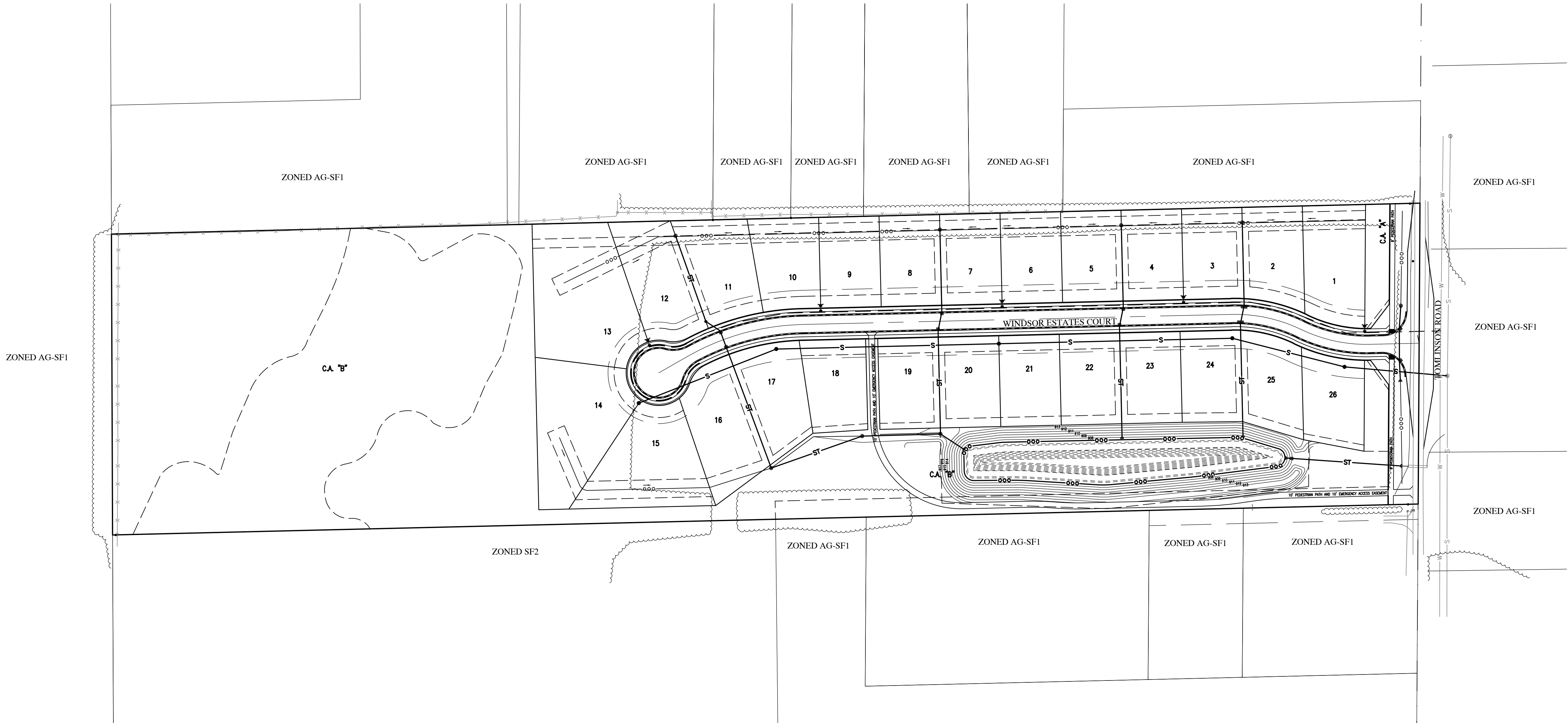
WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
COVER



Sean M. Downey

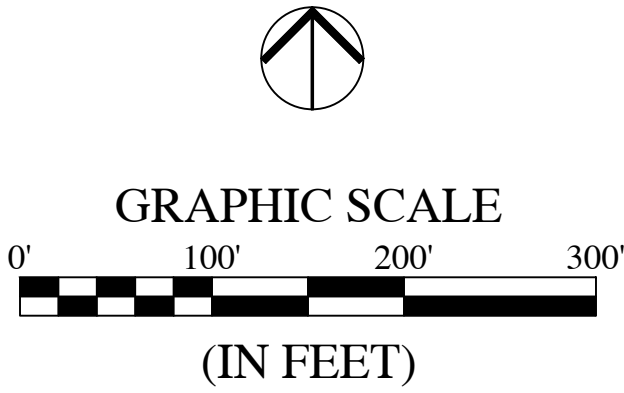
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SHEET	

C1.0
COVER



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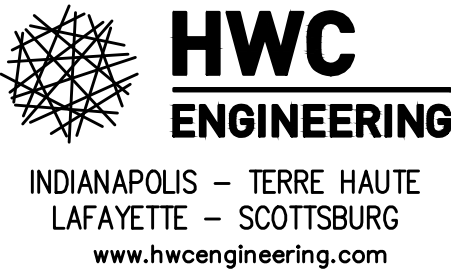
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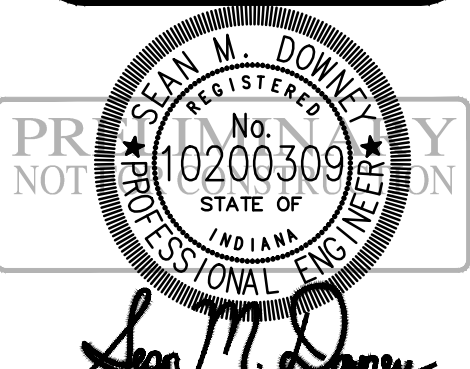
LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
---	TREE LINE	---
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	STORM END SECTION	⊙
⊙	FIRE HYDRANT	⊙

REVISIONS		
DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD

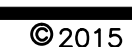


WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN



DRAWN BY TD	JOB NUMBER 2014-236
CHECKED BY SD	
DATE MARCH 2015	
SCALE AS SHOWN	

C1.1
OVERALL SITE PLAN





FEASIBILITY STATEMENT
CORRESPONDENCE AND INVESTIGATION AS TO THE LOCATION AND CONNECTION TO EXISTING UTILITIES SUCH AS SANITARY SEWER, STORM SEWER AND DRAINAGE, WATER, ELECTRIC, GAS AND TELECOM HAVE OCCURRED. ALL THE NOTED UTILITIES HAVE ADEQUATE CONNECTION PLANS AND CONTINUED COORDINATION THROUGH THE CONSTRUCTION PLAN PHASE WILL CONTINUE.

DEVELOPMENT INFORMATION
OVERALL SITE ACREAGE = 24.5 ACRES
NUMBER OF LOTS = 26
COMMON AREA ACREAGE = 11.8 ACRES

LEGEND:



THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

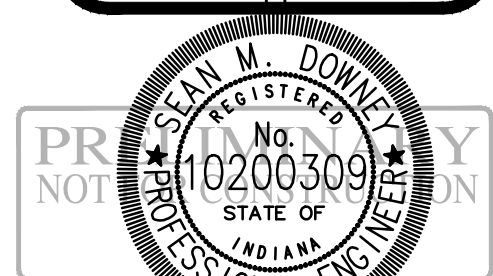
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ALL STREET TREES SHALL BE SELECTED FROM CITY OF WESTFIELD MASTER TREE LIST. NO STREET TREES SHALL BE WITHIN 4 FEET OF ANY PAVEMENT. NO TREES SHALL BE WITHIN 10 FEET OF ANY STORM SEWER OR SSD.

REVISIONS



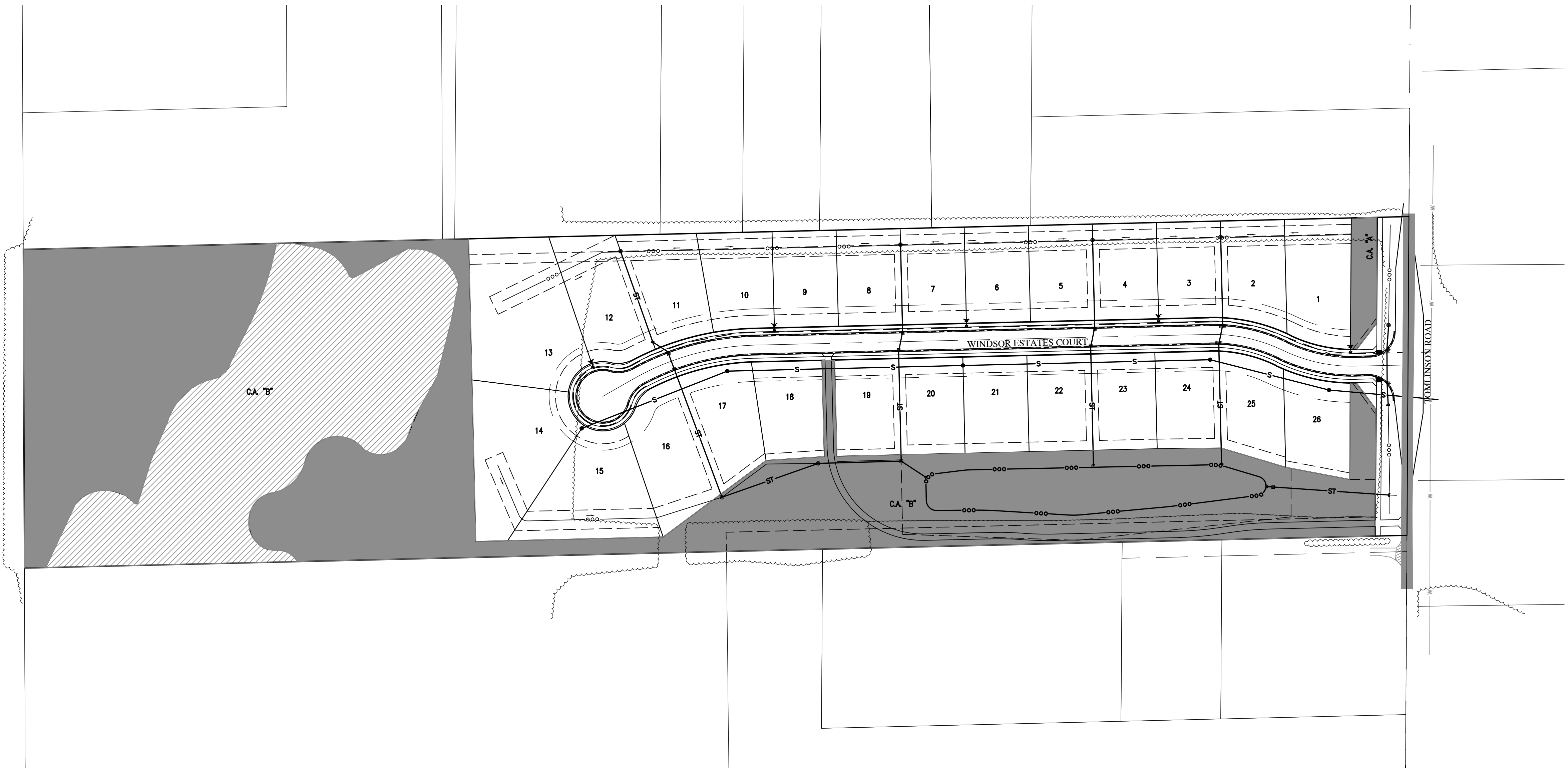
WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN



DRAWN BY TD	JOB NUMBER 2014-236
CHECKED BY SD	
DATE MARCH 2015	
SCALE	
AS SHOWN	
SHEET	

C1.3

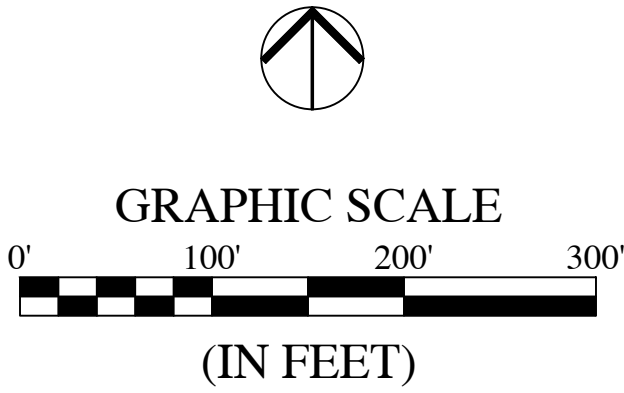
OVERALL DEVELOPMENT PLAN



COMMON AREA SUMMARY (OPEN SPACE)	
TOTAL PROPERTY AREA = 24.5 ACRES	
CA "A" = 0.18 ACRES (7,619 SF)	
CA "B" = 11.62 ACRES (506,304 SF)	
TOTAL COMMON AREA (CA) = 11.8 ACRES	
UNDEVELOPABLE CA = 3.5 ACRES	
COMMON AREA % (EXCLUDING UNDEVELOPABLE) = 33.9%	
REQUIRED COMMON AREA % = 8%	

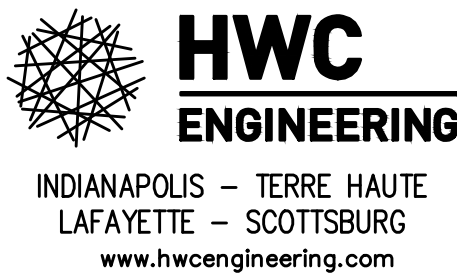
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

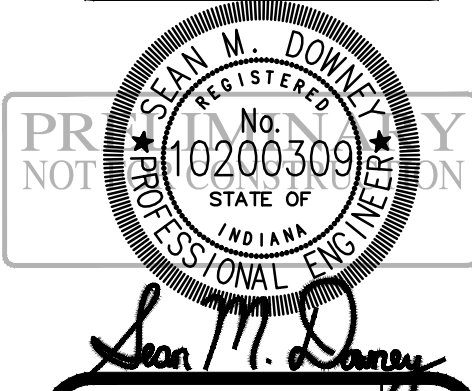


LEGEND:		
EXISTING		PROPOSED
RIGHT-OF-WAY LINE	---	---
SETBACK LINE	---	---
FENCE	---x---	---x---
TREE LINE	~~~~~	~~~~~
COMMON AREA (DEVELOPABLE)		■
COMMON AREA (UNDEVELOPABLE)		▨

REVISIONS		
DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD



WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



DRAWN BY TD	JOB NUMBER 2014-236 SHEET
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DATE MARCH 2015	
SCALE AS SHOWN	
C2.0 OVERALL OPEN SPACE PLAN	

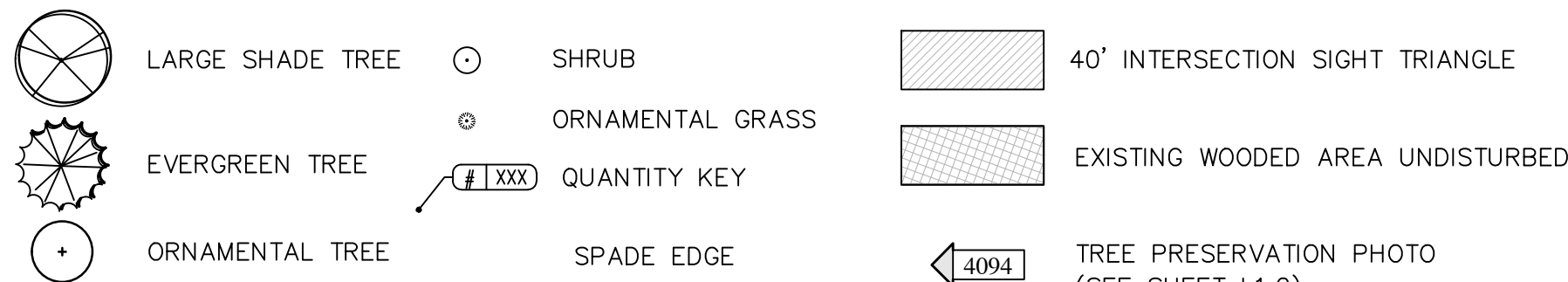
File Name: W:\Dress Premier Homes\2014-236 Dress- Grinstead Feasibility Design\CAD Development Plans\14236 Landscape Plan.dwg, Layout: L1.0 Plot Date: Apr 27, 2015 Plot Time: 9:57pm By: sdawney

MASTER PLANTING SCHEDULE:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
PLANT, LARGE DECIDUOUS TREE,								
12	ACE-F	ACER X FREEMANII	FREEMAN MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
28	ACE-R	ACER RUBRUM	RED MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
7	BET-N	BETULA NIGRA 'CULLY' HERITAGE	HERITAGE BIRCH	2" CAL.	8-10'	B&B	SEE PLAN	CLUMP FORM
22	CAR-C	CARPINUS CAROLINIANA	AMERICAN HORMBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
10	LIR-T	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
2	SAL-A	SALIX ALBA 'TRISTIS'	NIOBE GOLDEN WEEPING WILLOW	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
28	OST-V	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
9	QUE-A	QUERCUS ALBA	WHITE OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
25	QUE-R	QUERCUS RUBRA	RED OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
143	TOTAL							
PLANT, CONIFEROUS EVERGREEN, CONE, BROAD UPRIGHT								
40	PIC-G	PICEA GLAUCA	WHITE SPRUCE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
3	PIC-A	PICEA ABIES	NORWAY SPRUCE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
46	PIN-S	PINUS STROBUS	EASTERN WHITE PINE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
20	THU-S	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	N/A	5-6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
109	TOTAL							
ORNAMENTAL DECIDUOUS TREE								
8	CER-C	CERCIS CANADENSIS	EASTERN REDBUD	1" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
8	TOTAL							
PLANT, CONIFEROUS EVERGREEN SHRUB								
30	MYR-P	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	N/A	CAN	SEE PLAN	FULL IN POT, MINT GREEN FOLIAGE
30	TOTAL							
PLANT, DECIDUOUS SHRUB								
87	COR-S	CORNUS SERICEA BAILEYI	RED TWIG DOGWOOD	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT
83	HYD-Q	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
43	VIB-J	VIBURNUM X JUDDII	JUDD'S VIBURNUM	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
81	EUO-A	EUONYMUS ALATUS	BURNING BUSH	5 GAL.	N/A	B&B	SEE PLAN	FULL IN POT
294	TOTAL							

ALL STREET TREES SHALL BE SELECTED FROM CITY OF WESTFIELD MASTER TREE LIST. NO STREET TREES SHALL BE WITHIN 4 FEET OF ANY PAVEMENT. NO TREES SHALL BE WITHIN 10 FEET OF ANY STORM SEWER OR SSD.

LEGEND:



LANDSCAPE GENERAL NOTES:

ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.

CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.

ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.

ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.

THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.

NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.

CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.

- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.

12. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.

13. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.

14. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.

15. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.

16. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.

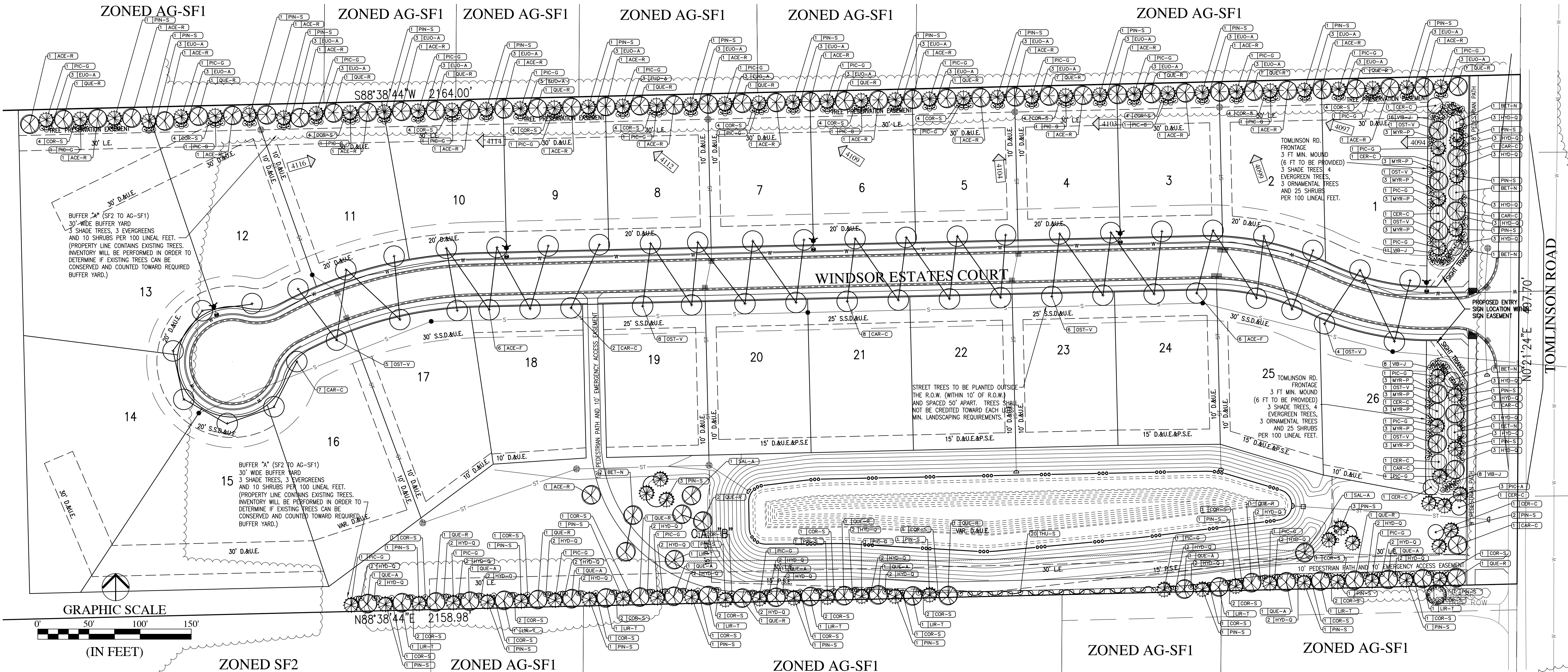
17. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.

18. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.

19. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

20. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

21. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.



REVISIONS		
DATE	DESCRIPTION	BY
4/24/15	REVISED PER TAC COMMENTS	SMD
4/27/15	REVISED PER WECO COMMENTS	SMD

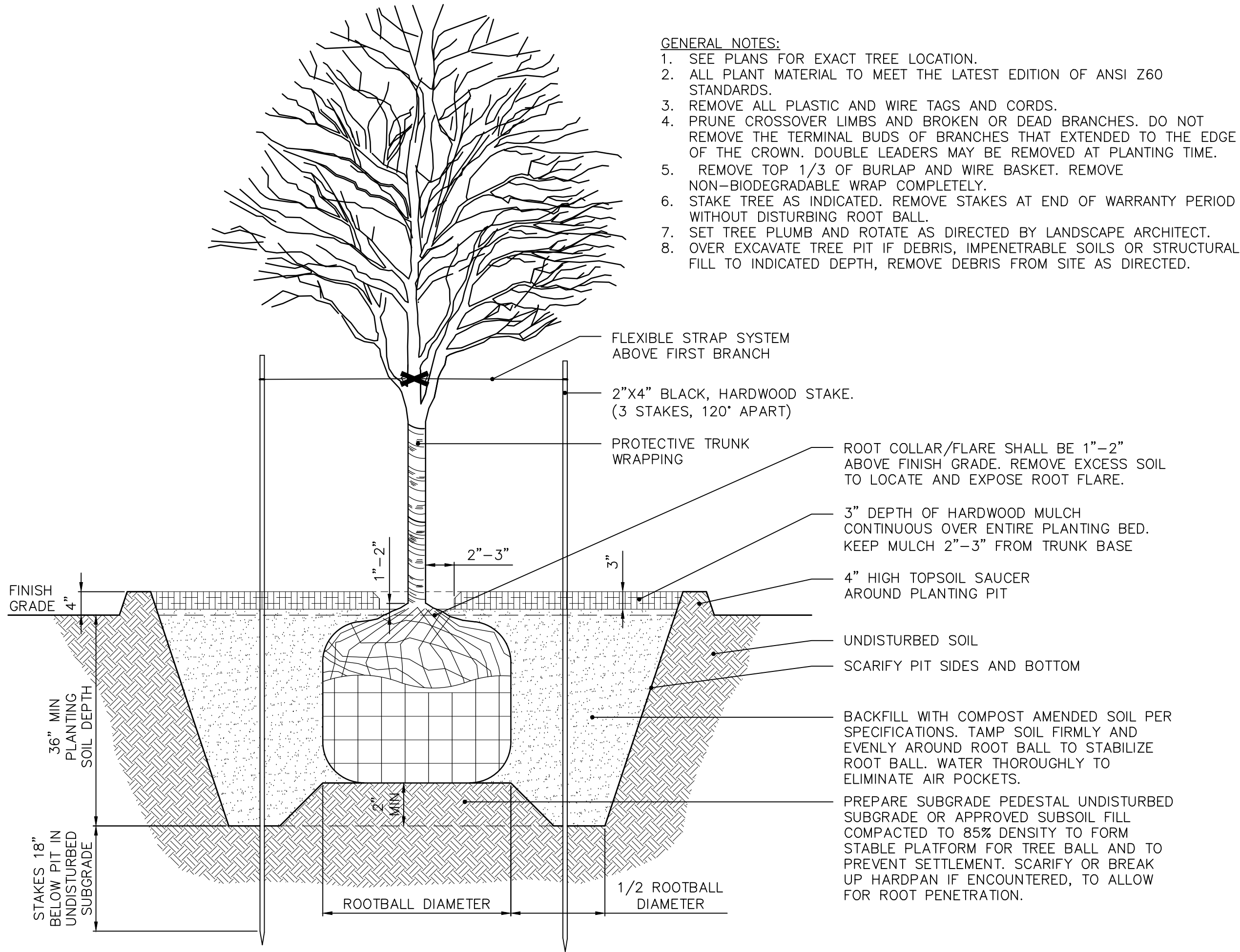
HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

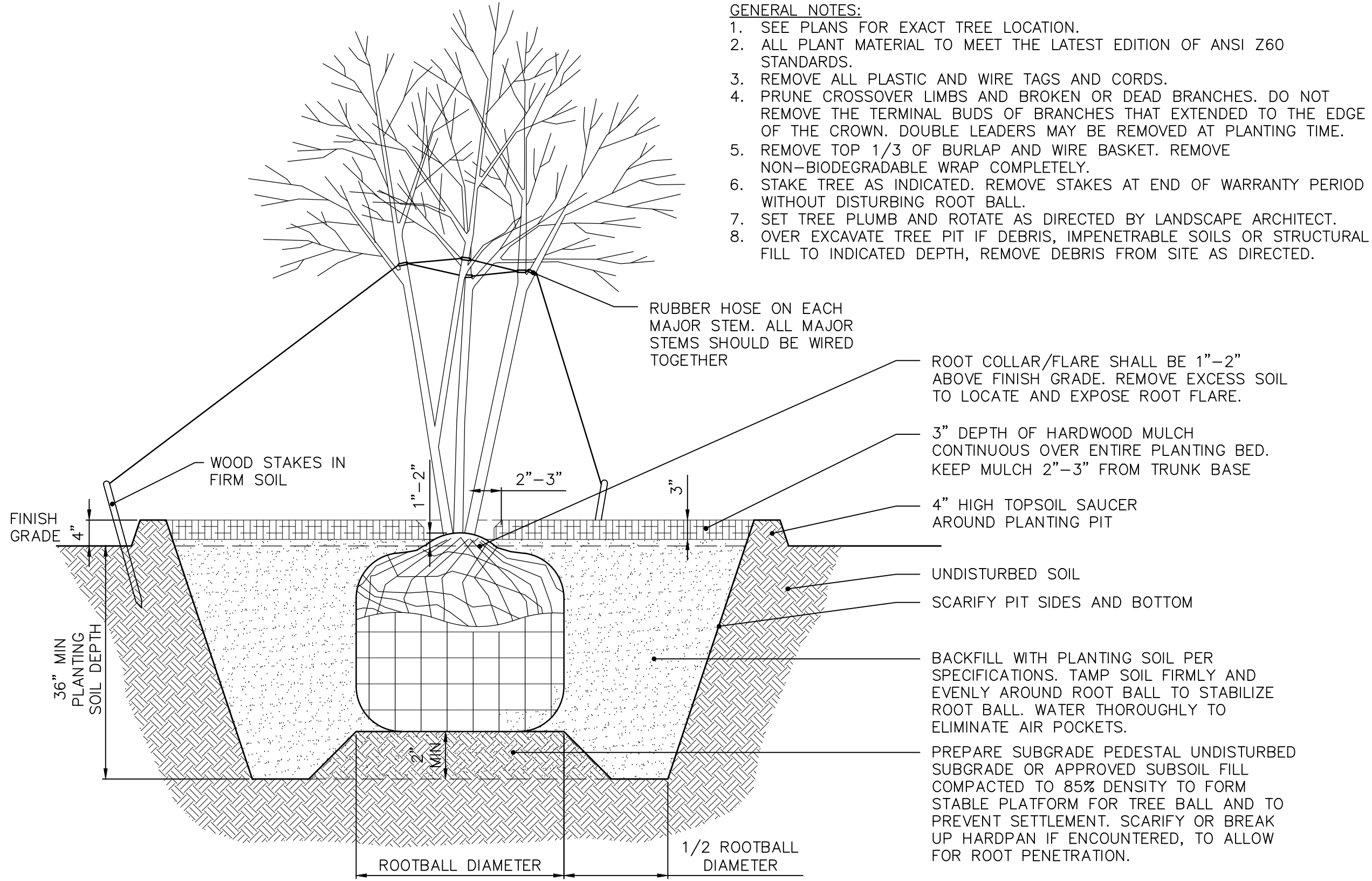
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No. 10200309
STATE OF INDIANA
NOT A PROFESSIONAL ENGINEER
DRAWN BY
TD
CHECKED BY
SD
DATE
MARCH 2015
SCALE
AS SHOWN
SHEET
JOB NUMBER
2014-236

L1.0
LANDSCAPE PLAN

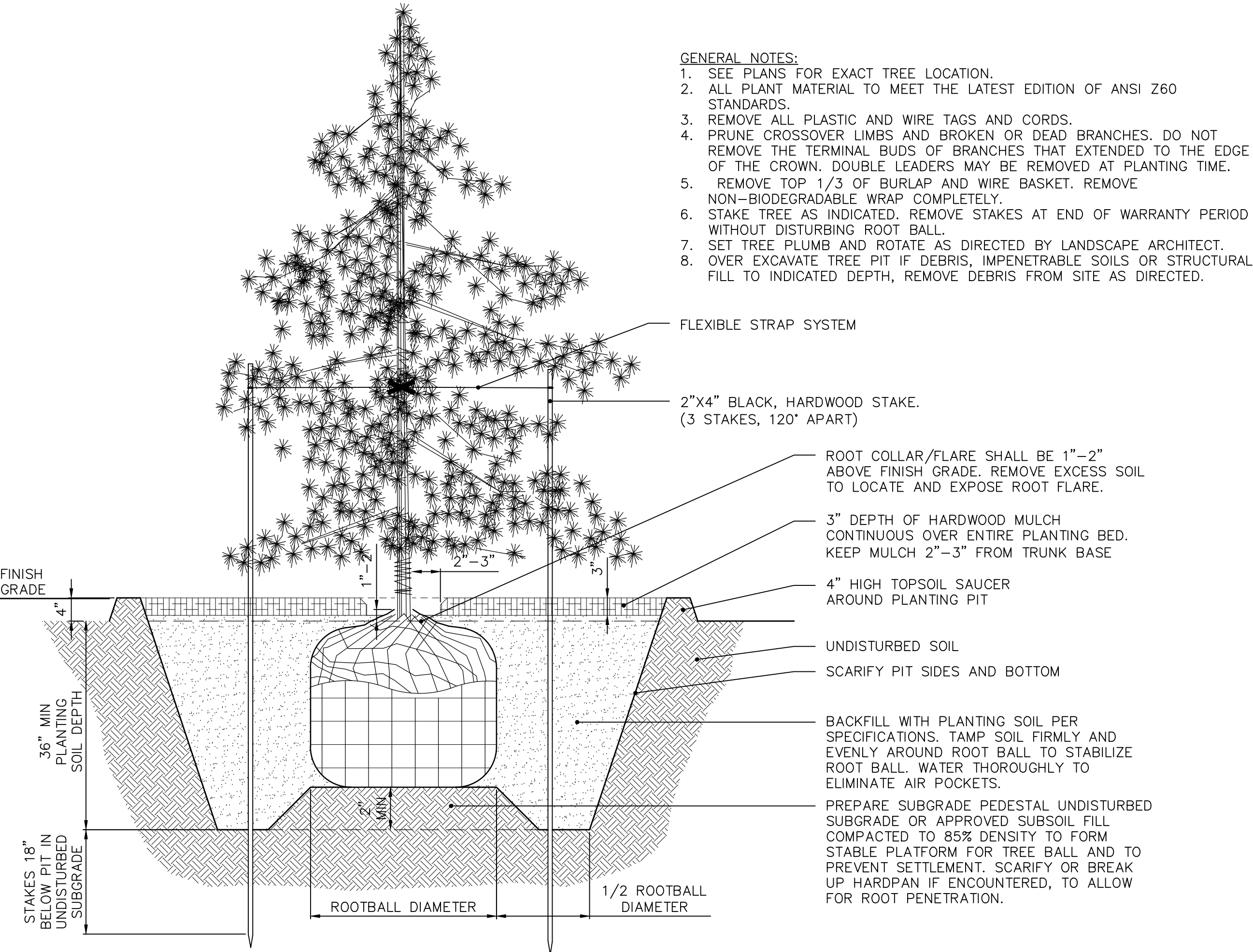
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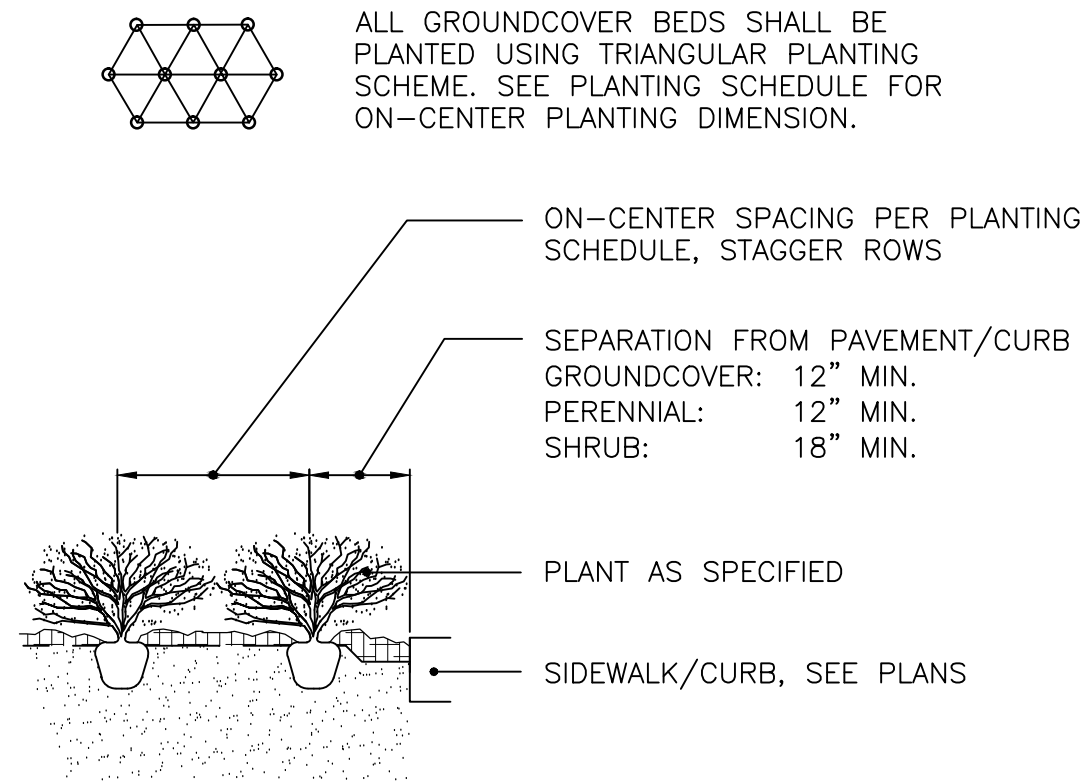
1 SINGLE STEM TREE PLANTING
NOT TO SCALE



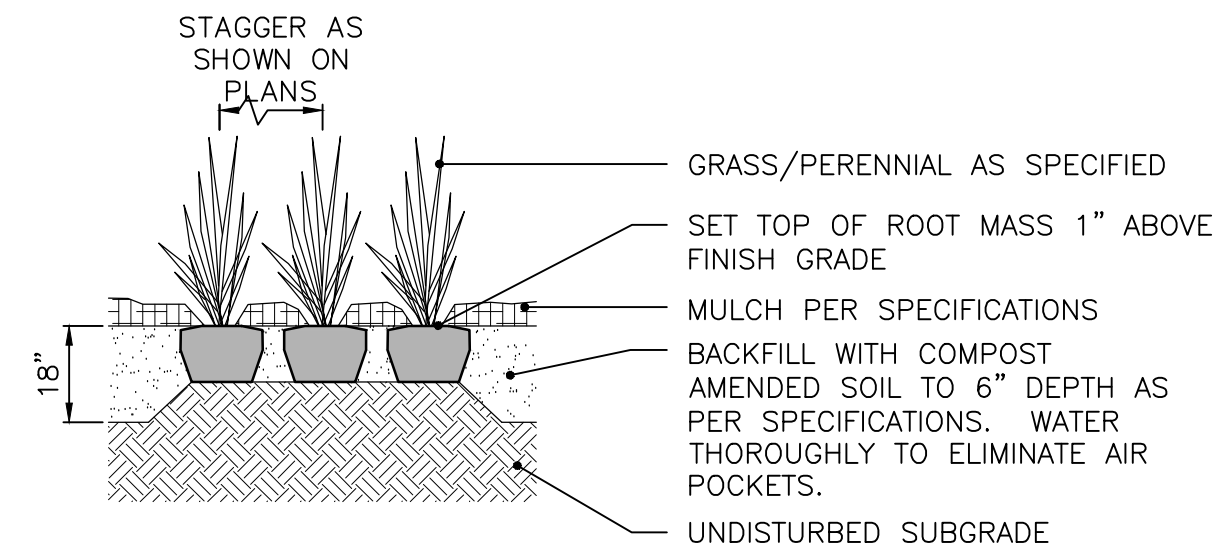
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



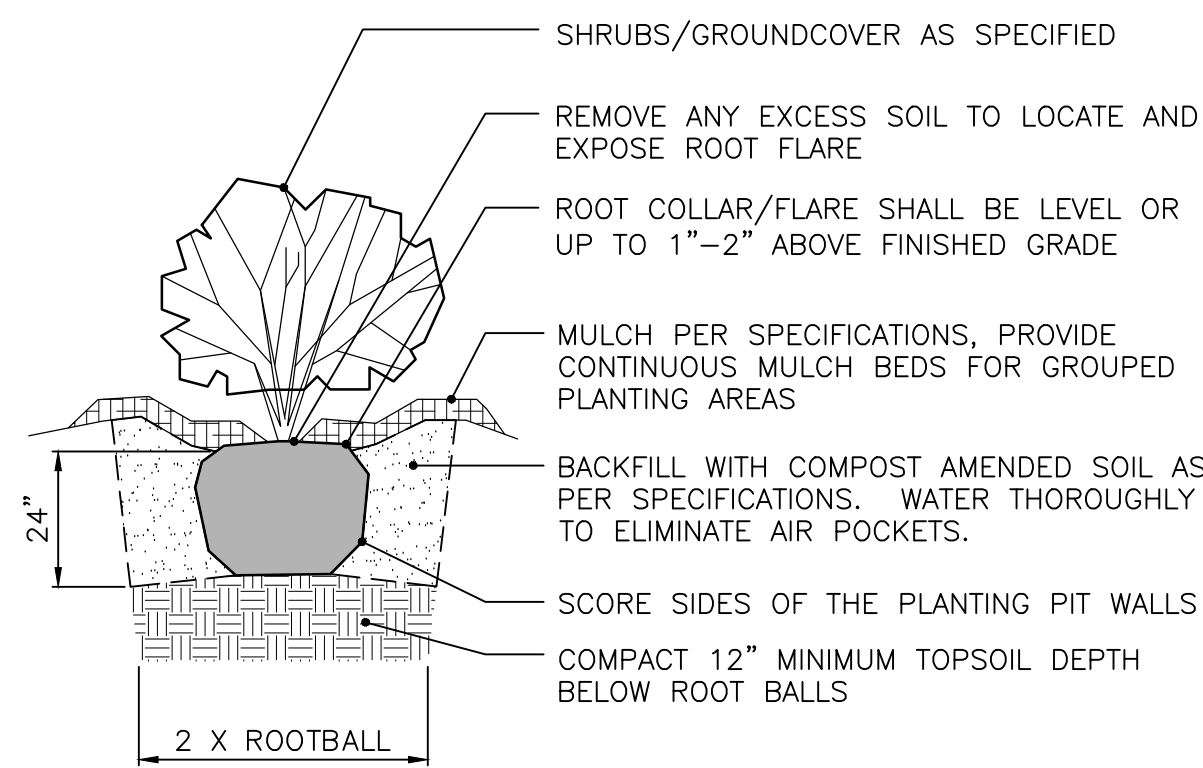
2 EVERGREEN TREE PLANTING
NOT TO SCALE



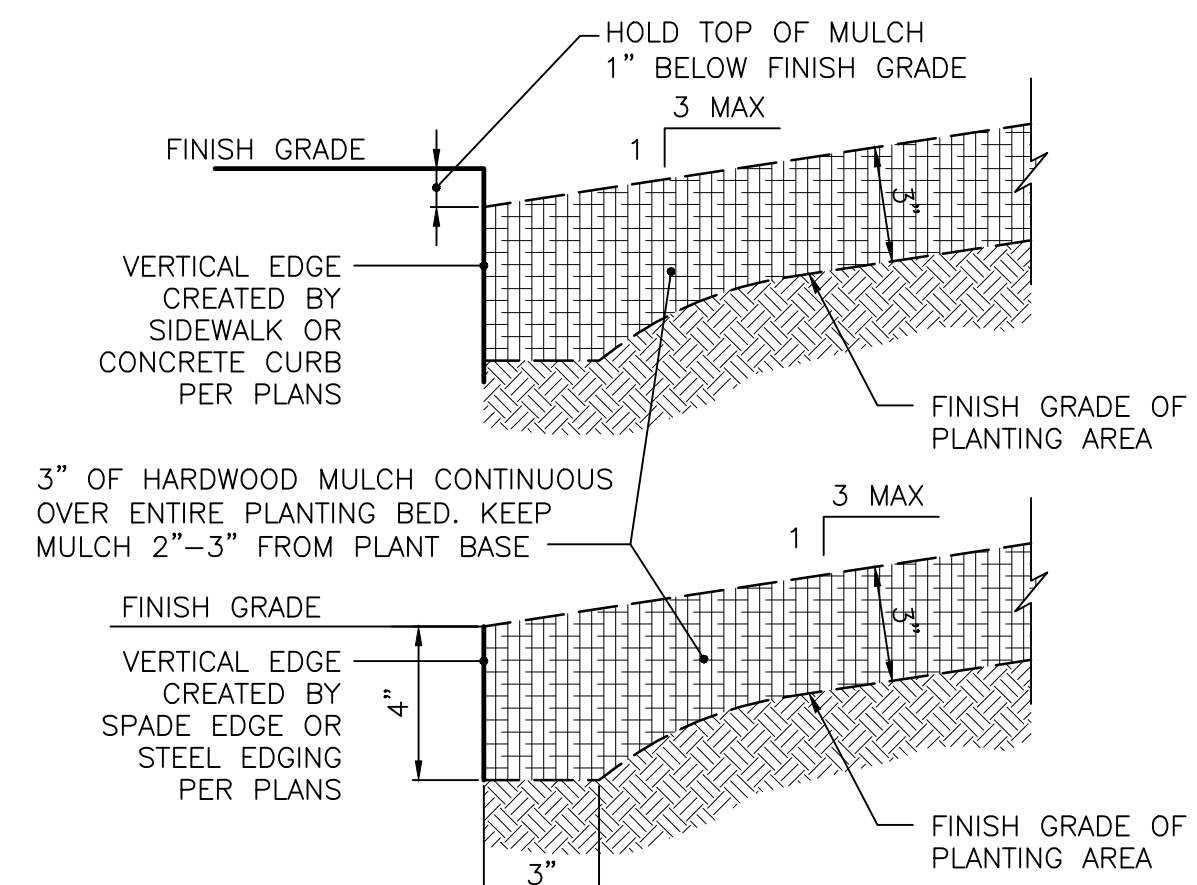
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE

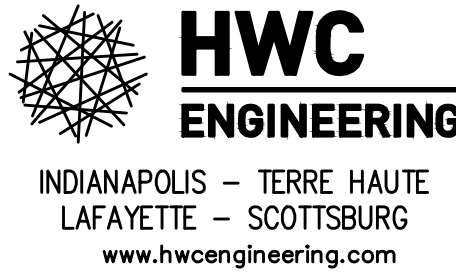


7 PLANTING BED PERIMETER
NOT TO SCALE

NOTE:
EDGING SHALL BE INSTALLED AT ALL
JUNCTIONS OF PLANTING/ MULCH
AREAS FOR CONTAINMENT OF MULCH.

REVISIONS

DATE	DESCRIPTION	BY



WINDSOR ESTATES CITY OF WESTFIELD, INDIANA LANDSCAPE DETAILS

PROFESSIONAL SEAL
No. 10200309
STATE OF INDIANA
NOT FOR PROFESSIONAL ENGINEERING

DRAWN BY
TD
CHECKED BY
SD
DATE
MARCH 2015
SCALE
AS SHOWN
SHEET

L1.1

LANDSCAPE DETAILS



PHOTO 4094



PHOTO 4103



PHOTO 4112



PHOTO 4097



PHOTO 4104



PHOTO 4114



PHOTO 4099



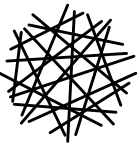
PHOTO 4109



PHOTO 4116

EXHIBIT E

REVISIONS		
DATE	DESCRIPTION	BY
4/27/15	SHEET ADDED TO OVERALL DEV PLAN	SMD



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ENGINEERING

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LAFAYETTE – SCOTTSBURG
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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
TREE PRESERVATION PHOTOS
(NORTHERN BOUNDARY)

DRAWN BY
TD

CHECKED BY
SD

DATE
MARCH 2015

SCALE
AS SHOWN

JOB NUMBER
2014-236

SHEET

L1.2
TREE PRESERVATION
PHOTOS



Docket Number: 1505-PUD-08 (Ordinance No. 15-10)

Petitioner: D&W Farms, Inc. by Sterling Development Consultants
and Weihe Engineers

Request: A text amendment to modify the architectural standards of the Grand Park Village Planned Unit Development (PUD) District for a **Cambria Hotels & Suites**.

Current Zoning: Grand Park Village PUD District (Ordinance 12-46)

Current Land Use: Vacant

Zoning History:

1209-PUD-09	PUD District Ordinance 12-46 (12/10/12)
1405-SPP-11	Primary Plat (06/16/14)
1504-SFP-14	Secondary Plat, Section 1 (pending)
1505-ODP-13	Overall Development Plan (pending)
1505-SPP-12	Primary Plat Amendment (pending)
1505-DDP-08	Cambria Detailed Development Plan (pending)
1505-SFP-16	Secondary Plat, Section 2 (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Amendment Ordinance
4. Elevations
5. Site Plan
6. PUD District Ordinance No. 12-46

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) District Ordinance No. 12-46 (the "PUD Ordinance") to accommodate a 153-room+/- Cambria Hotels & Suites. The proposed Cambria hotel and site plan are depicted at **Exhibit 4** and **Exhibit 5**, respectively.

The proposed amendment is limited to the geographic area of the proposed Cambria site which consists of 3.91 acres+/- (Lot 6 of the Grand Park Village – Lake Village Subdivision) located on the south side of 186th Street, east of Grand Park Boulevard (see **Exhibit 2**).

Amendment Request: The petitioner is requesting an amendment to the architectural standards of the PUD Ordinance. The PUD Ordinance (Article 6 of the PUD Ordinance) currently provides that the design theme (including roof and window fenestration) of buildings incorporate a consistent representation of New England Style¹ architecture, either in the traditional design or a contemporary expression.

¹ Exhibit 1 of the PUD Ordinance defines "New England Style" as "architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Code architectural styles and their respective elements."

The petitioner is requesting an amendment to allow the design theme, as represented in **Exhibit 4**. The petitioner has also filed their development plan and related plats, which are also scheduled to receive a public hearing at the May 5, 2015, Plan Commission meeting. As currently proposed, the development would otherwise comply with the PUD Ordinance.

PROCEDURAL

Council Introduction: This petition was introduced at the April 13, 2015, City Council meeting.

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the May 4, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

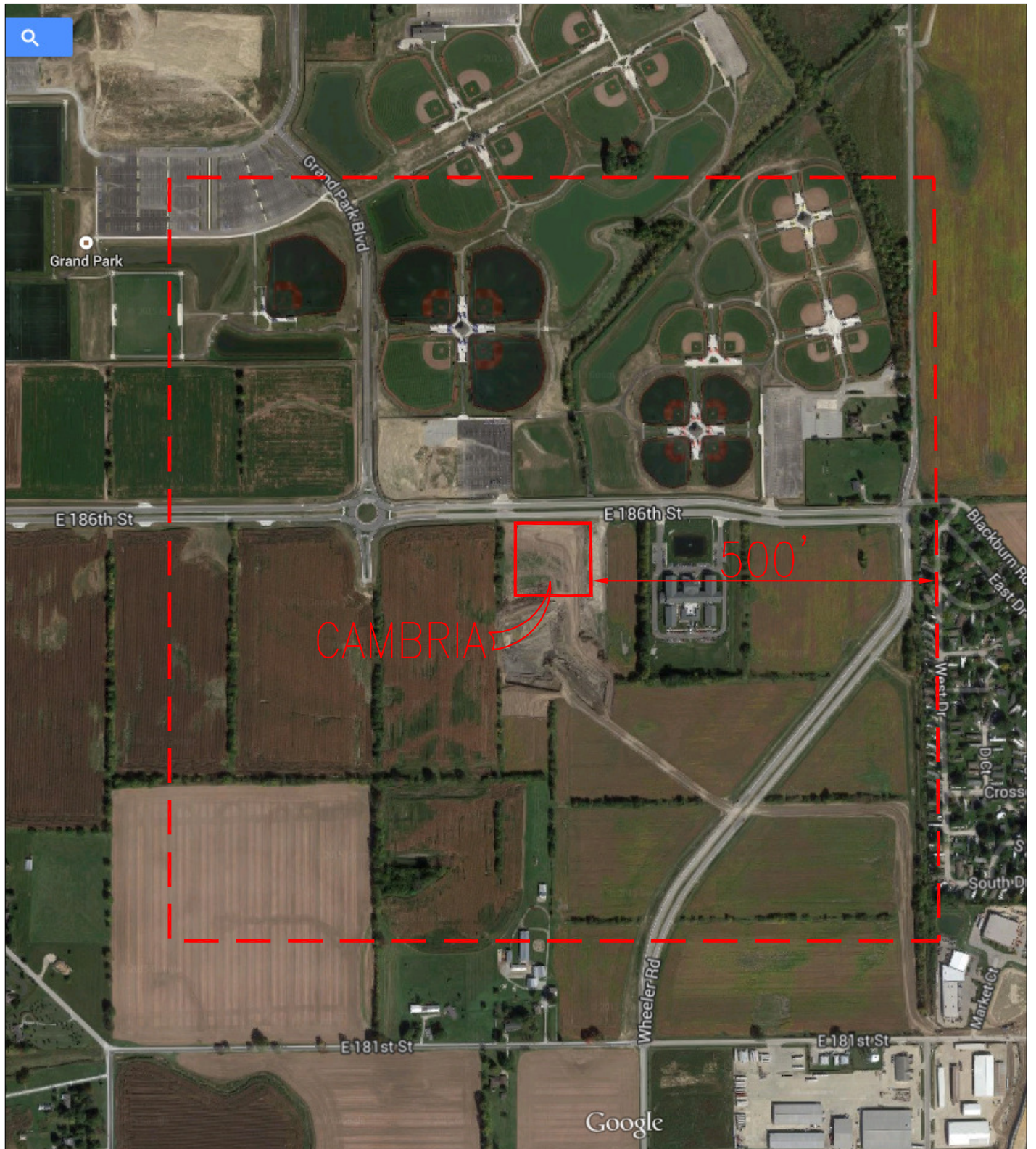
Statutory Considerations:

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. Hold a public hearing at the May 4, 2015, Plan Commission meeting. No additional action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments.
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.



VICINITY MAP

ORDINANCE NUMBER 15-10

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

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

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

WHEREAS, the Council enacted Ordinance No. 12-46, the Grand Park Village Planned Unit Development District (the "Grand Park Village PUD Ordinance"), on December 10, 2012, recorded as Instrument No. 2012080062 in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-08**), requesting an amendment to the Grand Park Village 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. 1505-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (:#:#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

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 Grand Park Village PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by: (i) the Grand Park Village PUD Ordinance, as amended by 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 the Grand Park Village 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 Unified Development Ordinance.
- 1.3 All other provisions of the Grand Park Village PUD Ordinance shall remain in effect with the adoption of this 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 the Grand Park Village PUD Ordinance, as amended.

Section 2. Development and Architectural Standards. The standards of *Article 6: Development and Architectural Standards* of the Grand Park Village PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Article 6(A) Design Theme, (B) Roof, and (C) Windows: Shall be modified as follows: “Buildings constructed on the Real Estate shall be developed either: (i) in accordance with the Design Theme, Roof and Windows standards of Article 6(A), 6(B) and 6(C), respectively, of the Grand Park Village PUD Ordinance; or (ii) substantially similar in quality, character and appearance as the Illustrative Exhibit, attached hereto as **Exhibit B.**”

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS __ DAY OF _____, 2015.**

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

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

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-10** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-10**
this _____ day of _____, 2015.

Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-10**
this _____ day of _____, 2015.

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.

Prepared by: Stuart Friedman, Sterling Development Consultants
 34375 Lakeview Drive, Solon, Ohio 44139. (216) 298-3529

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 59.99 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 703.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 357.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 52.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS WEST 365.39 FEET; THENCE SOUTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 175.19 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.67 FEET; THENCE ON SAID CURVE 63.03 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 60 DEGREES 33 MINUTES 29 SECONDS WEST 58.34 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET; THENCE ON SAID CURVE 81.05 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 85 DEGREES 27 MINUTES 19 SECONDS WEST 80.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET; THENCE ON SAID CURVE 35.75 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 11 MINUTES 17 SECONDS WEST 35.50 FEET; THENCE SOUTH 68 DEGREES 15 MINUTES 15 SECONDS WEST 40.22 FEET; THENCE NORTH 01 DEGREE 02 MINUTES 05 SECONDS EAST 202.54 FEET PASSING THROUGH A REBAR AT 22.54 FEET TO A REBAR; THENCE SOUTH 89 DEGREES 10 MINUTES 54 SECONDS WEST 25.45 FEET TO A REBAR; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS WEST 50.00 FEET TO A REBAR AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FEET; THENCE ON SAID CURVE 43.98 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 45 DEGREES 49 MINUTES 06 SECONDS WEST 39.60 FEET TO A REBAR; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS WEST 141.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 51.84 FEET TO THE POINT OF BEGINNING CONTAINING 3.91 ACRES, MORE OR LESS.

EXHIBIT B

ILLUSTRATIVE EXHIBIT

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SEE FOLLOWING PAGES.]**



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Roof

Floor 04

Floor 03

Floor 02

Floor 01

Elevator Pit

LAUNDRY

SWIMMING POOL

FITNESS CENTER

FUNCTION STORAGE

STAIR 'B'

ELEC / MECH

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE:

3/32" = 1'-0"



WEST ELEVATION

SCALE:

$\frac{3}{32}'' = 1'-0''$



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Roof

Floor 04

Floor 03

Floor 02

Floor 01

Elevator Pit

LAUNDRY

SWIMMING POOL

FITNESS CENTER

FUNCTION STORAGE

STAIR 'B'

ELEC / MECH

SOUTH ELEVATION

SCALE:

3/32" = 1'-0"



EAST ELEVATION

SCALE:

3/32" = 1'-0"



WEST ELEVATION

SCALE:

3/32" = 1'-0"

ORDINANCE 12-46

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

This is a planned unit development ordinance (the "Grand Park Village PUD 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 *et seq.*, 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;

WEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1209-PUD-09 to the Westfield City Council with a positive (8-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

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 Ind. Code § 36-7-4-1507 and Ind. 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 AMEDNED 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 the Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are herby 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.

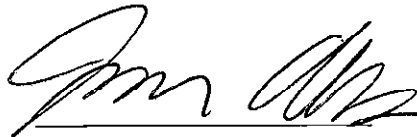
ALL OF WHICH IS ORDAINED THIS 10th DAY OF DECEMBER, 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

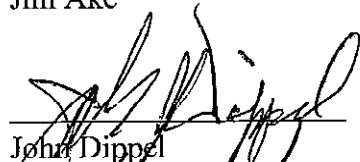
Abstain



Jim Ake

Jim Ake

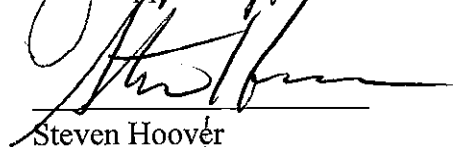
Jim Ake



John Dippel

John Dippel

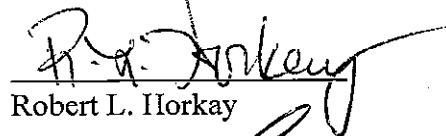
John Dippel



Steven Hoover

Steven Hoover

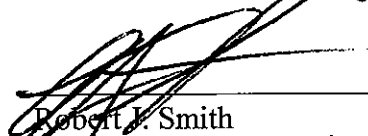
Steven Hoover



Robert L. Horkay

Robert L. Horkay

Robert L. Horkay



Robert J. Smith

Robert J. Smith

Robert J. Smith



Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

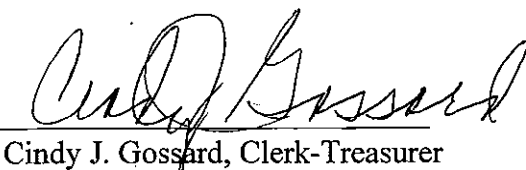


Robert W. Stokes

Robert W. Stokes

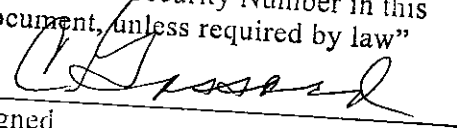
Robert W. Stokes

ATTEST:

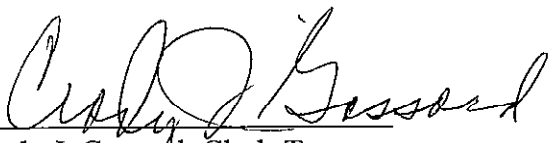


Cindy J. Gossard, Clerk-Treasurer

"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"

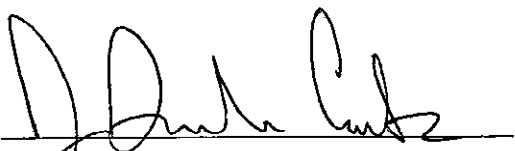

Signed

I hereby certify that ORDINANCE 12-46 was delivered to the Mayor of Westfield on the 10TH day of DECEMBER, 2012, at 9:45~~9~~m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-46

This 10TH day of DECEMBER, 2012


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

Prepared By:
Jennifer M. Miller, AICP
City of Westfield, Indiana

WESTFIELD, INDIANA

**GRAND PARK VILLAGE
PLANNED UNIT DEVELOPMENT
DISTRICT**

1209-PUD-09

D & W FARMS INCORPORATED

11/19/2012

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Grand Park Village PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual areas of the Grand Park Village, described in what is attached hereto and made part hereof as Exhibit 2 is reclassified as follows:

- A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from the OI-PD – Open Industrial Planned Development district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.
- B. The zoning classification of Parcel B (described by legal description in Exhibit 2) shall be changed from the AG-SF1 - Agriculture Single Family 1 district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

ARTICLE 3. DEVELOPMENT OVERVIEW

Grand Park Village is an integrated development (the "Development") which will comprise approximately two-hundred and twenty acres (220) acres, including an approximate twenty (20) acre lake (the "Lake"), Boardwalk, beach, restaurants, retail, office, medical, lodging, entertainment and residential. Grand Park Village will be a development that is consistent with the City of Westfield's economic development plans for the Grand Park Sports Campus and will be developed by a partnership with the property owner (the "Owner") and the development team (the "Developer"). Grand Park Village will comprise the following areas (*Please see Exhibit 3 for preliminary Grand Park Village Conceptual Plan*):

- A. Lake Village. At the core of Grand Park Village will be the approximately twenty (20) acre lake (the "Lake") featuring trails surrounding or along the Lake's perimeter or partial perimeter for pedestrians and cyclists to use and will serve as an amenity to connect users to restaurants, retail, park spaces around the lake and access to water activities like kayaks, beach and swimming area, restaurants overlooking water, shopping, hotels, medical offices, entertainment, land and water activities, community events. The Lake Village will be comprised of a boardwalk (the "Boardwalk"), a wide pathway along the Lake that will provide visitors with lakeside feeling, views, and ability to casually visit stores, restaurants and walk along the Lake.
- B. Monon Bike Hub. The Monon Bike Hub could be located along the Monon at the south end of the Lake and could serve as a trailhead for bikers and pedestrians seeking a destination along the Monon Trail, as well as and quick access for all visitors and local residents going to and from the Grand Park Sports Campus.
- C. General commercial. Commercial areas shall include but are not limited to hotels, restaurants, retail, grocery, open air markets, vendors, equipment rental for boating, biking, tasting rooms, outdoor cafes, relaxing patios for dining or post-recreation meeting places.
- D. Office and medical. Uses may include but are not limited to physical therapy, general medical offices, outpatient emergency care, hospital care, senior living care, dental, as well as general office, banking, insurance and other general office needs.

- E. Single family and multi-family residential. Multi-family housing (rental or owned) will be included in Grand Park Village as separate or adjoined to commercial buildings in the form of mixed-use living. Grand Park Village is uniquely positioned for above ground multi-family housing overlooking the lake, restaurants, shopping and more. Alternatively, the area surrounding the smaller Lake Village is as suitable as it would provide quick access to amenities in the area including, but not limited to larger commercial buildings, offices and medical facilities.
- F. Entertainment venues. Uses may be indoor or outdoor venues and include but not limited to family recreational centers include lake activities, outdoor equipment rental, bowling alleys, sand volleyball, sports practice facilities and movie theaters (permanent or temporary).

ARTICLE 4. USES

- A. Permitted uses for Grand Park Village shall include all uses permitted in the GB-General Business district of the Zoning Ordinance and those listed below:
- (1) Non-motorized recreational equipment, sales, service and rentals including, but not limited to boats, kayaks, as well as related classes and schools;
 - (2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
 - (3) Personal packaging services and document preparation;
 - (4) Multi-family housing (rental or owned) as part of any mixed use building or a standalone structure;
 - (5) Assisted living facilities;
 - (6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
 - (7) Conference, banquet, meeting or event centers;
 - (8) Playgrounds, water parks, amusement parks, water slides or other similar uses as determined by the Economic and Community Development Director (the "ECD Director") indoors or outdoors;
 - (9) Indoor or outdoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, ice or roller skating rinks, miniature golf courses, shuffleboard, giant checkers, splash pads, cooling stations, swimming batting cages or driving ranges, go-kart tracks, team building or fitness courses/stations, movie theaters, athletic facilities, ropes courses, zip-lining, acrobatics facility, amusement rides or other similar uses as determined by the ECD Director;
 - (10) Coffee shops and coffee roasting;
 - (11) Data processing;
 - (12) Gasoline services stations;
 - (13) Vending Machine Hub;
 - (14) Manufacturing of food and beverage products available for sale on-site and off-site;
 - (15) Food Specialty Store;
 - (16) Golf cart, electric bike, bike, segway, skiing, snowshoeing, sledding, skating sales, rentals/repair;
 - (17) Medical, rehabilitation, chiropractic and emergency clinics and labs;
 - (18) Mobile medical check vehicles;
 - (19) Performance research, general research and lab institutes;
 - (20) Playground or playhouse displays and sales;
 - (21) Consignment stores;
 - (22) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
 - (23) Outdoor theater and musical performance areas and events;

- (24) Ferris wheel, indoor or outdoor carousel or other similar amusement;
- (25) Private banking centers for ATM access only;
- (26) Professional and amateur recreational and performance art facilities;
- (27) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram, wagon, electric bike or other related transportation services;
- (28) Special interest, private or public clubs;
- (29) Spas, beauty and tanning salons;
- (30) Manufacturing and bottling of alcoholic and non-alcoholic beverages for direct consumer sale;
- (31) Bottling, processing and packaging of food, incidental and retail sales in the Development or Grand Park Sports Campus, including but not limited to ice cream, popcorn shops, juice bars, produce, prepared food, sauces, baked goods, tea, coffee, spices, condiments or similar uses as determined by the ECD Director;
- (32) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
- (33) Sale and manufacturing of cosmetic or health products;
- (34) Self-storage and transfer facilities;
- (35) Manufacturing and sale of art and handmade goods;
- (36) Manufacturing and sale of unique or personal stationary or personalized products;
- (37) Single family attached residential;

ARTICLE 5. TEMPORARY USES AND EVENTS

The Temporary Uses and Events Ordinance in the Zoning Ordinance shall apply with the following exceptions:

- A. Temporary uses and events shall not be required to be incidental to the permitted use or structure on the property or abutting property, so long as the temporary use or event is for the entertainment, interest or benefit of the public, including but not limited to, farmers' markets, concerts, amusement entertainment and outdoor movies or theater in the park;
- B. If the temporary use or event is a reoccurring seasonal event (i.e. weekly farmers' market) and utilizes equipment including but not limited to tents or stages, the equipment associated with the main shelter or structure may remain on the property for the seasonal duration (i.e. farmer's market during summer months) of the temporary use or event's business activity so long as it is stored in an aesthetically pleasing manner, the location does not interfere with daily businesses, traffic, trails, recreation or other Development amenities as determined by the ECD Director;
- C. Temporary signage internally located at the temporary use or event shall be allowed without additional permits.
 - (1) Signs shall not exceed thirty-two (32) square feet in size.
 - (2) Signs shall be removed within twenty-four (24) hours of the close of the event.

ARTICLE 6. DEVELOPMENT AND ARCHITECTURAL STANDARDS

- A. Design theme. The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples

shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

- B. Roof. Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.
- C. Windows. Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.
- D. Building materials and exterior. Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank*), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:
 - (1) Vinyl, as a building material, shall only be used to clad windows and for soffits;
 - (2) Metal siding may be permitted as an accent, trim or in signage.
- E. Commercial or mixed use buildings which include residential (single family or multi-family):
 - (1) Minimum lot frontage on road: none
 - (2) Minimum lot depth: none
 - (3) Minimum building area: none
 - (4) Set back from Internal Streets: no minimum
 - (5) Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
 - (6) Side yard: no minimum (may be adjoining buildings)
 - (7) Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.
- F. Building height. No maximum building height.
- G. Parking requirements. Parking in Grand Park Village shall adhere to the Zoning Ordinance.
 - (1) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
 - (2) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - (3) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
- H. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.
- I. Lighting. Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance.
- J. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.
- K. Multi-Family Residential. The Development and Architectural Standards established in this Grand Park Village PUD as well as the standards set forth in the Zoning Ordinance for MF2 Multi-Family 2 shall apply.

In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply.

- (1) MF2 uses may be located within three-quarters (.75) of a mile of another MF1 or MF2 uses;
- (2) Maximum number of dwelling units for Development shall be 960 units; a maximum of 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3;
- (3) The Lake and the Monon Trail shall be considered two (2) separate amenities for MF2 developments that are connected to or included in the Lake Village area;
- (4) MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6;
- (5) MF2 areas not connected to or included in a mixed use area shall adhere to the standards set forth in the Zoning Ordinance for MF2 regarding setbacks, building and other related items.

L. Single Family Attached Residential.

- (1) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SF-A) district standards of the Zoning Ordinance, unless modified by this Grand Park Village PUD.
- (2) The maximum number of Single Family Attached residential units permitted within the Development shall be seventy-five (75) units.

ARTICLE 7. THOROUGHFARE PLAN

A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Grand Park Village.

- (1) External Streets: 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road, a future road extending south from the Grand Park Sports Campus and intersecting with Wheeler Road, and Oak Ridge Road to the extent it is constructed within the Development.
- (2) Internal Streets: To be named roadways connecting areas within the Development

B. Trails. Trails shall be included throughout the Development. Access to the Monon Trail shall comply with applicable City of Westfield policies and ordinances.

- (1) External Streets shall have a minimum of an eight (8) foot asphalt trail constructed in compliance with the City's Development and Construction Standards.
- (2) A twenty (20) foot wide alternative transportation easement (unless otherwise agreed by the City) shall be granted to the City at no cost to the City, which extends from 181st Street (near the eastern property line of the Development), continuing northwesterly to intersect with the Wheeler Road extension. The City intends to utilize this easement to construct an alternative transportation connection from the Monon Trail (which is being constructed along the Wheeler Road extension and will extend to Grand Park) to Union Street (which will provide connection to the alternative transportation trails in Asa Bales Park and Grand Junction Plaza). This easement shall be granted to the City at the time of platting the affected property unless otherwise agreed by the City. It is contemplated that the easement will meander between buildings and/or other improvements that will be constructed on the affected property.
- (3) The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

ARTICLE 8. SIGNAGE

- A. All permanent signs shall be in substantial compliance with the New England Style (*Please see Exhibit 4, Figure 14; additional examples can be seen in Figures 1, 2, 5, 8-11*).
- B. Sign Standards as established in the Zoning Ordinance shall apply with the following exceptions:
 - (1) General Sign Regulations.
 - (a) No illuminated sign setbacks from residential attached to or part of the Lake Village area shall be required.
 - (b) No front yard or right-of-way setback shall be required for signage.
 - (2) Seasonal Decorations. In addition to the seasonal decorations contemplated in the Zoning Ordinance, seasonal decorations associated with Grand Park Sports Campus events and activities, including the use of banners, pennants, flags, ribbons and other similar decorations shall be permitted as determined by the ECD Director. No sign permits shall be required.
 - (3) Ornamental Banners. Ornamental Banners shall be permitted within fifty (50) feet of External Streets and within the common area of the Development.

ARTICLE 9. LANDSCAPING

- A. The Landscaping Standards as found in the Zoning Ordinance shall apply with the following exceptions:
 - (1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite;
 - (2) Twenty-two (22) acres of the Development will be set aside for open space.
 - (3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;
 - (4) Minimum required buffer yard between non-residential and residential shall not apply to mixed use areas;

EXHIBIT 1
DEFINITIONS

- B. "Boardwalk" shall mean and refer to an area partially or completely surrounding the lake that will be used for pedestrian and cycling traffic and as a trail adjoining lake activities, trails, restaurants and other commercial, residential or public areas.
- C. "Cape Cod" shall refer to architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or white interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular windows with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.
- D. "Community Garden Centers" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for growing fruits, vegetables and flowers.
- E. "Development" shall refer to the Grand Park Village development of approximately 220 acres.
- F. "Electronic Message Board" shall refer to a permanent sign, free standing or mounted on a wall, consisting of text symbolic imagery or both that uses an electronic display created through a use of pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign as distinguished from a static image sign.
- G. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
- H. "External Streets" shall refer to 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road Extension.
- I. "Federal" shall refer to architectural style that commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.
- J. "Food Specialty Store" shall refer to a commercial use involving the preparation and/or retail sales of food or beverage products not exceeding 15,000 square feet.
- K. "Georgian Colonial" shall refer to architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.
- L. "Grand Park Sports Campus" shall refer to the approximately 400+ acre sports complex development by the City of Westfield located just north of Grand Park Village.
- M. "Greek Revival" shall refer to architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilasters used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.
- N. "Internal Streets" shall refer to roadways that will provide interior access to areas within Grand Park Village and connecting to External Streets.
- O. "Lake" shall refer to the approximately twenty (20) acre lake that will anchor the Grand Park Village as an amenity, common area landscaping or green space and as retention for all future buildings.
- P. "Monon Trail" shall refer to the public pedestrian and bike trail way extension of the existing Monon Trail that runs from downtown Indianapolis and extends to Westfield, Indiana.

- Q. "Monon Bike Hub" shall mean and refer to the potential development of a hub or headquarter location for cyclist using the Monon Trail and surrounding roads, trails or other pathways for cycling; it may include food and beverage sales.
- R. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
- S. "New England" shall refer to Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.
- T. "New England Style" shall refer to architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Cod architectural styles and their respective elements.
- U. "Owner-Developer" shall refer to joint venture partnership between the property owners and the development team for the subject property.
- V. "Parcel" shall mean and refer to a land area with properly recorded legal description.
- W. "Shake Shingle" shall refer to architectural style commonly used in Cape Cod and the Maine coast and is marked by a profusion of gables, roofs, and porches, and are typically covered with shingles from roof line to foundation, white trim and natural colors.
- X. "Vending Machine Hub" shall refer to a bank of vending machines that dispense snacks or beverages.

EXHIBIT 2
Real Estate – Legal Description

A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 0-41-4 E Distance: 643.696

To the point of beginning: Direction: S 1-13-47 E Distance: 207.828 thence, Direction: S 1-34-45 E Distance: 84.922 thence, Direction: S 0-57-50 E Distance: 479.128 thence, Direction: S 1-47-0 E Distance: 413.91 thence, Direction: S 2-24-53 E Distance: 159.492 thence, Direction: S 2-24-59 E Distance: 113.611 thence, Direction: S 2-24-57 E Distance: 111.029 thence, Direction: S 2-24-56 E Distance: 105.574 thence, Direction: S 0-33-30 E Distance: 51.302 thence, Direction: S 0-33-51 E Distance: 261.033 thence, Direction: S 89-15-35 W Distance: 32.503 thence, Direction: S 89-16-7 W Distance: 696.527 thence, Direction: S 89-22-42 W Distance: 598.075 thence, Direction: N 37-20-7 W Distance: 69.4 thence, Direction: N 0-11-16 E Distance: 12.22 thence, Direction: N 3-4-30 E Distance: 107.745 thence, Direction: N 6-59-49 E Distance: 73.225 thence, Direction: N 10-37-31 E Distance: 83.034 thence, Direction: N 14-28-1 E Distance: 81.659 thence, Direction: N 19-46-5 E Distance: 86.721 thence, Direction: N 22-37-13 E Distance: 82.886 thence, Direction: N 26-33-43 E Distance: 79.837 thence, Direction: N 30-27-22 E Distance: 70.451 thence, Direction: N 33-55-10 E Distance: 86.537 thence, Direction: N 38-13-2 E Distance: 70.768 thence, Direction: N 39-39-58 E Distance: 1533.51 thence, Direction: N 88-23-1 E Distance: 63.455 to the point of beginning.

In addition to the above area, starting at the same point: A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 84-24-12 W Distance: 909.717

To the point of beginning: Direction: S 77-48-59 E Distance: 131.963 thence, Direction: S 78-1-16 E Distance: 28.041 thence, Direction: S 81-51-43 E Distance: 42.599 thence, Direction: S 84-52-9 E Distance: 35.894 thence, Direction: S 85-42-37 E Distance: 32.22 thence, Direction: N 89-16-11 E Distance: 33.753 thence, Direction: N 89-10-58 E Distance: 540.555 thence, Direction: S 1-36-48 E Distance: 246.508 thence, Direction: S 0-24-26 E Distance: 15.511 thence, Direction: S 3-38-47 W Distance: 19.499 thence, Direction: S 8-30-20 W Distance: 17.715 thence, Direction: S 12-9-31 W Distance: 25.543 thence, Direction: S 18-32-17 W Distance: 26.294 thence, Direction: S 24-9-1 W Distance: 33.217 thence, Direction: S 33-3-37 W Distance: 34.077 thence, Direction: S 36-10-17 W Distance: 19.027 thence, Direction: S 39-39-57 W Distance: 1567.656 thence, Direction: S 38-35-8 W Distance: 62.98 thence, Direction: S 35-42-17 W Distance: 50.256 thence, Direction: S 32-20-58 W Distance: 90.566 thence, Direction: S 28-48-38 W Distance: 87.318 thence, Direction: S 25-11-55 W Distance: 95.829 thence, Direction: S 20-17-50 W Distance: 99.253 thence, Direction: S 16-2-28 W Distance: 106.143 thence, Direction: S 11-18-49 W Distance: 91.039 thence, Direction: S 8-36-53 W Distance: 85.12 thence, Direction: S 2-41-16 W Distance: 130.293 thence, Direction: S 0-11-54 W Distance: 69.37 thence, Direction: S 89-36-8 W Distance: 826.95 thence, Direction: N 1-10-18 W Distance: 415.207 thence, Direction: S 89-32-24 W Distance: 294.019 thence, Direction: S 1-10-40 E

Distance: 413.577 thence, Direction: S 89-52-48 W Distance: 133.57 thence, Direction: N 0-15-10 E
Distance: 1299.192 thence, Direction: S 89-35-29 W Distance: 1319.804 thence, Direction: S 0-27-32
W Distance: 1288.831 thence, Direction: N 45-47-45 W Distance: 1776.522 thence, Direction: N 38-
22-54 W Distance: 20.245 thence, Direction: N 27-10-15 W Distance: 20.3 thence, Direction: N 15-
57-52 W Distance: 20.324 thence, Direction: N 4-49-11 W Distance: 20.352 thence, Direction: N 0-
31-38 E Distance: 761.992 thence, Direction: N 0-10-6 E Distance: 312.911 thence, Direction: N 2-4-
11 E Distance: 168.34 thence, Direction: N 6-35-22 W Distance: 30.934 thence, Direction: N 40-42-7
W Distance: 17.267 thence, Direction: N 89-51-30 E Distance: 2394.307 thence, Direction: N 89-7-40
E Distance: 1611.377 thence, Direction: S 0-0-0 W Distance: 832.62 thence, Direction: N 89-0-0 E
Distance: 398.771 thence, Direction: N 0-0-0 E Distance: 751.66, To the point of beginning
containing 242.75 acres more or less.

An aerial photograph of a proposed development area, overlaid with a grid and color-coded zones. The zones include 'Single Family (Attached) & Multi-Family' in light green, 'Entertainment & General Commercial' in yellow, 'General Commercial' in orange, 'Medical' in dark blue, and 'Lake Village' in light blue. The map shows existing roads, parking lots, and some vegetation. A north arrow and scale are located in the bottom right corner.

Grand Park Village Preliminary Concept Plan

Single Family (Attached) & Multi-Family

Entertainment & General Commercial

Lake Village

General Commercial

Medical

SCALE: 1"=50'

July 11, 2012

GRAND PARK VILLAGE - ALT. A

WESTFIELD, INDIANA

EXHIBIT 4

Figure 1

Georgian Colonial architectural style

GABLED, GAMBREL, OR HIPPED ROOF



Figure 2

Shake Shingle architectural style



Characterized by the consistent and horizontal use of shingles on sides of buildings

Figure 4

Greek Revival architectural style

GABLE END TO THE STREET

PANELED PILASTERS OR WIDE CORNER BOARDS

CLAPBOARDS OR FLATBOARDS

BLINDS

6/6 SASH

OFF-CENTER ENTRY

FLAT PILASTERS, ENTABLATURE, SIDE & TRANSOM LIGHTS, 4-PANEL DOOR

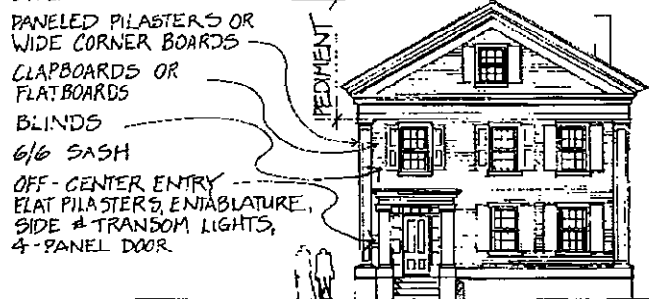


Figure 5
General New England style architecture



Figure 6
General New England architectural style



Figure 7
General New England architectural style



Figure 8
General New England architectural style



Figure 9
Hardie Plank siding used in mixed use building



Figure 10
Starbucks Coffee building in New England theme using Hardie Plank siding

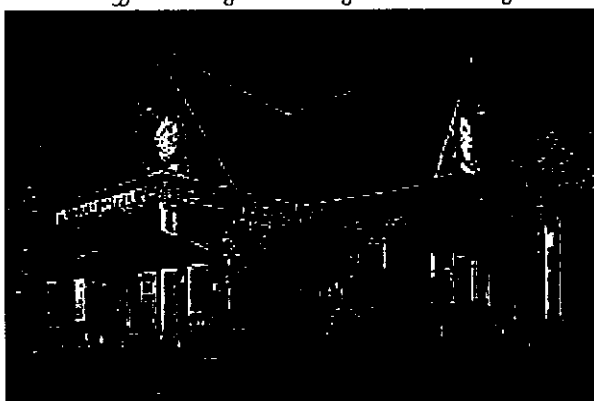


Figure 11
Hardie Plank siding used in restaurant siding

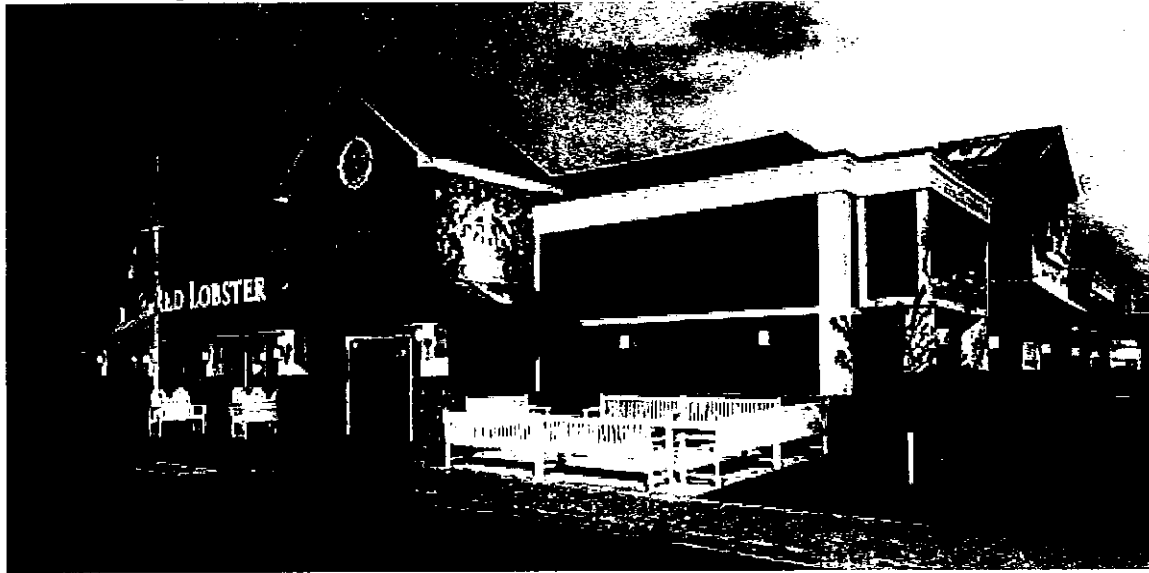


Figure 12
Hardie Plank siding variation with New England style architecture

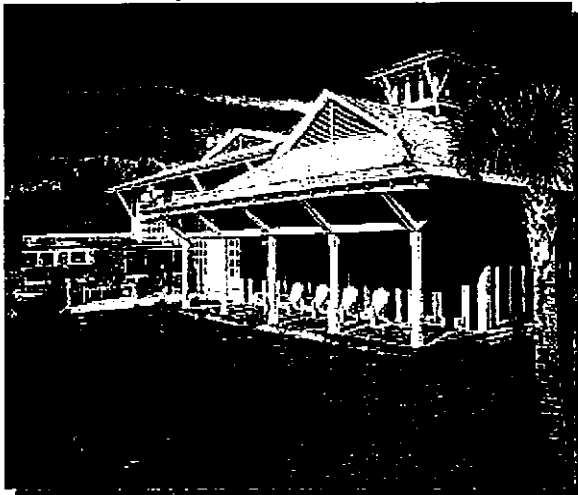


Figure 13
Hardie Plank siding variations



Figure 14
General New England architectural style signage examples

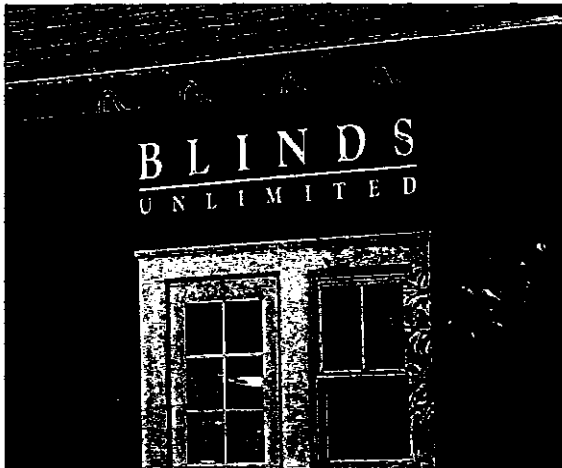
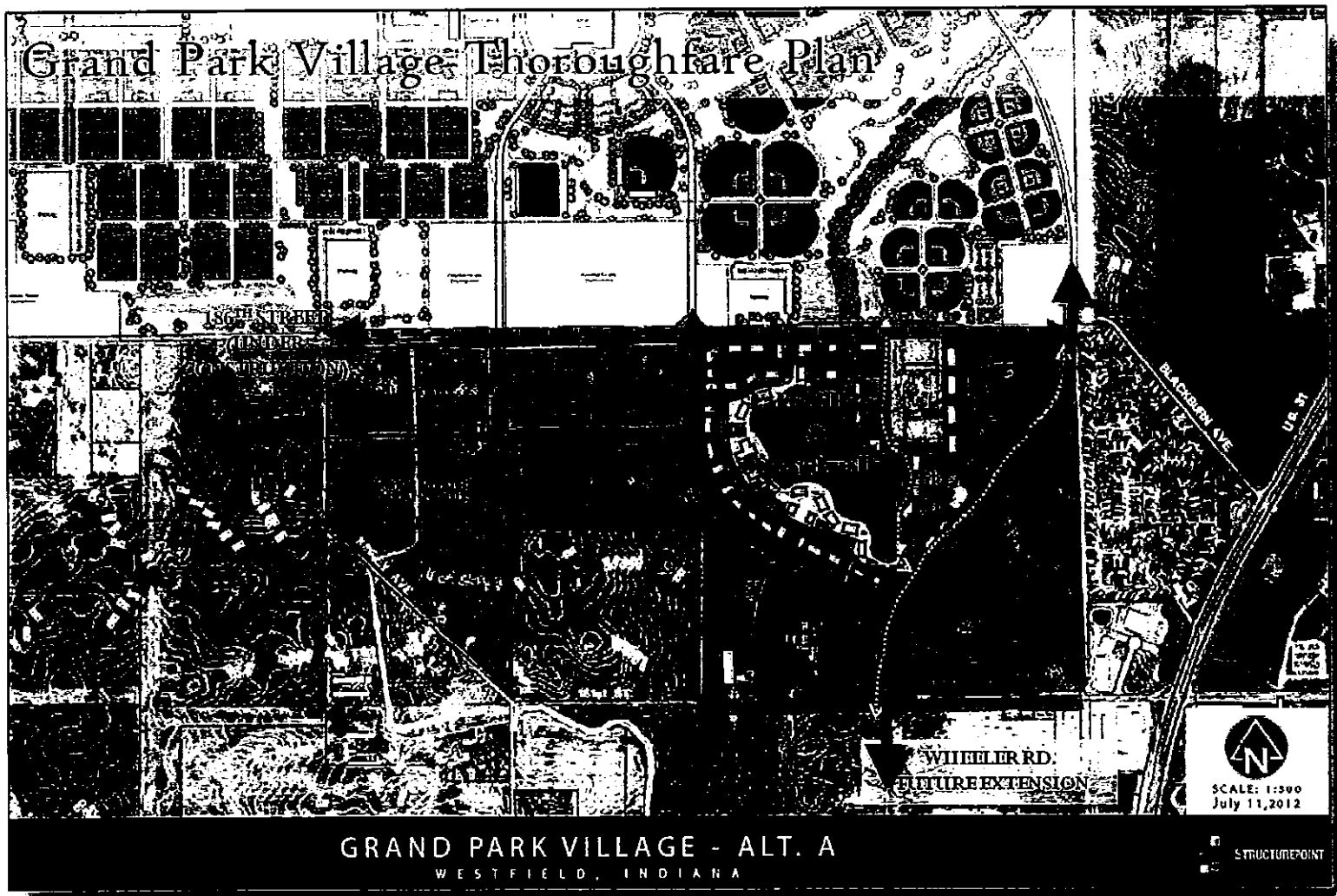


Exhibit 5
Grand Park Village Thoroughfare and Pedestrian Plan



Grand Park Village Pedestrian Plan





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 4, 2015
1505-DDP-08

Petition Number: 1505-DDP-08

Subject Site Address: South side of 186th Street, east of Grand Park Boulevard

Petitioner: D&W Farms, Inc. by Sterling Development Consultants and Weihe Engineers

Request: Detailed Development Plan review for a 153-room+/- **Cambria Hotel & Suites** on Lot 6 in the Grand Park Village – Lake Village Subdivision, Section 2.

Current Zoning: Grand Park PUD District Ordinance No. 12-46

Current Land Use: Vacant

Approximate Acreage: 3.91 acres+/-

Exhibits:

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

Property History:

1209-PUD-09	PUD District Ordinance 12-46 (12/10/12)
1405-SPP-11	Primary Plat (06/16/14)
1504-SFP-14	Secondary Plat, Section 1 (pending)
1505-PUD-08	PUD District Amendment (pending)
1505-DDP-08	Cambria Detailed Development Plan (pending)
1505-SFP-16	Secondary Plat, Section 2 (pending)

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.

PROJECT OVERVIEW

The 3.91-acre+/- site is Lot 6 of the proposed Grand Park Village – Lake Village Subdivision, located on the south side of 186th Street, east of Grand Park Boulevard (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 153-room+/- hotel.

The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 4, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46 (the "PUD District Ordinance"). The underlying zoning district of the property is the General Business (GB) District. The



petitioner has also filed a request to amend the PUD District Ordinance (see Petition No. 1505-PUD-08) (the "PUD Amendment") with respect to the applicable architectural standards. The PUD Amendment was introduced at the April 13, 2015, City Council meeting, and is also scheduled for a public hearing at the Plan Commission's May 4, 2015, meeting. The review comments herein include the proposed PUD Amendment standards.

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

The plans comply 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.
- 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).

Comment: Please label building size (GFA) and use on Sheet C200.

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 Article 4.16 (GB District), as modified by the PUD Ordinance:

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 24) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 25) Minimum Building Setback Lines
- a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 26) Minimum Lot Width: No minimum



- 27) Maximum Building Height: No maximum (Article 6(F) of PUD)
28) Minimum Building Size: None (Article 6(E)(3) of PUD)
-

DEVELOPMENT AND ARCHITECTURAL STANDARDS

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

- 29) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

Comment: This standard is subject to the pending PUD Ordinance amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 30) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

Comment: This standard is subject to the pending PUD Ordinance amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 31) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

Comment: This standard is subject to the pending PUD Ordinance amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 32) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.

Comment: Please label building materials on color elevations.

- 33) Boardwalk (Article 7(B)(3)): The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

34) Accessory Use and Building Standards (Article 6.1)

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

Comment: Please provide dumpster enclosure details.

35) Architectural Standards (Article 6.3)

Comment: Not applicable, superseded by the PUD District standards.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) 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 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
- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping

Comment: Perimeter Parking Area Landscaping is required along the eastern edge of the parking area and drive aisle on the east side of the building (along Carousel Lane). Please revise accordingly.

40) 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.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

a) PUD District Standards (Article 6(G) and (J) of PUD):

- i) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
- ii) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
- iii) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
- iv) Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.

b) Parking Spaces (Article 6.14(G))

c) Bicycle Parking (Article 6.14(H))

Comment: Please incorporate bicycle rack specification details on the development plan.

45) Setback Standards (Article 6.16)

46) 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.

47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

49) Easement Standards (Article 8.3)

50) Pedestrian Network Standards (Article 8.7)

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

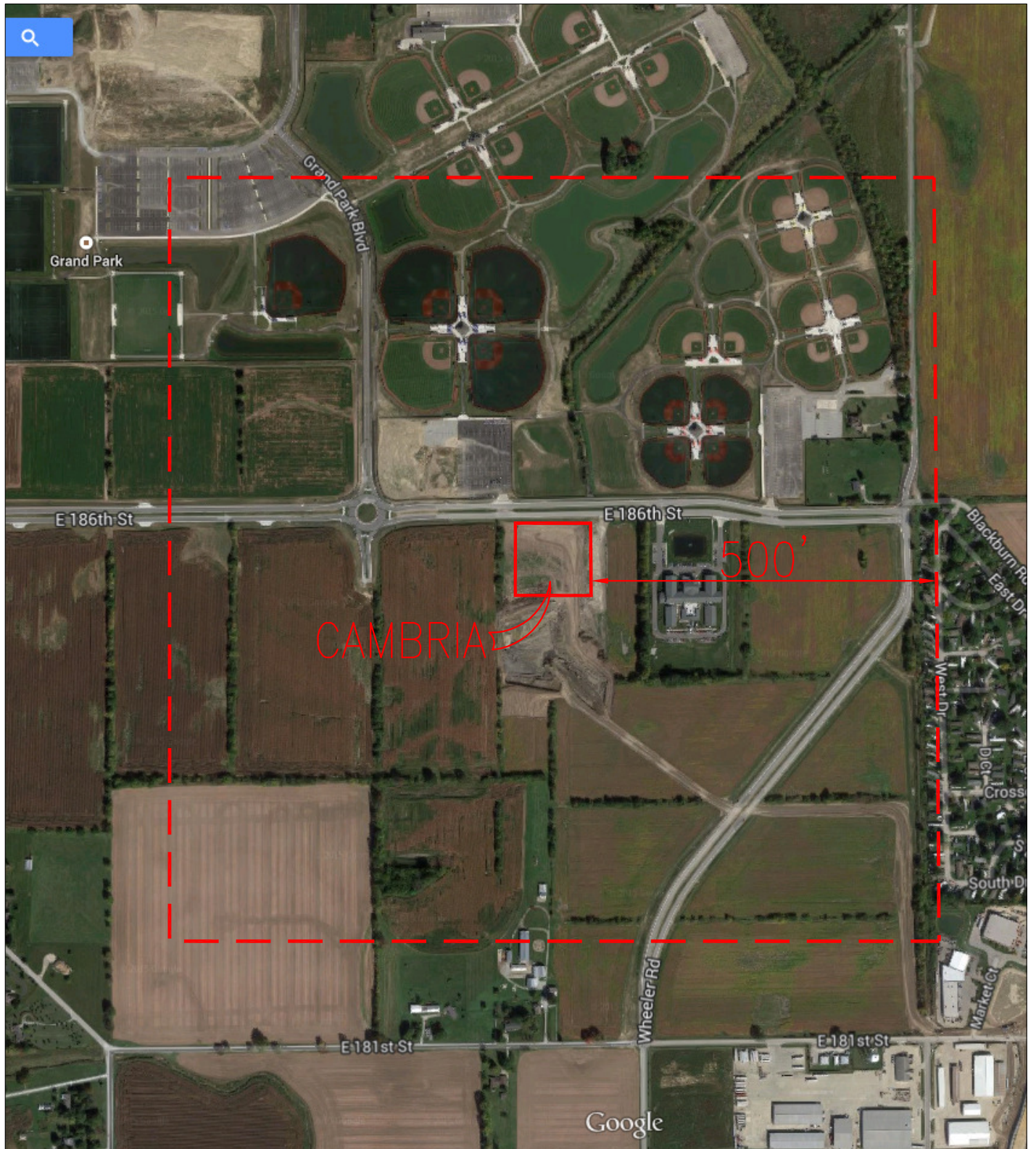
52) Surety Standards (Article 8.12)



53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as noted in this report. 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.



VICINITY MAP



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Roof

Floor 04

Floor 03

Floor 02

Floor 01

Elevator Pit

LAUNDRY

SWIMMING POOL

FITNESS CENTER

FUNCTION STORAGE

STAIR 'B'

ELEC / MECH

SOUTH ELEVATION

SCALE:

3/32" = 1'-0"



EAST ELEVATION

SCALE:

3/32" = 1'-0"



WEST ELEVATION

SCALE:

$\frac{3}{32}'' = 1'-0''$



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 4, 2015
1505-SPP-12 & 1505-ODP-13

Petition Number: 1505-SPP-12 & 1505-ODP-13

Subject Site Address: Southeast corner of 186th Street and Grand Park Boulevard

Petitioner: D&W Farms, Inc. by Weihe Engineers

Request: Primary Plat and Overall Development Plan review for an amendment to the **Grand Park Village – Lake Village Subdivision**.

Current Zoning: Grand Park Village PUD District Ordinance No. 12-46

Current Land Use: Vacant

Approximate Acreage: 18.89 acres+/- (entire primary plat)

Exhibits:

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

Property History:

1209-PUD-09	PUD District Ordinance 12-46 (12/10/12)
1405-SPP-11	Primary Plat (06/16/14)
1504-SFP-14	Secondary Plat, Section 1 (pending)
1505-PUD-08	PUD District Amendment (pending)
1505-DDP-08	Cambria Detailed Development Plan (pending)
1505-SFP-16	Secondary Plat, Section 2 (pending)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 18.89-acre+/- site is located on the southeast corner of 186th Street and Grand Park Boulevard (see **Exhibit 2**). On June 16, 2014, the Plan Commission approved a Primary Plat that included 10.84 acres+/- of this 18.89-acre+/- site. This petition amends the originally approved Primary Plat to add an additional 8.05 acres+/- that is included in the expanded Lot 6 and proposed Block A (see **Exhibit 3**). Lot 6 would include the proposed Cambria Hotel & Suites (see 1505-DDP-08).

The petition was reviewed by the Technical Advisory Committee at its February 21, 2015, meeting. This petition has been properly noticed for a public hearing for the Plan Commission's May 4, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46. The underlying zoning district of the property is the General Business (GB) District.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 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 6(E) of PUD & Article 5.3(G) of UDO)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The petitioner is working with the County Surveyor's Office regarding the reduction of the regulated drain easement and proposed encroachments into the regulated drain.



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

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

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

- 20) 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.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) 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.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) 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:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) 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.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 41) Minimum Lot Area: No minimum
- 42) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 43) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 44) Minimum Building Setback Lines
 - a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 45) Minimum Lot Width: No minimum
- 46) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 47) Minimum Building Size: None (Article 6(E)(3) of PUD)

PUD DISTRICT STANDARDS

The plans comply with the PUD Ordinance, as applicable to a Primary Plat and Overall Development Plan.

48) Thoroughfare Plan (Article 7 of PUD)

Comments: External and Internal Streets are provided in accordance with the conceptual thoroughfare and pedestrian plan. A pedestrian path is required along the eastern edge of the real estate; however, the exact location of this path may be further determined at the time of the Detailed Development Plan review of Block A. The required boardwalk will be reviewed as part of the individual Lot's Detailed Development Plan.

49) Landscaping (Article 9 of PUD)

Comment: Please note this section requires a minimum of 22 acres be set aside for open space, which may include the lake and surrounding green space. This will be further reviewed for compliance at the time of the subsequent primary plat and overall development plan review of the parent parcel.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

50) Landscaping Standards (Article 6.8)

Comment: Individual Lot landscaping will be reviewed at the time of the Detailed Development Plan for each Lot.

a) Minimum Lot Landscaping Requirements

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

b) External Street Frontage Landscaping

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

c) Parking Area Landscaping

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

51) Lot Standards (Article 6.10)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

54) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

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

- 55) Block Standards (Article 8.1)
- 56) Easement Standards (Article 8.3)
- 57) Monument and Marker Standards (Article 8.5)
- 58) Pedestrian Network Standards (Article 8.7)
- 59) Storm Water Standards (Article 8.8)
- 60) Street and Right-of-Way Standards (Article 8.9)

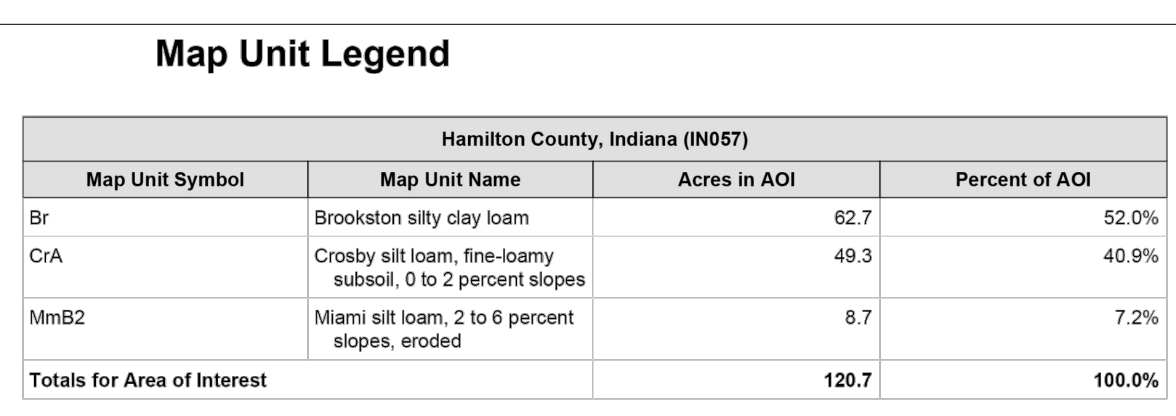
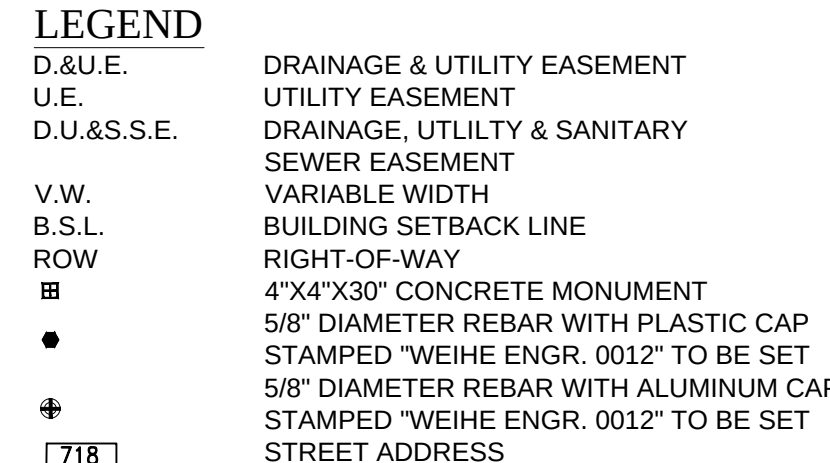
Comment: The petitioner is continuing to work with the Public Works Department regarding the proposed streets.

- 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)

DEPARTMENT COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as noted in this report. 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.

LAYOUT: Layout
DATE/TIME: April 24, 2015 - 3:37pm



This instrument prepared by:

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

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

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 139.19 FEET TO THE PERIMETER OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2015009372 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID PERIMETER THE FOLLOWING THREE (3) CALLS: (1) NORTH 38 DEGREES 38 MINUTES 31 SECONDS EAST 54.33 FEET; (2) NORTH 71 DEGREES 35 MINUTES 24 SECONDS EAST 84.20 FEET; (3) NORTH 86 DEGREES 19 MINUTES 48 SECONDS EAST 237.12 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012021938 IN SAID RECORDER'S OFFICE; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 1003.76 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2013003729 IN SAID RECORDER'S OFFICE; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 11 MINUTES 58 SECONDS WEST 769.97 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE SOUTH 25 DEGREES 50 MINUTES 03 SECONDS WEST 43.57 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 664.96 FEET; THENCE ON SAID CURVE 173.35 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 47 MINUTES 42 SECONDS WEST 172.86 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 664.96 FEET; THENCE ON SAID CURVE 173.35 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 66 DEGREES 52 MINUTES 50 SECONDS WEST 51.09 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1043.93 FEET; THENCE ON SAID CURVE 201.31 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 50 DEGREES 10 MINUTES 12 SECONDS WEST 201.01 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.74 FEET; THENCE ON SAID CURVE 58.15 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 23 DEGREES 25 MINUTES 40 SECONDS WEST 55.35 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 608.76 FEET; THENCE ON SAID CURVE 129.95 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREE 07 MINUTES 05 SECONDS WEST 129.70 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.67 FEET; THENCE ON SAID CURVE 75.17 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 53 DEGREES 06 MINUTES 08 SECONDS WEST 67.30 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET; THENCE ON SAID CURVE 81.05 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 89 DEGREES 27 MINUTES 19 SECONDS WEST 80.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET; THENCE ON SAID CURVE 35.78 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 11 MINUTES 17 SECONDS WEST 35.50 FEET; THENCE SOUTH 68 DEGREES 15 MINUTES 15 SECONDS WEST 40.22 FEET; THENCE SOUTH 68 DEGREES 22 MINUTES 50 SECONDS WEST 147.73 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE ON SAID CURVE 73.35 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 23 MINUTES 31 SECONDS WEST 65.50 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 45 SECONDS WEST 111.04 FEET TO THE POINT OF TANGENCY OF SAID CURVES; THENCE SOUTH 43 DEGREES 10 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 51.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE BEING ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 18 MINUTES 50 SECONDS EAST 564.7 FEET TO THE POINT OF BEGINNING CONTAINING 18.89 ACRES, MORE OR LESS.

JOSHUA DAVID WERNER, P.S.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	173.35'	664.96'	14°56'11"	N88°47'42"W	172.86'
C2	53.22'	54.06'	56°24'01"	N69°52'50"W	51.09'
C3	201.32'	1043.93'	11°02'59"	N50°10'12"W	201.01'
C4	58.15'	54.74'	61°59'36"	N23°25'40"W	55.35'
C5	129.95'	608.76'	12°13'51"	N01°07'05"W	129.70'
C6	75.17'	46.67'	92°17'33"	N53°06'08"W	67.30'
C7	81.05'	317.80'	14°36'46"	S85°27'19"W	80.83'
C8	35.75'	86.80'	23°35'54"	S80°11'17"W	35.50'
C9	73.35'	45.00'	93°23'52"	S58°23'31"W	65.50'
C10	51.32'	33.00'	89°05'55"	S44°51'47"W	46.30'



Petition Number: 1503-PUD-03 & 1503-DDP-04

Subject Site Address: Portion of Lot 3 of Grand Park Secondary Plat

Petitioner: Grand Park Fieldhouse, LLC by Joseph M. Scimia, Faegre Baker Daniels, LLP

Request: Grand Park Fieldhouse PUD Ordinance and Detailed Development Plan approval for a Commercial Recreational Facility on approximately 8 acres within the Grand Park Sports Campus.

Current Zoning: AG-SF1

Current Land Use: Vacant

Approximate Acreage: 8 acres +/-

Exhibits: Exhibit 2: Aerial Location Map
Exhibit 3: Grand Park Fieldhouse PUD Ordinance
Exhibit 4: Site Plan
Exhibit 5: Elevations
Exhibit 6: Landscaping Plan
Exhibit 7: Development Plans

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The 8-acre property is located within the Grand Park Sports Campus along the north side of 186th Street, between Grand Park Boulevard and Kinsey Avenue (the "Property") (**see Exhibit 2**).

Project Description: The petitioner is requesting approval for: (i) a change of zoning classification to a Planned Unit Development to be known as the "Grand Park Fieldhouse PUD"; and (ii) Detailed Development Plan for the construction of a Commercial Recreational Facility (the "Facility"). The Facility is designed to accommodate the use of eight (8) indoor basketball courts, with the flexibility to alter the playing surface to provide for other sport-related opportunities.

Procedural: Public hearings by the Advisory Plan Commission (the "APC") are required for Planned Unit Developments and Development Plans. The PUD Ordinance and Development Plan, as you will recall, received a public hearing at the March 2, 2015 APC meeting. The PUD Ordinance received a favorable recommendation from the APC and the Development Plan was approved contingent upon the PUD Ordinance being approved by the City Council at the March 16, 2015 APC meeting.

Since then, the Petitioner has revisited the Development Plan and deemed the previous proposal to be not viable. As a result, modifications have been made to the PUD Ordinance and Development Plan. The Petitioner has re-noticed, in accordance with the APC Rules of Procedure, to receive a public hearing during the May 4, 2015 APC meeting.



PUD DISTRICT ORDINANCE

The Grand Park Fieldhouse PUD Ordinance (the “PUD Ordinance”) (**see Exhibit 3**) was introduced to the City Council at the February 9, 2015, meeting.

Default Standards: The PUD Ordinance defaults to the provisions of the Westfield-Washington Township Unified Development Ordinance (the “UDO”), with the General Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits a Commercial Recreational Facility on the Property as well as related ancillary uses contained therein.

Development Standards: As proposed, *Chapter 6, Development Standards* of the UDO applies to the Property with the following requested modifications:

1. **Parking Standards:** The UDO does not include specific parking space ratio requirements for a Commercial Recreation Facility, rather, the UDO states “Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit¹”. As such, the proposed PUD Ordinance establishes a minimum requirement of three hundred forty-eight (348) parking spaces. This requirement is based on a calculated ratio of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. **Landscaping:** The proposed PUD Ordinance incorporates a landscape plan (identified as **Exhibit D** of the PUD Ordinance, as attached hereto as **Exhibit 6**) to establish the applicable landscaping standards.
3. **Building Architecture and Orientation:** The proposed PUD Ordinance requires the development of the Property to be in substantial compliance with the Site Plan (**see Exhibit 4**) and Elevations (**see Exhibit 5**).

Thoroughfare Plan: The Westfield-Washington Township Thoroughfare Plan roadway classification identifies 186th Street as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet.

Comprehensive Plan: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this area as part of the Grand Park Sports Campus. The proposed project will accommodate indoor sports and events (Comprehensive Plan, page 151).

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.

¹ Article 6.14(G)(11)(n) of the Unified Development Ordinance.



4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DETAILED DEVELOPMENT PLAN (Chapter 10.7 (E))

The Grand Park Fieldhouse Detailed Development Plan (the "Development Plan") appeared before the Technical Advisory Committee on February 17, 2015.

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:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see DISTRICT, DEVELOPMENT and DESIGN STANDARDS comments herein).**
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located.
3. 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 point shall minimize safety hazards and congestion.
 - d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (Chapter 4 of UDO)

The Development Plan complies with Article 4.16 (General Business District) except for those items identified as outstanding below:

1. Permitted Uses
2. Minimum Lot Area
3. Minimum Lot Frontage
4. Minimum Building Setback Lines
 - a. Front Yard: 60 feet



- b. Side Yard: 20 feet
- c. Rear Yard: 20 feet
- 5. Minimum Lot Width
- 6. Maximum Building Height
- 7. Minimum Building Size

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

Not applicable, except as otherwise noted herein as set forth by the proposed PUD District Ordinance.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 1. Architectural Standards (Article 6.3)
- 2. Building Standards (Article 6.4)
- 3. Height Standards (Article 6.6)
- 4. Landscaping Standards (Article 6.8)
- 5. Lighting (Article 6.9)
- 6. Lot Standards (Article 6.10)
- 7. Parking and Loading Standards (Article 6.14)
- 8. Setback Standards (Article 6.16)
- 9. Sign Standards (Article 6.17)
- 10. Vision Clearance Standards (Article 6.19)
- 11. Yard Standards (Article 6.12)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1. Easement Standards (Article 8.3)
- 2. Pedestrian Network Standards (Article 8.7)
- 3. Street and Right-of-Way Standards (Article 8.9)
- 4. Surety Standards (Article 8.12)
- 5. Utility Standards (Article 8.13)



STAFF COMMENTS

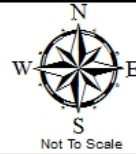
The Department recommends the following actions.

1. Hold a public hearing for 1503-PUD-03 (PUD Ordinance) and 1503-DDP-04 (Development Plan).
2. If the APC is satisfied with the PUD Ordinance and Development Plan then staff recommends the following:
 - a. Forward 1503-PUD-03 to the City Council with a favorable recommendation;
 - b. Approve 1503-DDP-04 with the following conditions:
 - i. Approval of 1503-DDP-04 (Development Plan) shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
 - ii. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

If any APC member has questions prior to the meeting, then please contact Matt Skelton at (317)508-6288 or mskelton@westfield.in.gov.



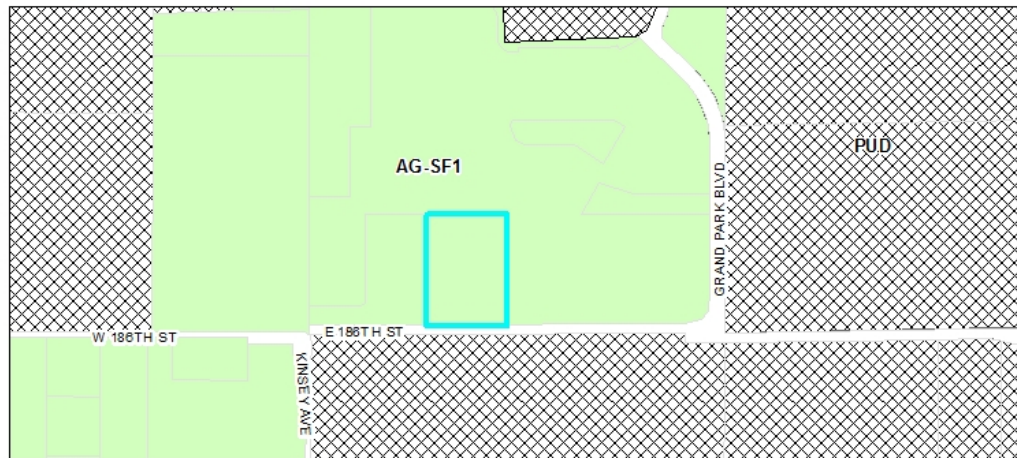
Grand Park Fieldhouse PUD Exhibit 2 - Aerial Location Map



Aerial Location Map



Zoning Map

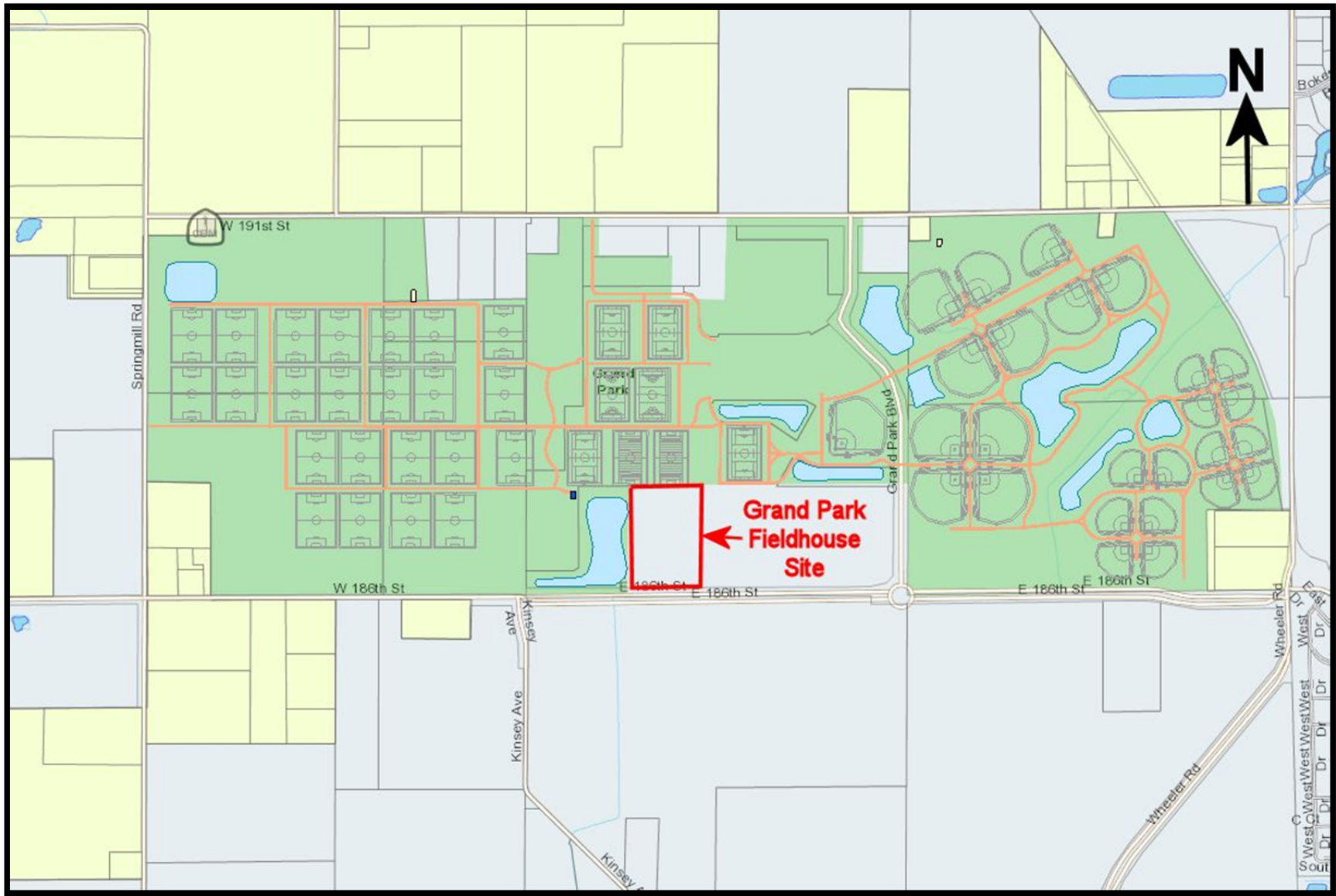


Zoning

-  PUD (Planned Unit Development)
-  AG-SF1 (Agriculture Single Family 1)

GRAND PARK FIELDHOUSE

Vicinity Map



ORDINANCE NUMBER 15-04

**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 “Grand Park Fieldhouse PUD Ordinance”) to amend the Westfield-Washington 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 (“City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on May 4, 2015 for a petition (Docket 1503-PUD-03), filed by Grand Park Fieldhouse, LLC, requesting an amendment to the Unified Development Ordinance and to the Zoning Map of the City;

WHEREAS, the Commission took action to forward said petition (Docket 1503-PUD-03) to the Westfield City Council (the “Council”) with a _____ recommendation (by a vote of _____ () in favor and _____ () opposed) in accordance with Ind. Code§ 36-7-4-608, as required by Ind. Code§ 36-7-4-1505, on _____, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2015;

WHEREAS, the Council is subject to the provisions of the Ind. Code§ 36-7-4-1507 and Ind. 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. APPLICABILITY OF ORDINANCE.

- 1.1 This Grand Park Fieldhouse PUD Ordinance applies to the subject real estate more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Real Estate”).
- 1.2 The underlying zoning district shall be the GB – General Business District (the “GB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Unified Development Ordinance applicable to the GB District shall apply.

- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the “ECD Director”); provided, that the following uses shall not be permitted: paintball, driving ranges, laser tag, motorized cart tracks or motorized model airplane flying facilities.

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Minimum Off-Street Parking – three hundred forty-eight (348) spaces.
- 3.2 Building Orientation: The building orientation shall be in substantial compliance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein.
- 3.3 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto as Exhibit “C” and incorporated herein.
- 3.4 Landscaping: Landscaping shall be installed on the Real Estate in substantial compliance with the landscaping plan attached hereto as Exhibit “D” and incorporated herein.
- 3.5 Lighting: The standards of the Unified Development Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.
- 3.6 Signage: The standards of the Unified Development Ordinance shall apply with the following exceptions:
 - A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - B. Wall Signs shall be individual letters with reverse lighting.
 - C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.

- E. Temporary Signage shall only be permitted as approved by the ECD Director.

SECTION 4. **APPROVAL.** Upon motion duly made and seconded, this Grand Park Fieldhouse PUD Ordinance was fully passed by the members of the Council this ____ day of _____, 2015.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. 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: Joseph M. Scimia

Prepared by: Joseph M. Scimia
Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240
317-569-9600

I hereby certify ORDINANCE 15-04 was delivered to the Mayor of Westfield on the ____ day of _____, 2015, at _____.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-04
this ____ day of _____, 2015.

I hereby VETO ORDINANCE 15-04
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

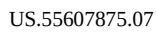
ATTEST:

Cindy J. Gossard; Clerk-Treasurer

EXHIBIT “A” – LEGAL DESCRIPTION

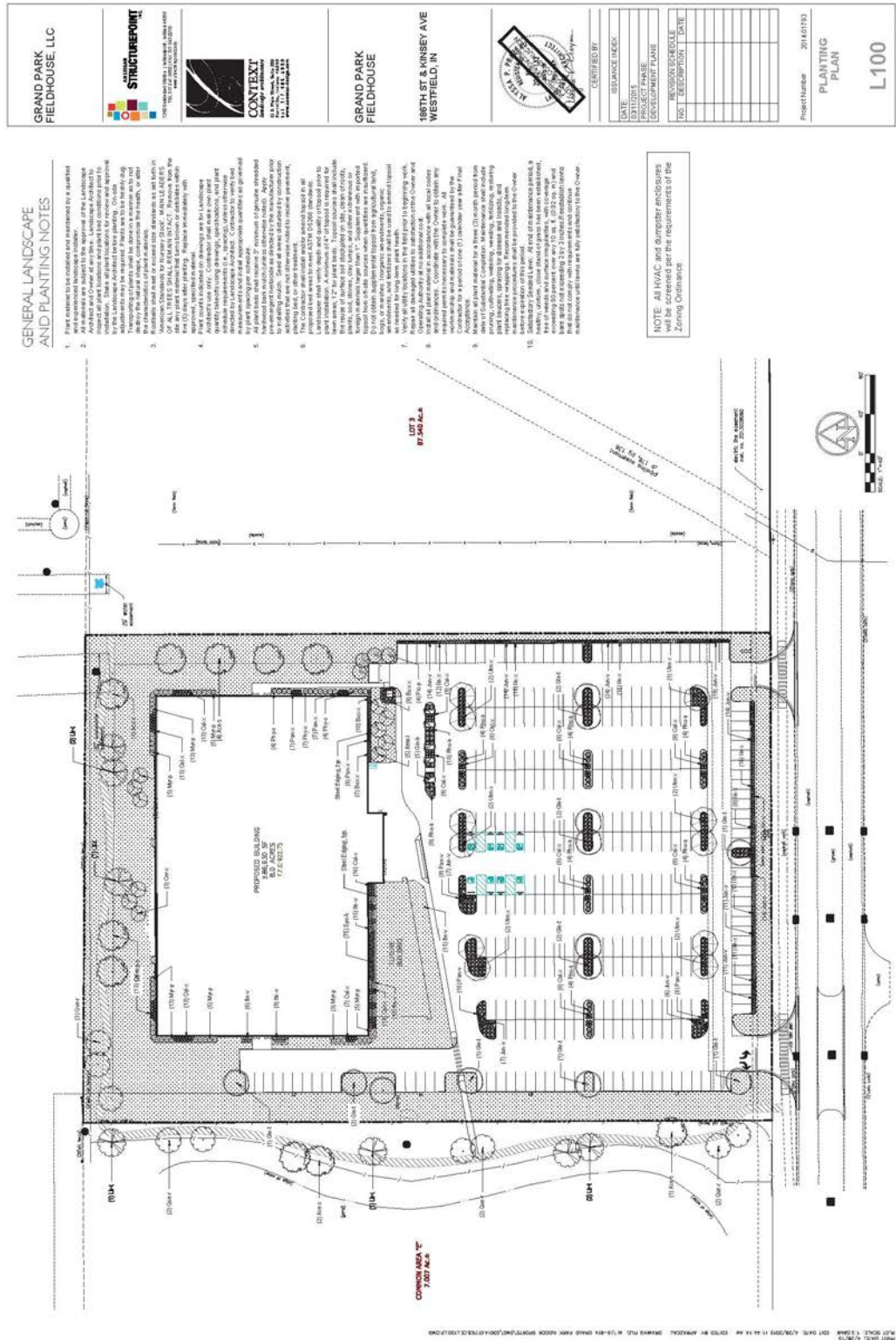
A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area “E” of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area “E” to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

7

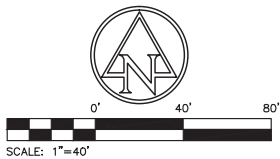
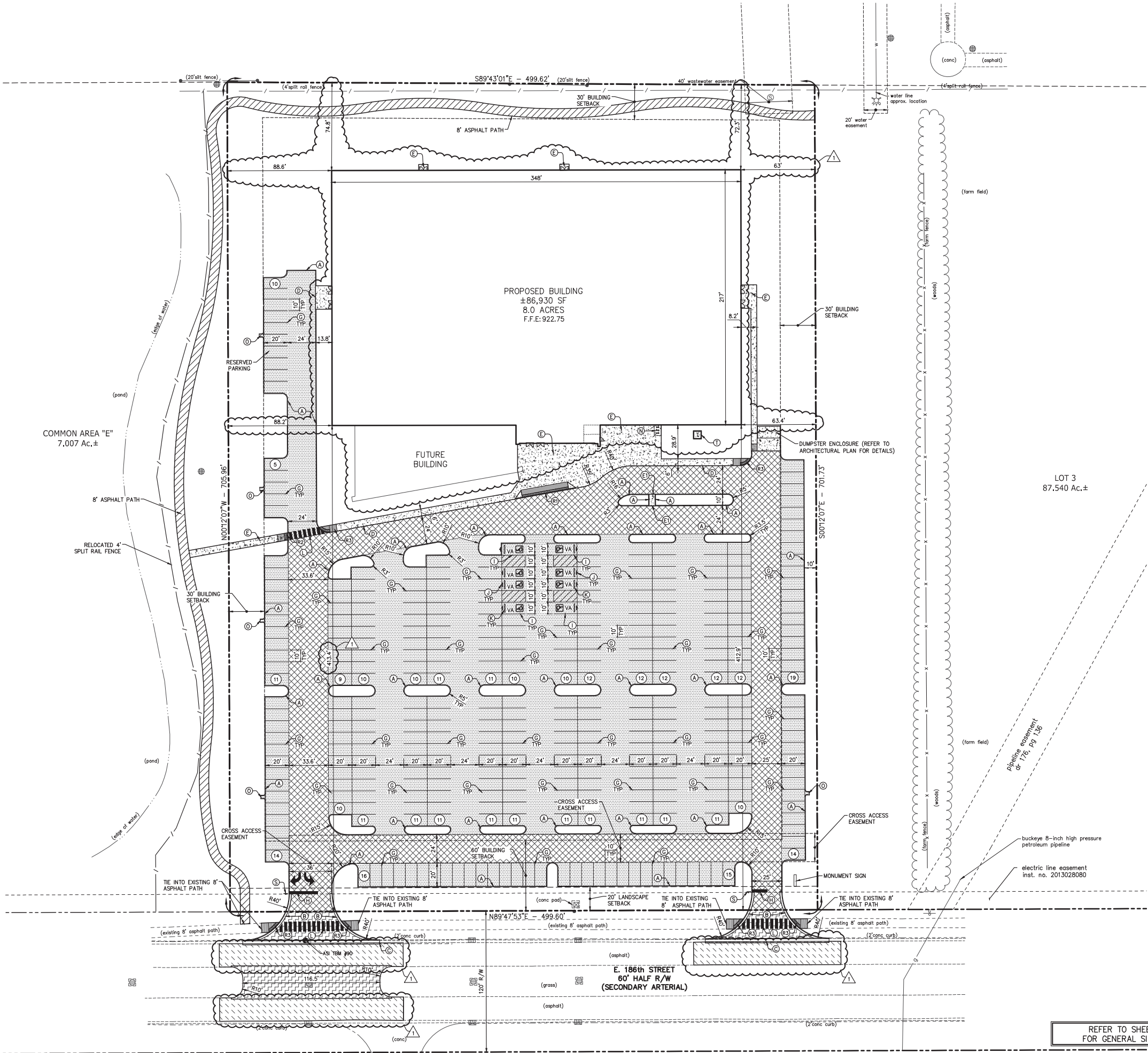


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PRINT DATE: 4/28/15
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2014\01793\CD\CONSTRUCTION DOCUMENTS\02014.01793.CE.C200.SP.DWG
EDITED BY: POOTERY
DATE: 4/28/2015 1:58:18 PM



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- BURIED GAS LINE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- REINFORCED CONCRETE PIPE
- PLASTIC PIPE

PROPOSED SITE LEGEND

- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE
- 8' ASPHALT PATH
- 1.5" MILL AND RESURFACE

- 6" STRAIGHT CONCRETE CURB
- 2' CONCRETE CURB AND GUTTER
- LIP GUTTER WITH UNDERDRAIN
- COMBINED WALK & CURB
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK FLUSH WITH ASPHALT
- 6" CONCRETE PIPE BOLLARD
- 4" SOLID WHITE, PAINT LINE
- 24" STOP BAR, WHITE, PAINT LINE
- 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
- ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- CONCRETE PARKING BUMPER
- PEDESTRIAN CROSSWALK
- DUMPSTER PAD
- BICYCLE RACKS
- CURB TURNOUT
- A.D.A. RAMP (TYPE "A")
- A.D.A. RAMP (TYPE "C")
- A.D.A. RAMP (TYPE "G" OR "H")
- STOP SIGN
- TRANSFORMER PAD
- HANDICAP ACCESSIBLE PARKING SPACE
- DIRECTIONAL ARROW, WHITE, THERMOPLASTIC

PARKING ANALYSIS

TOTAL S.F. =	86,930
REQUIRED RATIO =	4 SPACES / 1000 S.F.
TOTAL SPACES REQUIRED =	348
STANDARD PARKING (10'x20')	347
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	8
RESERVED PARKING (10'x20')	10
TOTAL PROPOSED PARKING	365

- 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.

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.

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

GRAND PARK
FIELDHOUSE, LLC



GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	01/30/2015
PROJECT PHASE:	DEVELOPMENT PLANS

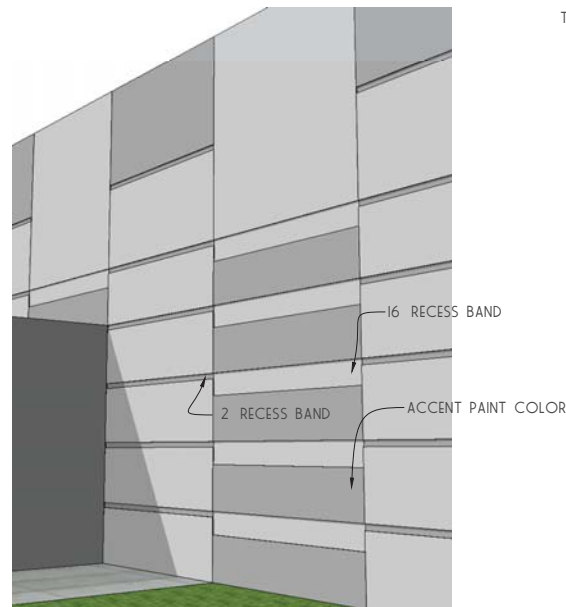
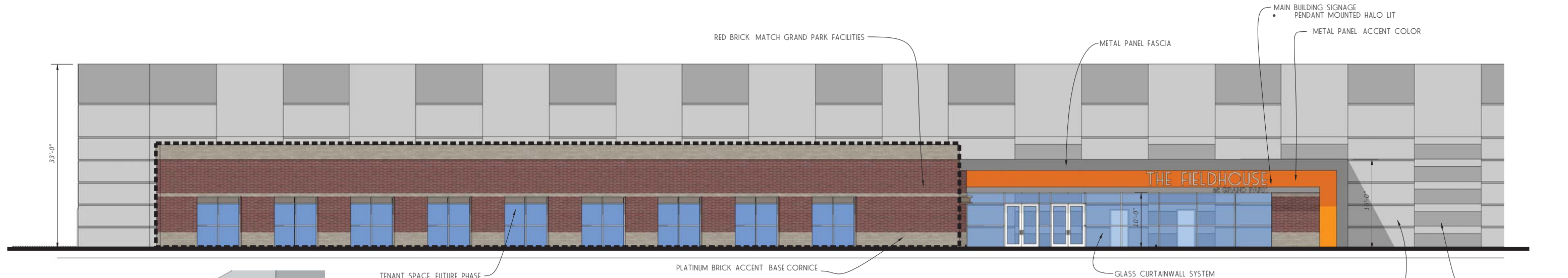
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	COMMENTS	04/28/15

Project Number 2014.01793

SITE PLAN

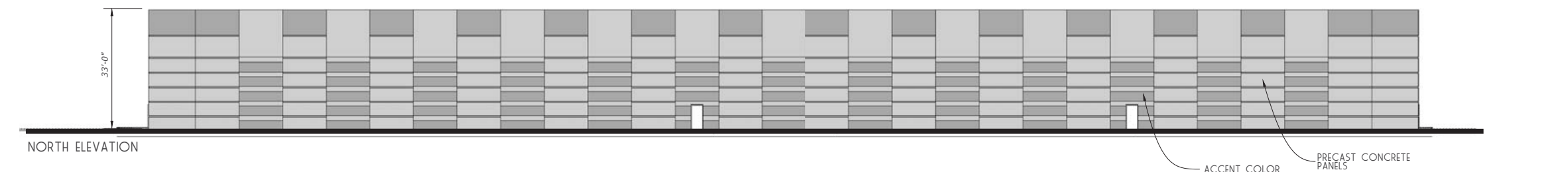
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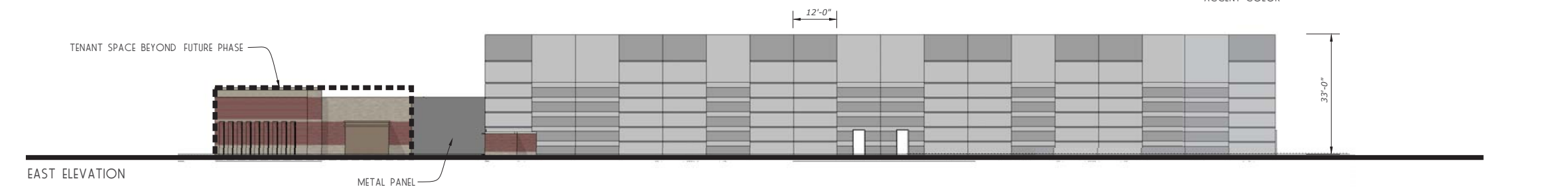
PRECAST DETAIL



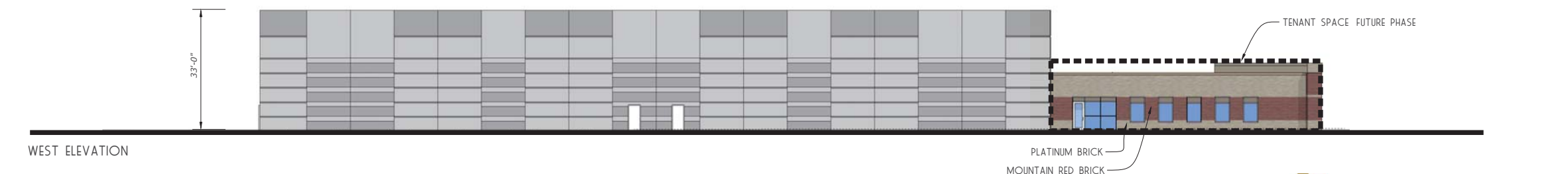
SOUTH ELEVATION



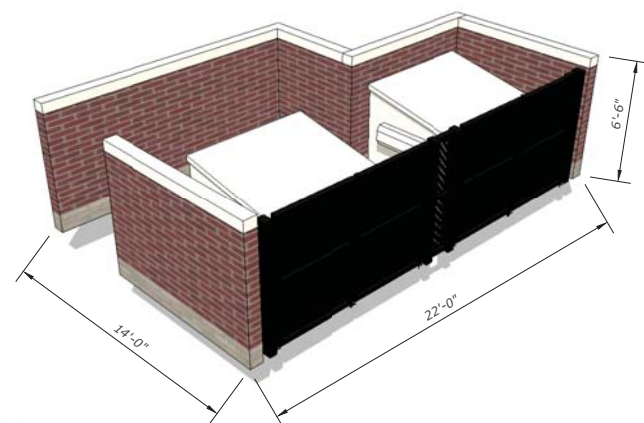
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



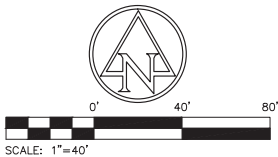
TRASH ENCLOSURE

ELEVATIONS

CURRENT & FUTURE FIELDHOUSE AT GRAND PARK

M 2015





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

NOTE: All HVAC and dumpster enclosures will be screened per the requirements of the Zoning Ordinance.

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S.E. 1/4 SECTION 26, T19N, R3E, WASHINGTON TOWNSHIP, HAMILTON COUNTY



PLAN DATE: 01/30/2015

CAUTION II

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 DETERMINED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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

ANDREW R. TAYLOR, P.E.

JOB# 2014.01793



DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE
HAMILTON COUNTY SURVEYOR'S OFFICE AND THE CITY OF WESTFIELD
CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

PRINT DATE: 1/20/15
PLOT SCALE: 1:2,584.9
DRAWING FILE: P:\2014\01793\0_DRAWINGS\CIVIL\CONSTRUCTION_DOCUMENTS\02014.01793.CE.C002.GN.DWG
DRAWING BY: RWINDHORST
EDIT DATE: 1/30/2015 3:30:22 PM
EDITED BY: RWINDHORST

GENERAL NOTES

- ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
- ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

SITE NOTES

- ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
- THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
- CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURES DIRECTIONS.
- ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
- ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
- CHAMFER ALL ENDS OF CURBS.

DEMOLITION NOTES

- CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PROTECT TREES TO REMAIN DURING CONSTRUCTION.
- PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES IT'S DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
- THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
- ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
- PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
- ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
- NO ON-SITE BURNING IS PERMITTED.
- CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
- DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 22 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY, NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
- CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

- SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
- ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
- TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
- ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
- ALL STORM SEWER AND ROOF DRAIN PIPES THAT OUTLET TO GROUND SURFACE SHALL BE CONSTRUCTED WITH A CONCRETE END SECTION AND GABION BASKET ARMOR.

EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION OR CITY OF WESTFIELD INSPECTOR.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, IN, MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
 - INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
- PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
- CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

NOTE:
1. ALL WORK TO CONFORM TO CITY OF WESTFIELD STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY WORK TO CONFORM TO CITIZENS WESTFIELD STANDARDS.

NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

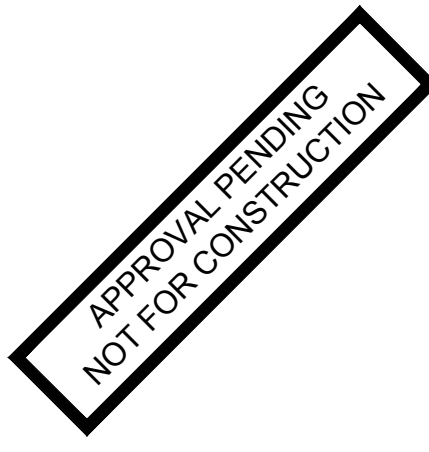
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811 OR 1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

GRAND PARK
FIELDHOUSE, LLC



GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN



CERTIFIED BY

ISSUANCE INDEX		
DATE:		
01/30/2015		
PROJECT PHASE:		
DEVELOPMENT PLANS		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

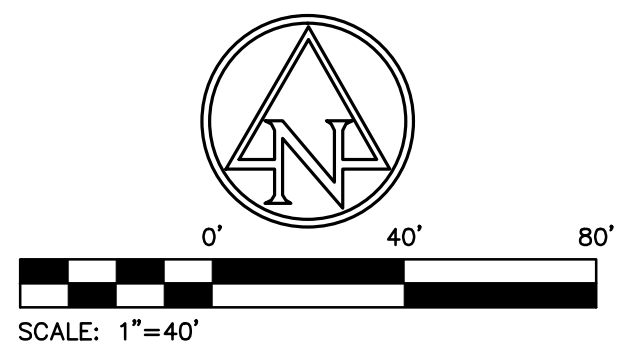
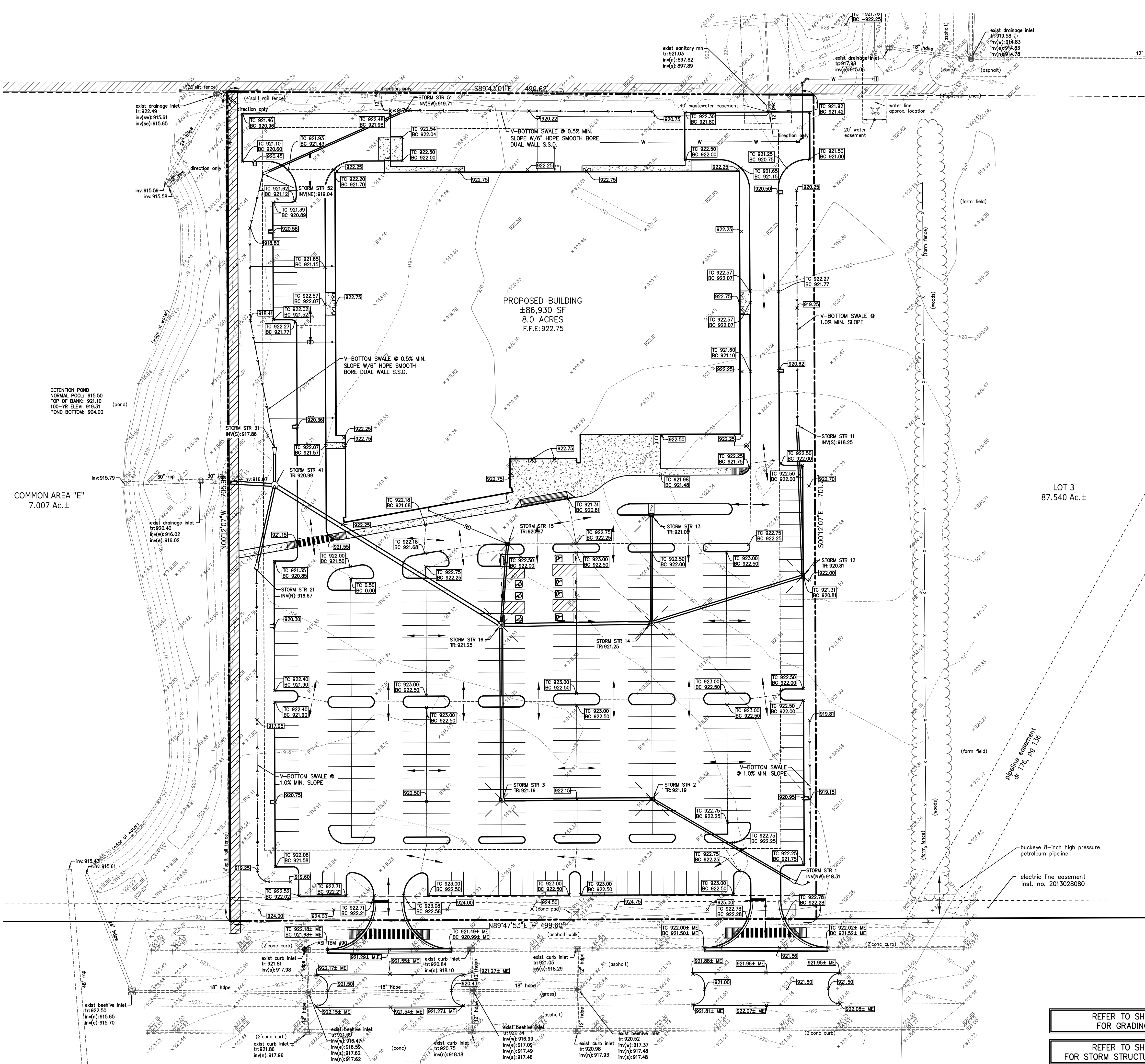
Project Number 2014.01793

GENERAL
NOTES

C002



PRINT DATE: 1/30/15 PLOT SCALE: 1"=40' EDIT DATE: 1/30/2015 3:52:28 PM EDITED BY: RWH/DH/ST DRAWING FILE: P:\2014\01793\01793.D_ DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2014.01793.CE.C300.GP.DWG



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- BURIED GAS LINE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- REINFORCED CONCRETE PIPE
- PLASTIC PIPE

PROPOSED GRADING LEGEND

- M.E. MATCH EXISTING
- EP EDGE OF PAVEMENT
- BC BOTTOM OF CURB
- TC TOP OF CURB
- CONTOURS
- FLOW LINE
- CURB ELEVATIONS
- SPOT ELEVATIONS

BENCH INFORMATION (NAVD 88)

- TBM #51
RR SPIKE 2' UP IN WEST SIDE 24" TREE
ALONG NORTH/SOUTH FENCE ROW NORTH
OF SECTION LINE.
ELEV = 916.63
- TBM #52
RR SPIKE 2' UP IN SOUTH SIDE 12" TREE IN
NORTH/SOUTH FENCE LINE ON NORTH SIDE
OF SECTION LINE.
ELEV = 924.88
- TBM #53
RR SPIKE IN NORTH FACE UTILITY POLE
#253-524; ±375' WEST OF KINSEY AVE.
AND ±50' SOUTH OF 186TH STREET.
ELEV = 926.43
- TBM #90
OUT SQUARE AT NW CORNER OF INLET;
±37' NORTH OF E 186th STREET AND
±65' EAST OF N/S SPLIT RAIL FENCE
(BLACK).
ELEV = 922.34

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.

CAUTION !!

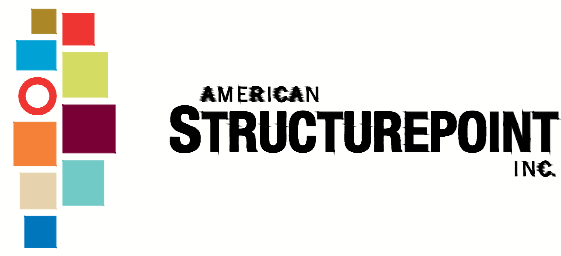
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REFER TO SHEET C002
FOR GRADING NOTES

REFER TO SHEET C302
FOR STORM STRUCTURE DATA TABLE

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www.structurepoint.com

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FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	01/30/2015
PROJECT PHASE:	DEVELOPMENT PLANS

REVISION SCHEDULE

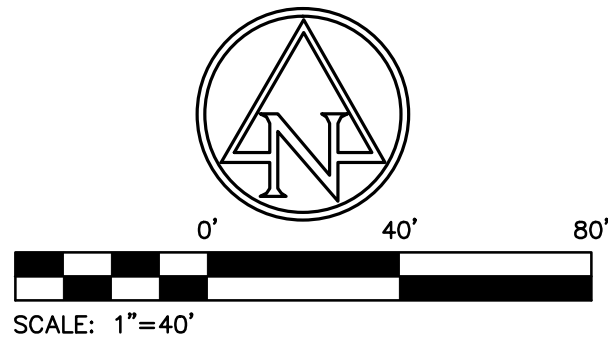
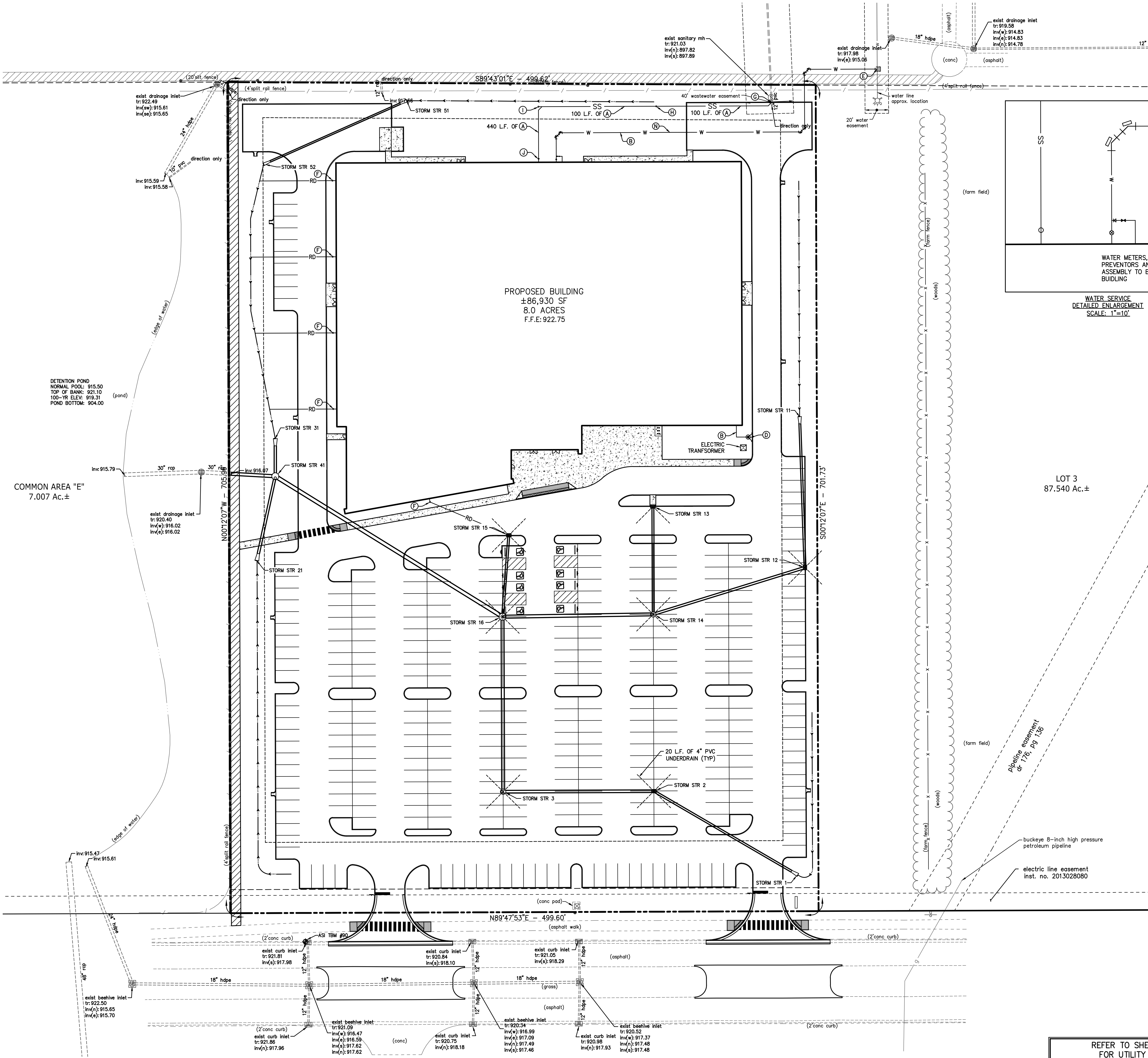
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Project Number 2014.01793

GRADING
PLAN

C300

PRINT DATE: 1/30/15 PLOT SCALE: 1:25849 EDIT DATE: 1/30/2015 3:36:17 PM EDITED BY: RWN/DHORST DRAWING FILE: P:\2014\01793\01793.D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2014.01793.CE.C301.LP.DWG



EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- BURIED GAS LINE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- REINFORCED CONCRETE PIPE
- PLASTIC PIPE

PROPOSED UTILITY LEGEND

- RD ROOF DRAIN
- 6" SDR26 PVC SANITARY LATERAL
- G GAS LINE
- E ELECTRIC LINE
- T TELEPHONE LINE
- W WATER LINE
- GM GAS METER
- ELECTRICAL TRANSFORMER
- VALVE
- WATER METER PIT
- HYDRANT
- MANHOLE

- 6" SDR 26 PVC SANITARY LATERAL @ 1.04% SLOPE
- 6" PVC C900 WATER LINE
- 2" PVC C900 DOMESTIC SERVICE
- FIRE DEPARTMENT CONNECTION
- TAPPING SLEEVE AND VALVE
- STORM CLEAN OUT @ INV: 917.25 WITH 10" PVC SDR 35 ROOF DRAIN @ 2.5% MIN. SLOPE
- SANITARY CLEAN OUT @ INV: 897.95
- SANITARY CLEAN OUT @ INV: 916.25
- SANITARY CLEAN OUT @ INV: 917.29
- SANITARY CLEAN OUT @ INV: 917.75
- CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES
- CONTRACTOR TO ENSURE VERTICAL CONFLICTS DO NOT EXIST. 18" VERTICAL SEPARATION REQUIRED BETWEEN WATER/STORM/SANITARY CROSSINGS

BENCH INFORMATION (NAVD 88)

- TBM #51 RR SPIKE 2' UP IN WEST SIDE 24" TREE ALONG NORTH/SOUTH FENCE ROW NORTH OF SECTION LINE. ELEV = 916.63
- TBM #52 RR SPIKE 2' UP IN SOUTH SIDE 12" TREE IN NORTH/SOUTH FENCE LINE ON NORTH SIDE OF SECTION LINE. ELEV = 924.88
- TBM #53 RR SPIKE IN NORTH FACE UTILITY POLE #253-524; ±375' WEST OF KINSEY AVE. AND ±50' SOUTH OF 186th STREET. ELEV = 926.43
- TBM #90 CUT SQUARE AT NW CORNER OF INLET; ±37' NORTH OF E 186th STREET AND ±65' EAST OF N/S SPLIT RAIL FENCE (BLACK). ELEV = 922.34

NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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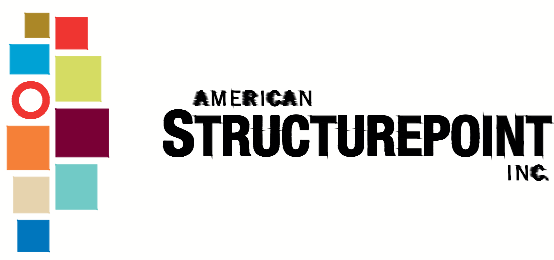
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ISSUANCE INDEX

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PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE

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Project Number 2014.01793

UTILITY
PLAN

C301

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
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DRAWING BY: RWNIDHORST

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STRUCTURE
DATA TABLE

C002

02014.01793.CE.C302.SDT.dwg

STORM STRUCTURE DATA TABLE NOTE: STRUCTURE CASTING IS PULLING PART ID.									
STR. NO.	STRUCTURE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA (DIRECTION) / [FROM STR]	OUTGOING PIPE DATA (DIRECTION) / [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCT	REMARKS
1	15" CONCRETE END SECTION	919.83	15" RCP 918.31 (NW) [2]						
2	TYPE "M" INLET / R-3455-C	921.19	21" RCP 917.85 (W) [3]	15" RCP 917.95 (SE) [1]	141'	15"	-0.25%	1	
3	TYPE "C" MANHOLE / R-3472	921.19	24" RCP 917.50 (N) [16]	21" RCP 917.60 (E) [2]	128'	21"	-0.20%	2	
11	15" CONCRETE END SECTION	919.77	15" RCP 918.25 (S) [12]						
12	TYPE "M" INLET / R-3287-SB10	920.81	18" RCP 917.82 (W) [14]	15" RCP 917.92 (N) [11]	128'	15"	-0.25%	11	
13	TYPE "J" INLET / R-3455-C	921.00	15" RCP 917.78 (S) [14]						
14	TYPE "C" MANHOLE / R-3472	921.25	24" RCP 917.46 (W) [16]	18" RCP 917.56 (E) [12] 15" RCP 917.56 (N) [13]	135' 92'	18" 15"	-0.20% -0.25%	12 13	
15	TYPE "M" INLET / R-3287-SB10	920.87	15" RCP 917.37 (S) [16]						
16	TYPE "J" MANHOLE / R-3472	921.25	30" RCP 917.10 (NW) [41]	24" RCP 917.20 (E) [14] 15" RCP 917.20 (N) [15] 24" RCP 917.20 (S) [3]	128' 69' 149'	24" 15" 24"	-0.20% -0.25% -0.20%	14 15 3	
21	18" CONCRETE END SECTION	918.46		18" RCP 916.67 (N) [41]	73'	18"	0.50%	41	
31	18" CONCRETE END SECTION	919.66	18" RCP 917.86 (S) [41]						
41	TYPE "J" MANHOLE / R-1772	920.99	18" RCP 916.30 (S) [21]	24" RCP 916.20 (W) [] 18" RCP 917.70 (N) [31] 30" RCP 916.30 (SE) [16]	37' 32' 227'	24" 18" 30"	0.36% -0.50% -0.35%	31 16	
51	12" CONCRETE END SECTION	920.96		12" RCP 919.71 (SW) [52]	133'	12"	0.50%	52	
52	12" CONCRETE END SECTION	920.29	12" RCP 919.04 (NE) [51]						

ALL CASTING SHALL READ "DUMP TO WASTE DRAINS TO WATERWAY"

NOTE:

1. ALL WORK TO CONFORM TO CITY OF WESTFIELD STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

2. ALL WATER AND SANITARY WORK TO CONFORM TO CITIZENS WESTFIELD STANDARDS.

NOTES:

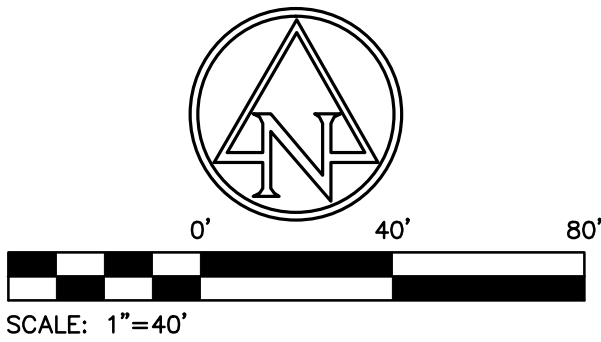
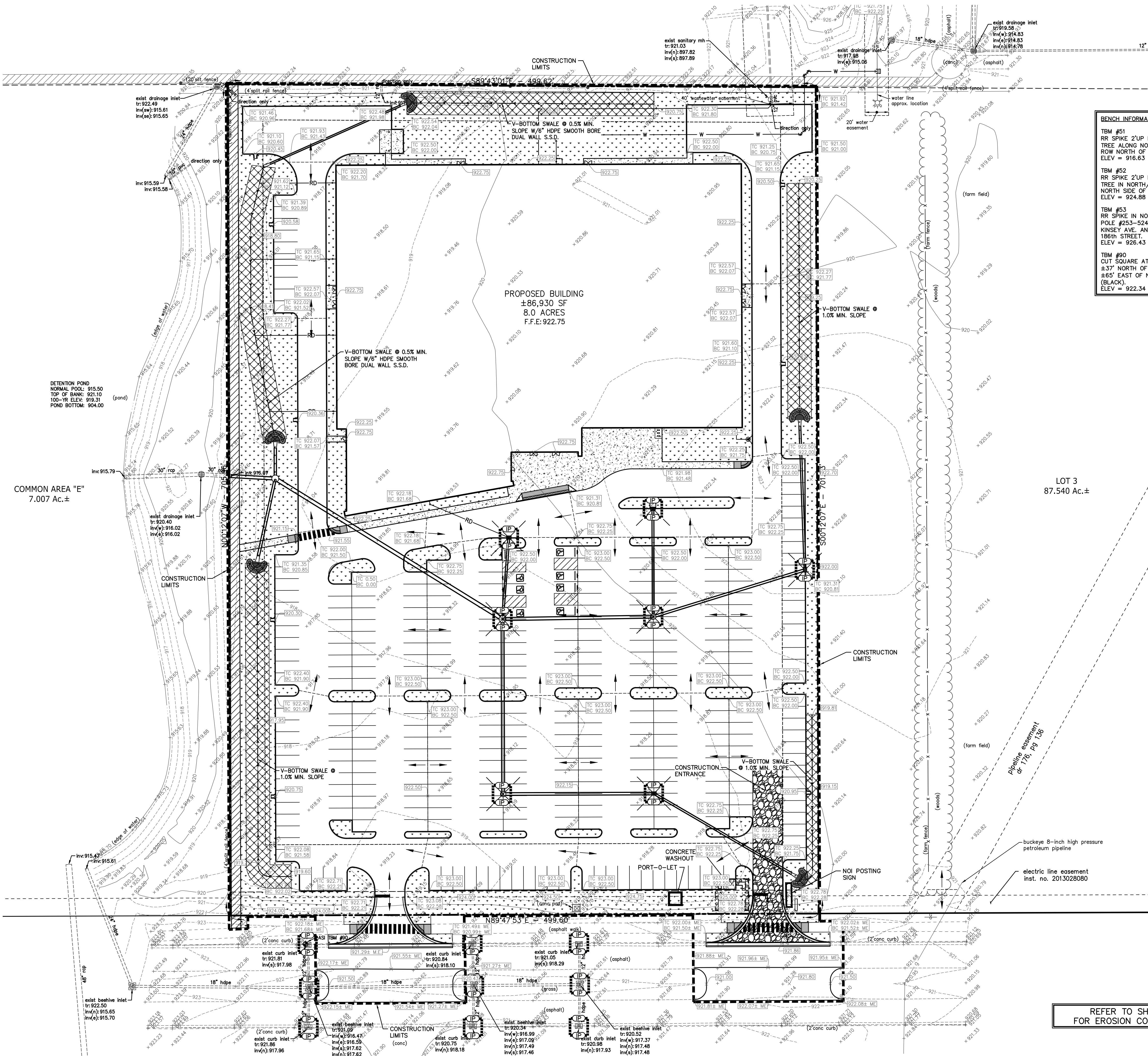
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TREE ALONG NORTH/SOUTH FENCE
ROW NORTH OF SECTION LINE.
ELEV = 916.63

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RR SPIKE 2'UP IN SOUTH SIDE 12"
TREE IN NORTH/SOUTH FENCE LINE ON
NORTH SIDE OF SECTION LINE.
ELEV = 924.88

TBM #53
RR SPIKE IN NORTH FACE UTILITY
POLE #233-524; ±375' WEST OF
KINSEY AVE. AND ±50' SOUTH OF
186TH STREET.
ELEV = 926.43

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CUT SQUARE AT NW CORNER OF INLET;
±37' NORTH OF E 186th STREET AND
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(BLACK).
ELEV = 922.34

- EXISTING LEGEND**
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 - INLET
 - POST
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 - TRANSFORMER
 - BURIED GAS LINE
 - TOP OF RIM ELEVATION
 - INVERT ELEVATION
 - PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - PLASTIC PIPE

- PROPOSED EROSION CONTROL LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - ROCK DONUT INLET PROTECTION
 - EROSION CONTROL BLANKET
 - SEEDING
 - GRAVEL CONSTRUCTION ENTRANCE
 - M.E. MATCH EXISTING
 - EP EDGE OF PAVEMENT
 - BC BOTTOM OF CURB
 - TC TOP OF CURB
 - CONTOURS
 - FLOW LINE
 - CURB ELEVATIONS
 - SPOT ELEVATIONS

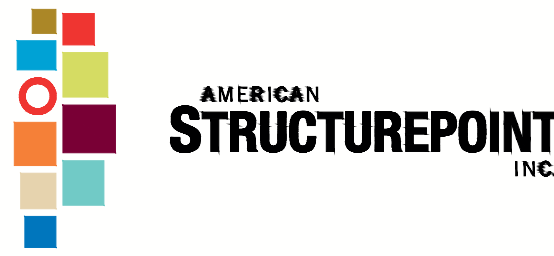
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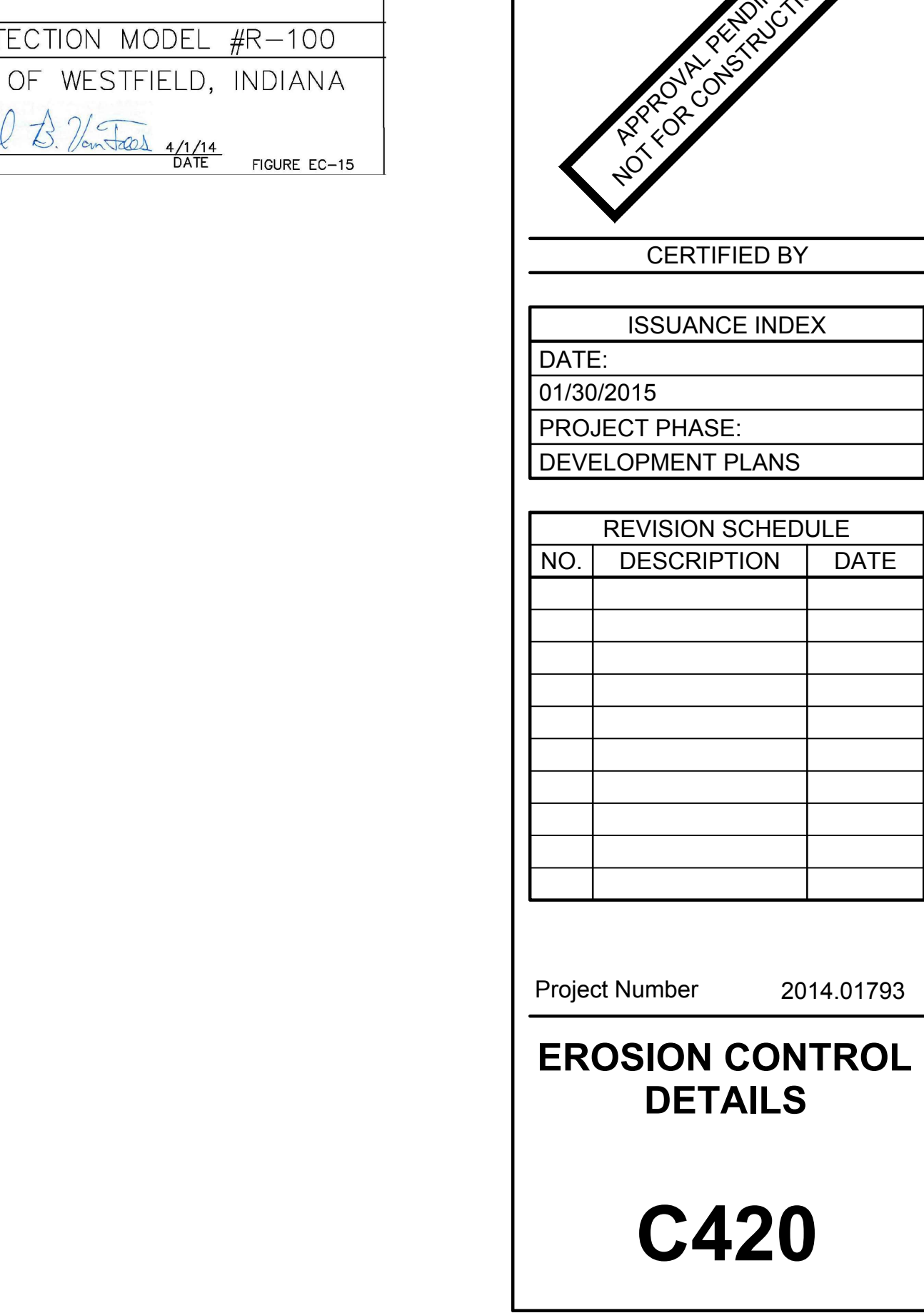
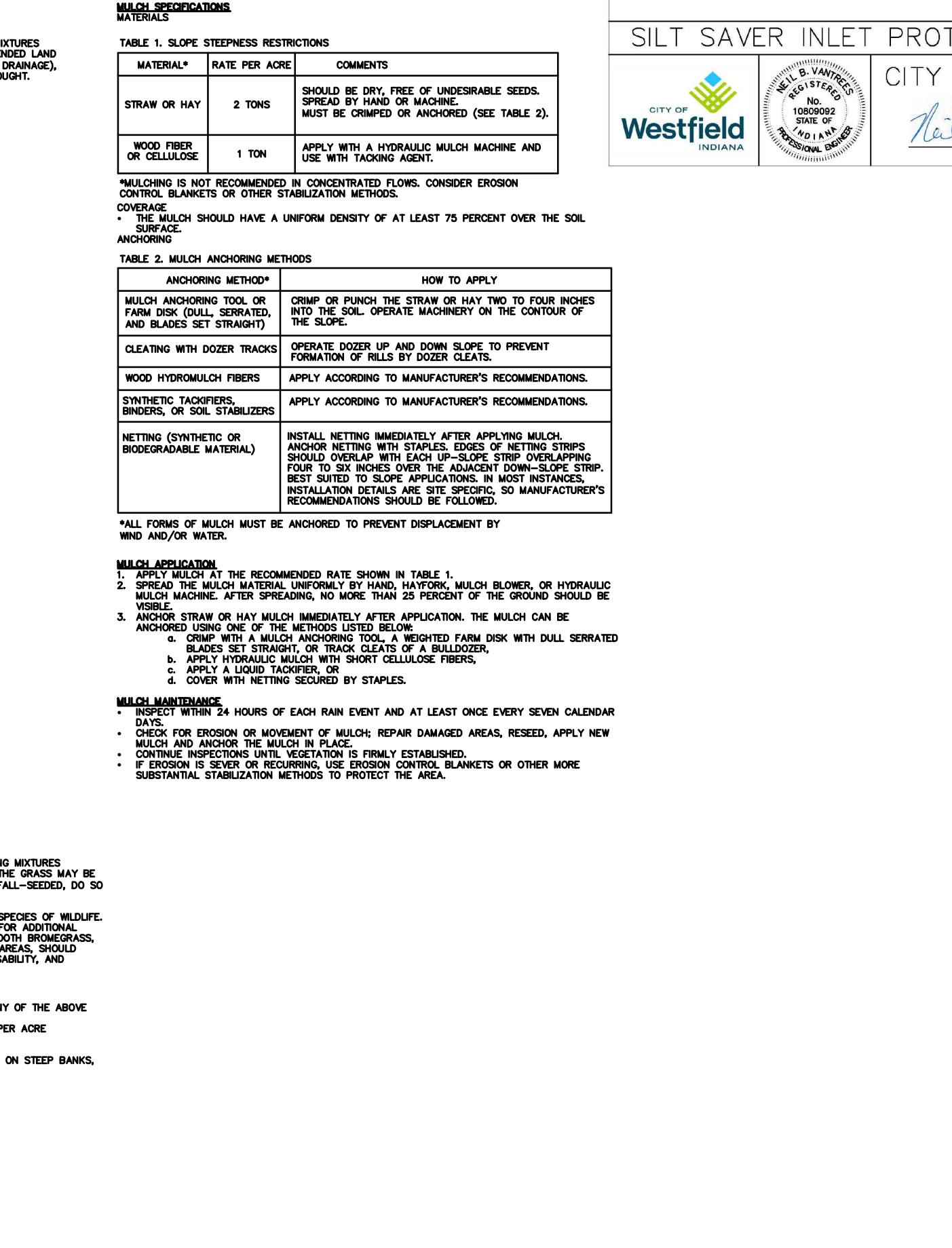
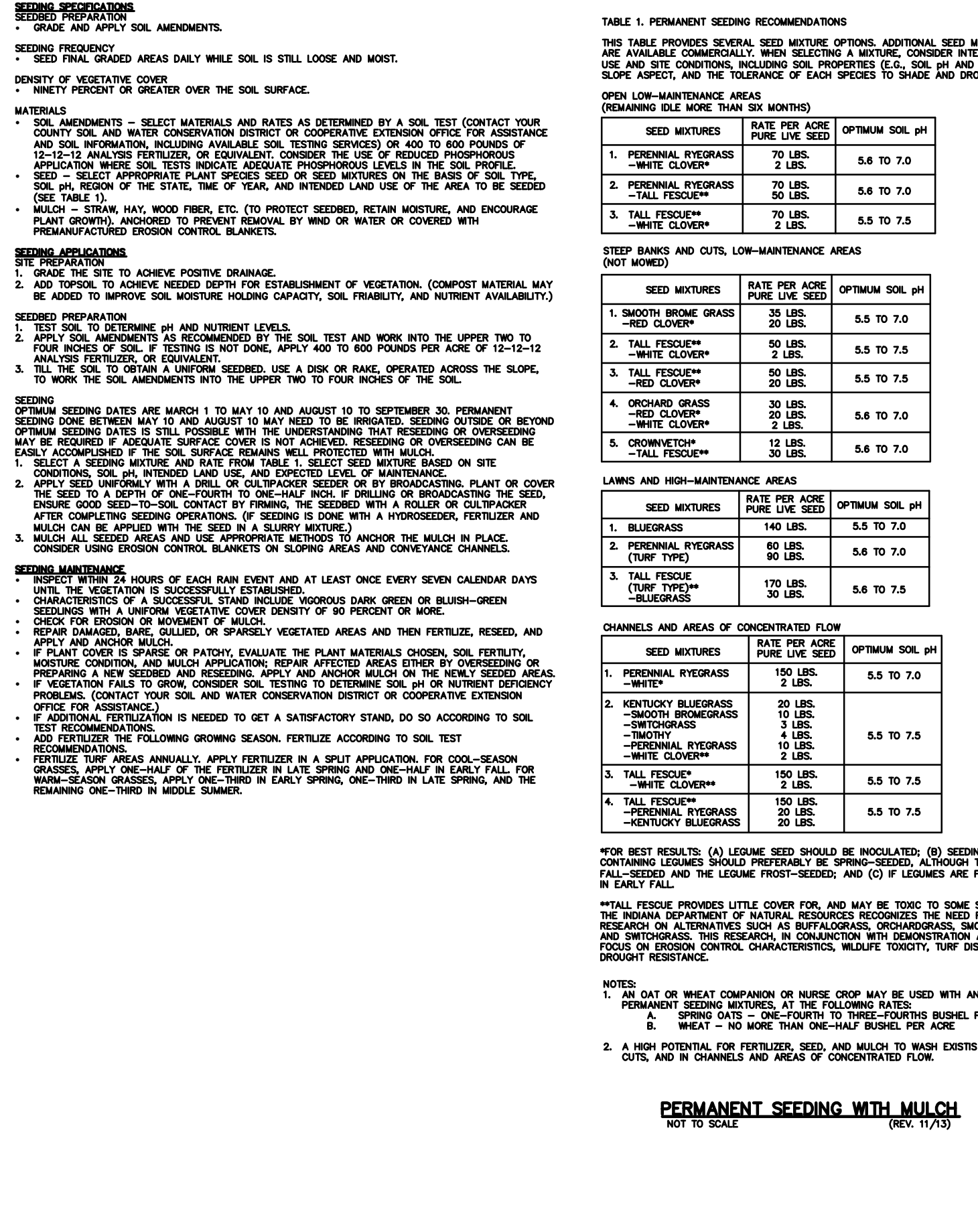
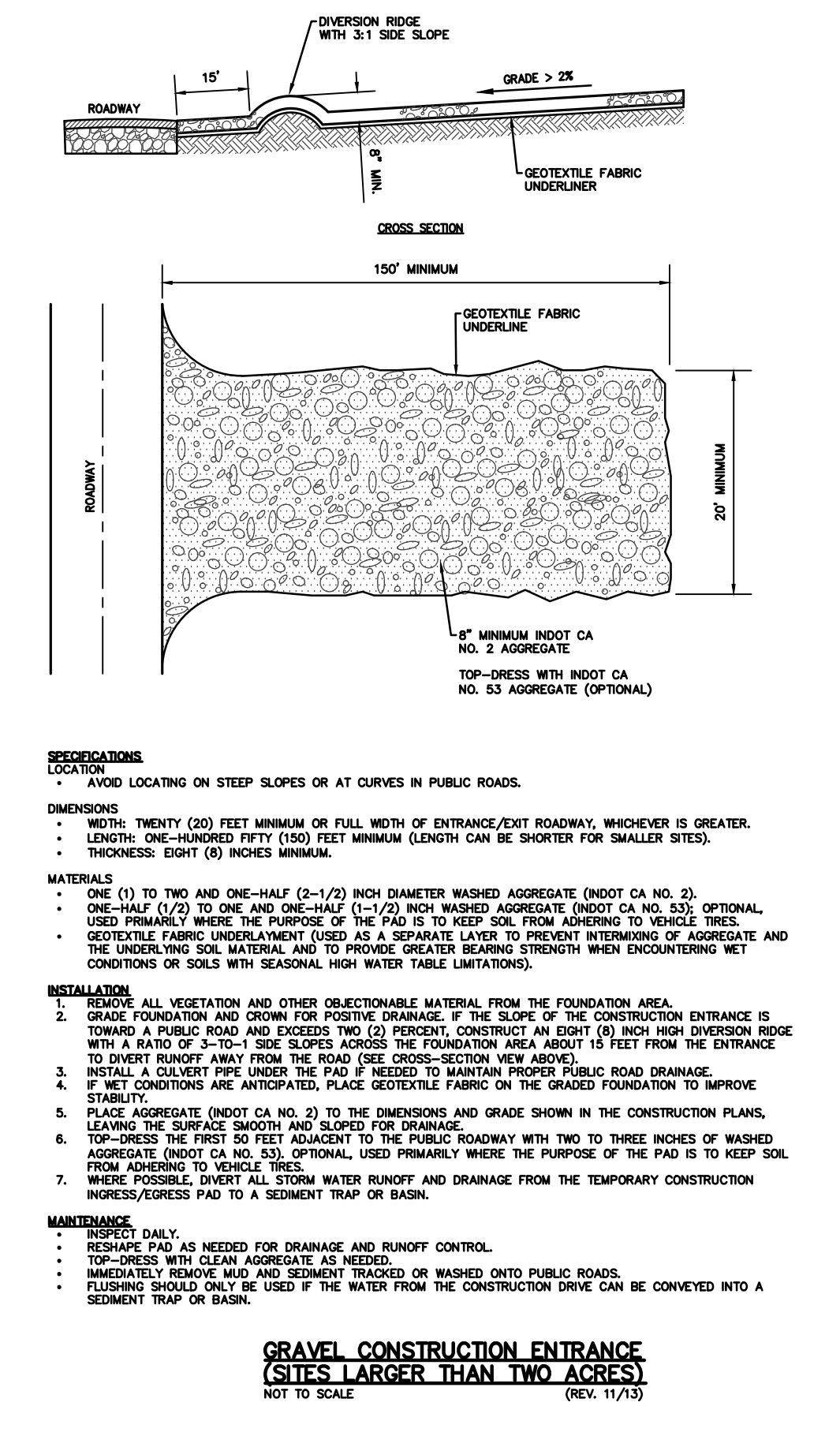
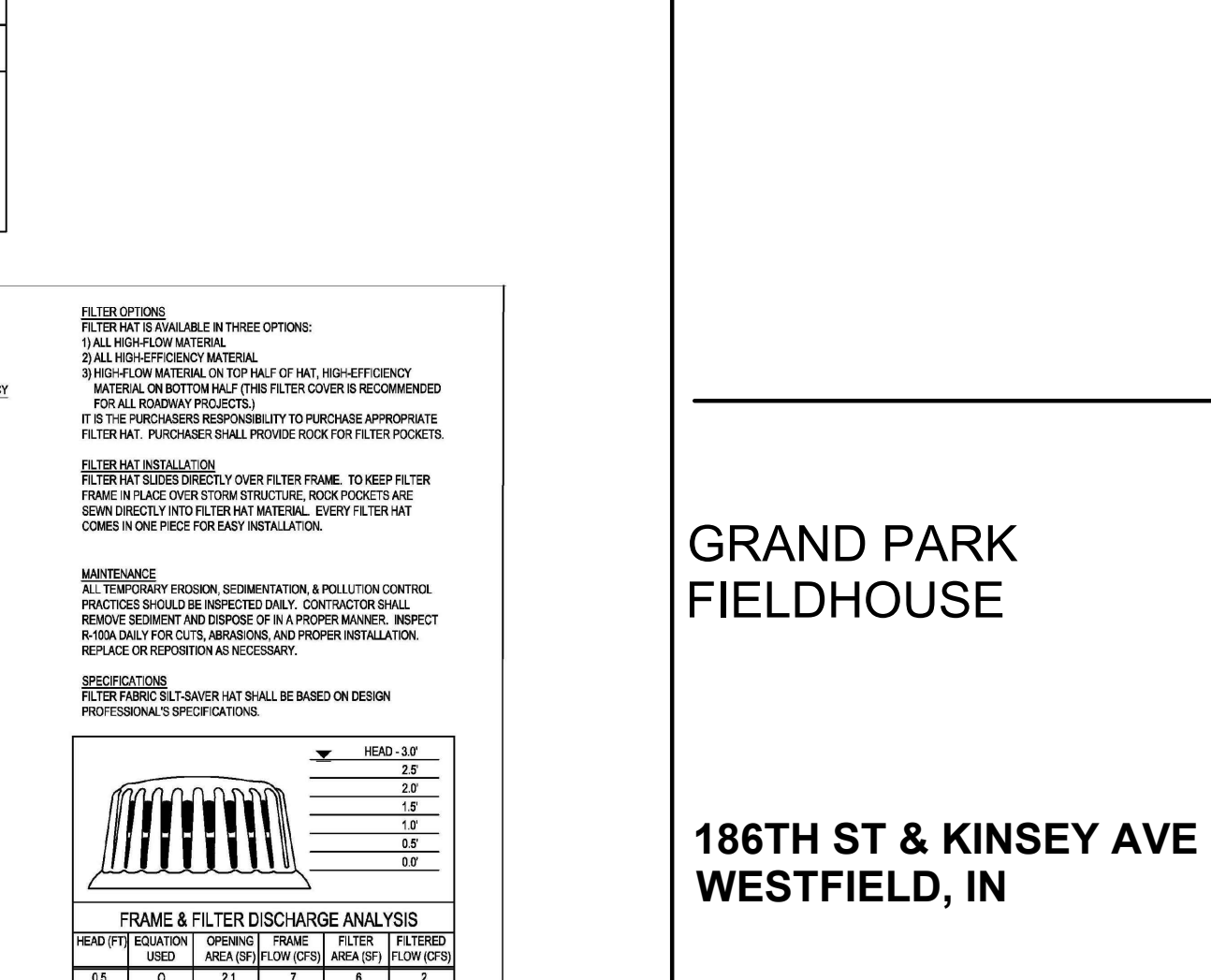
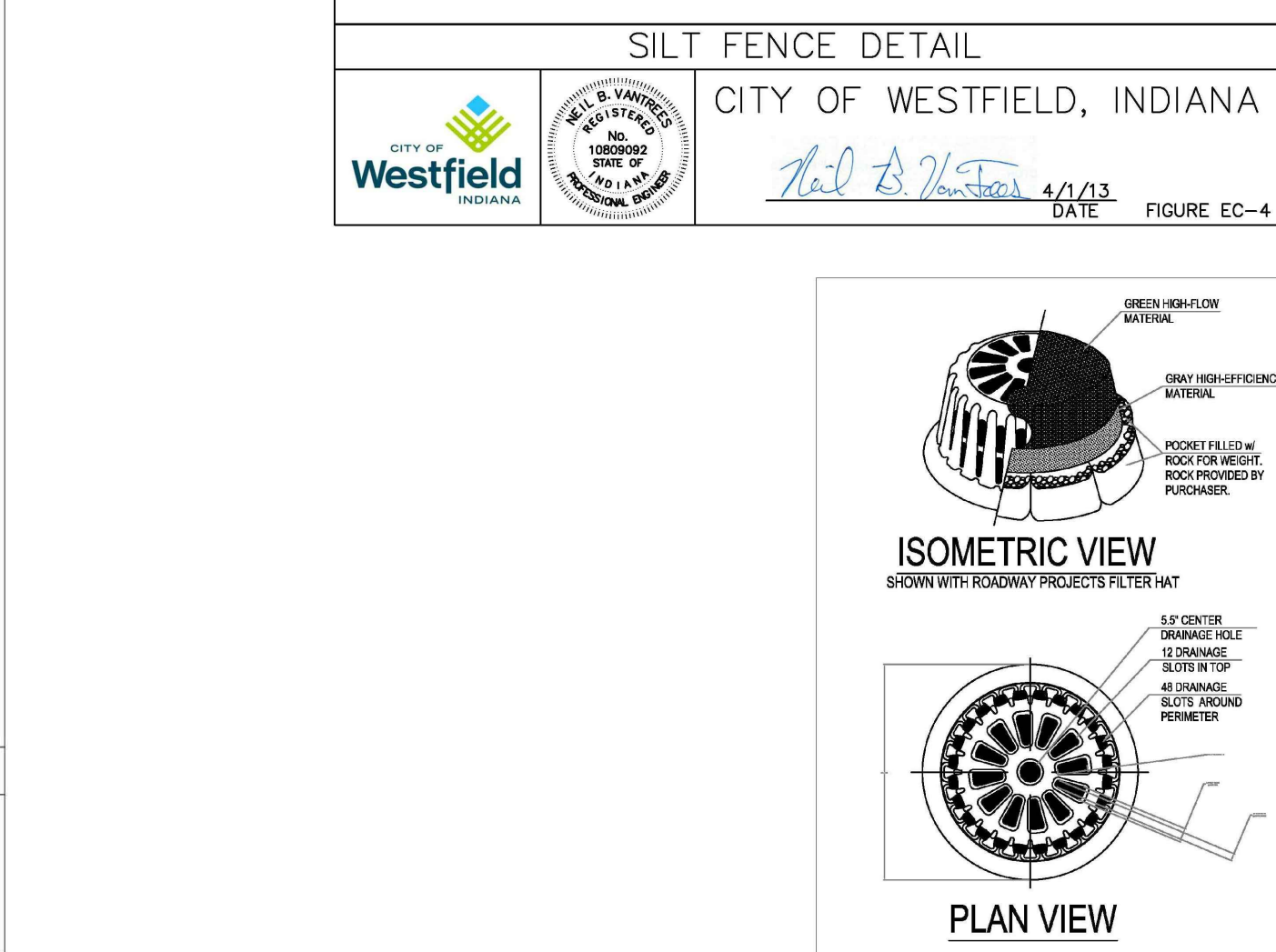
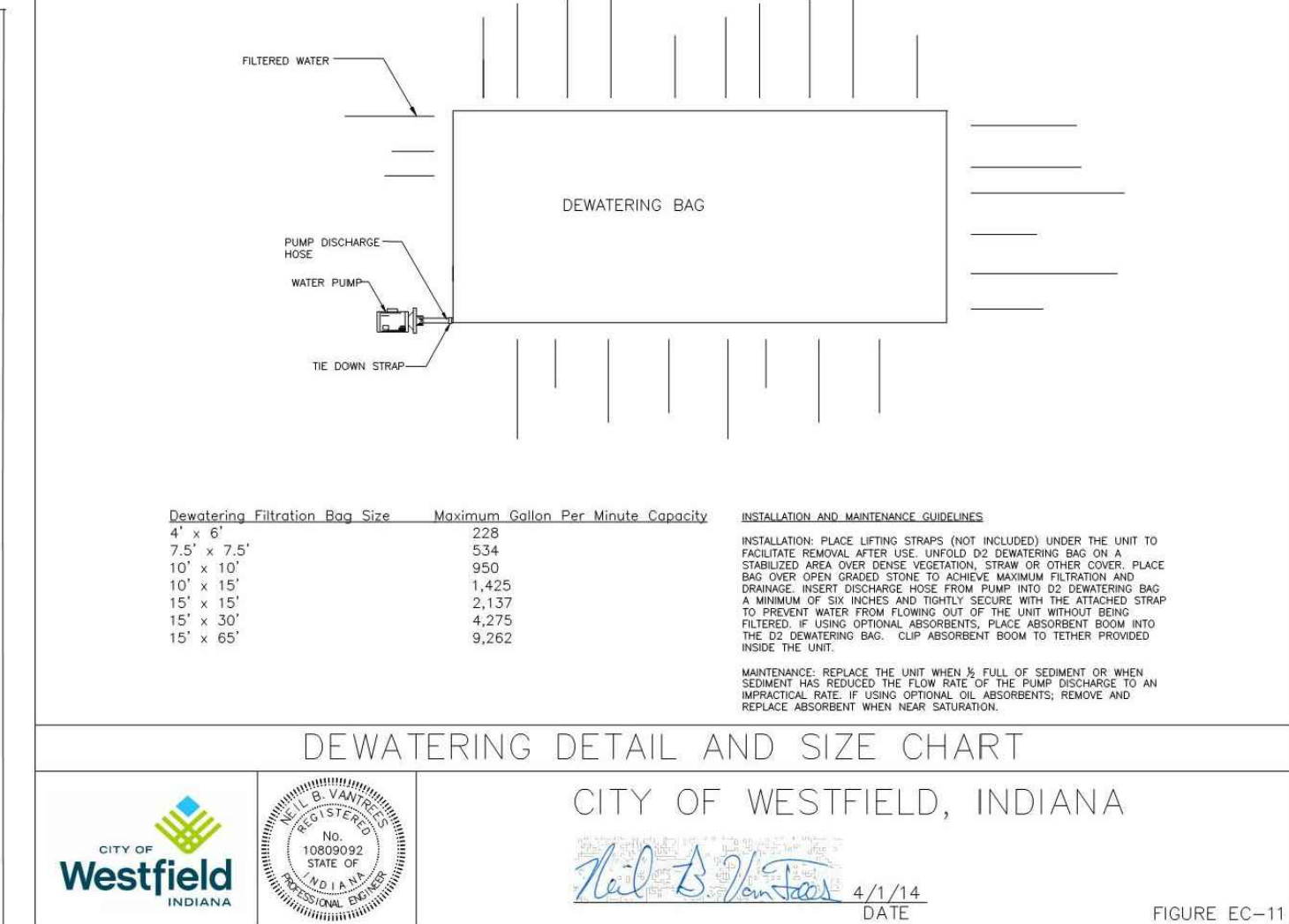
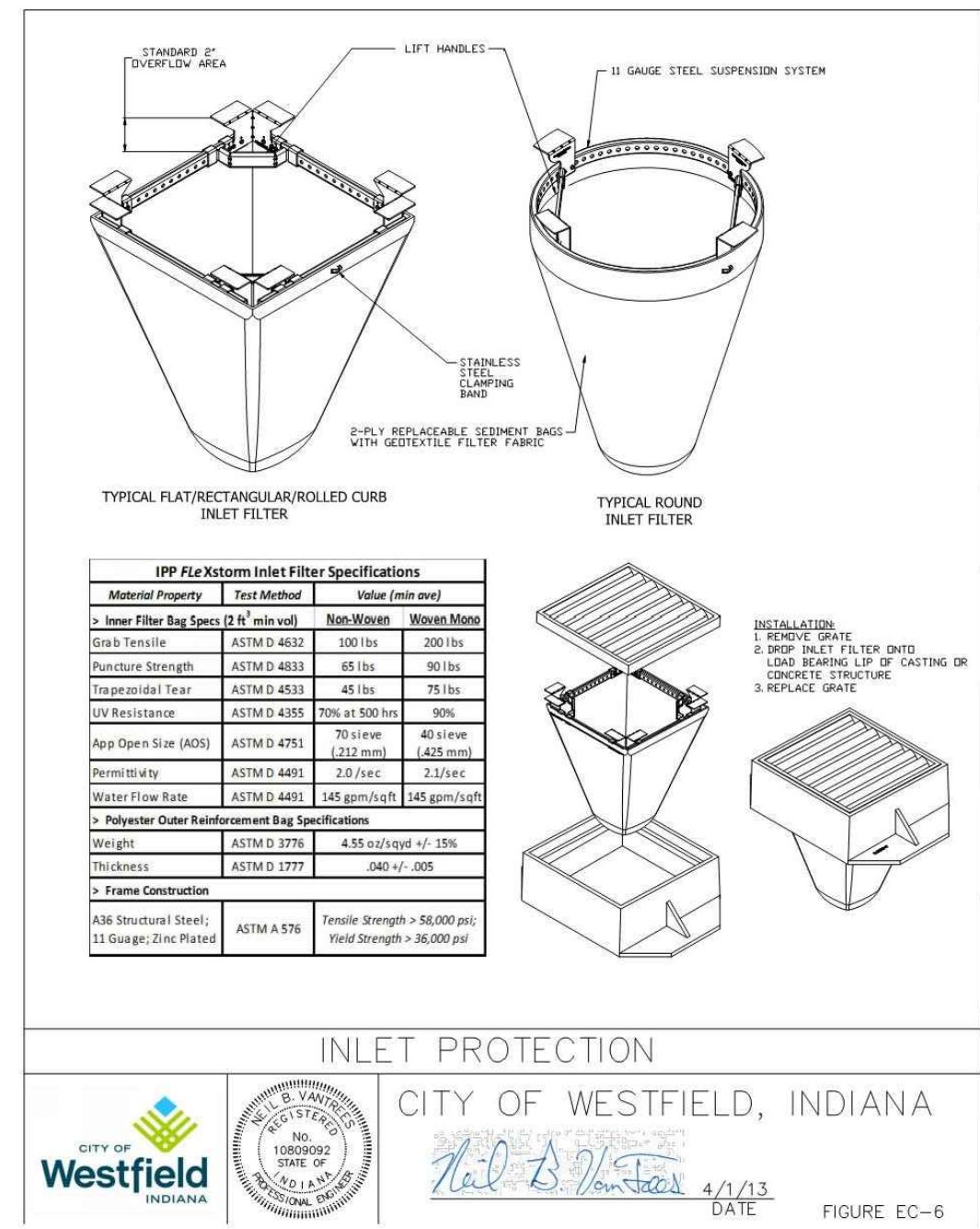
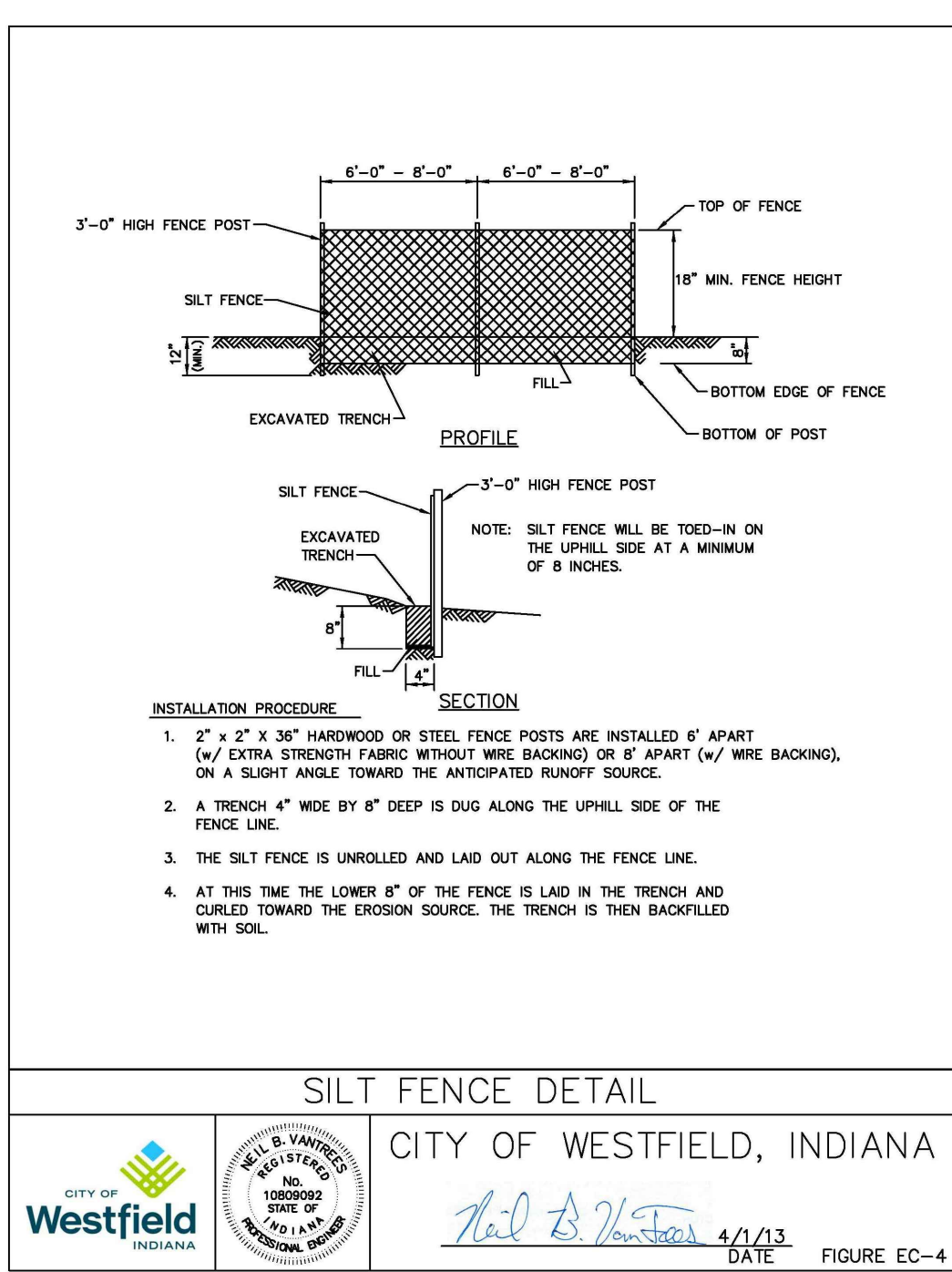
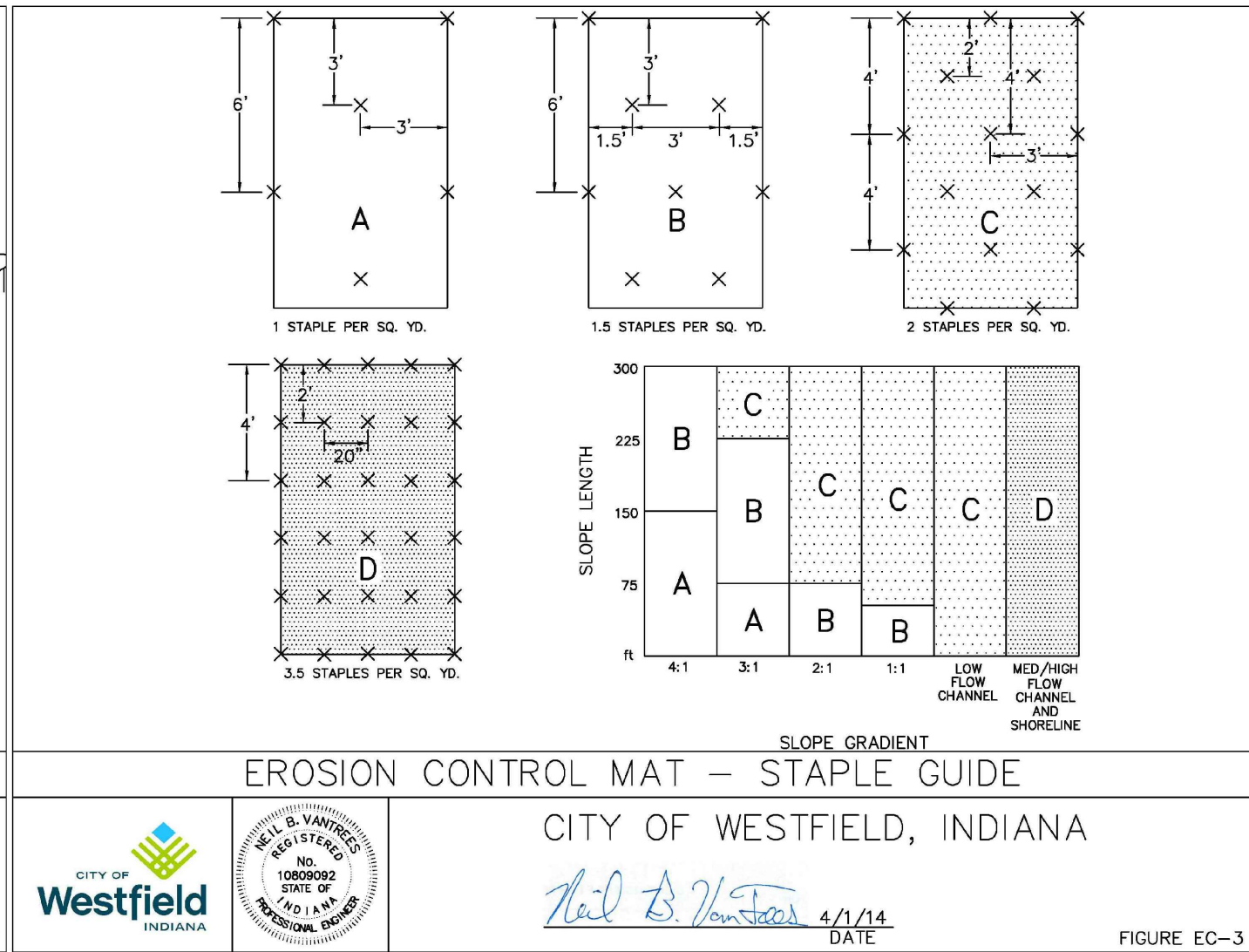
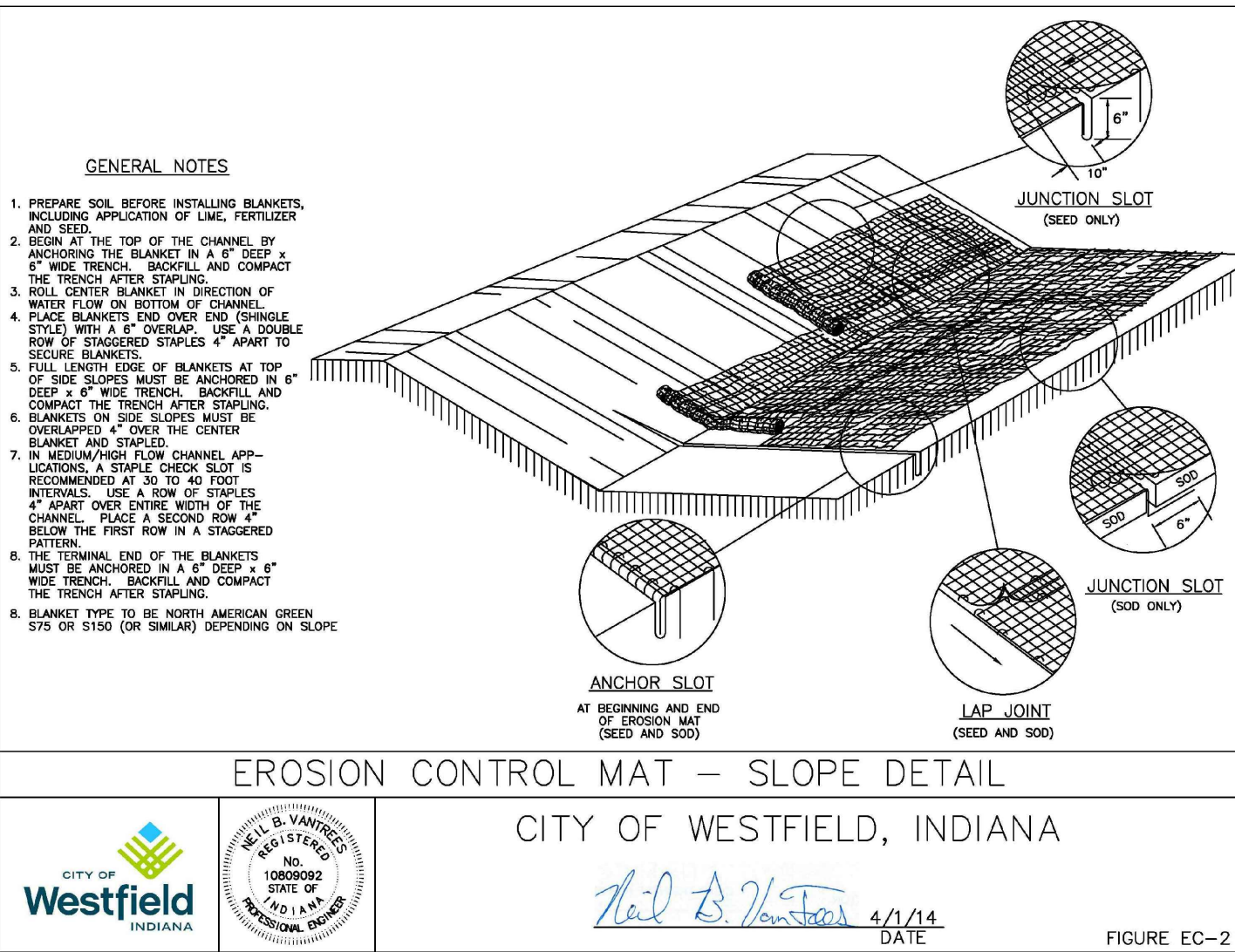
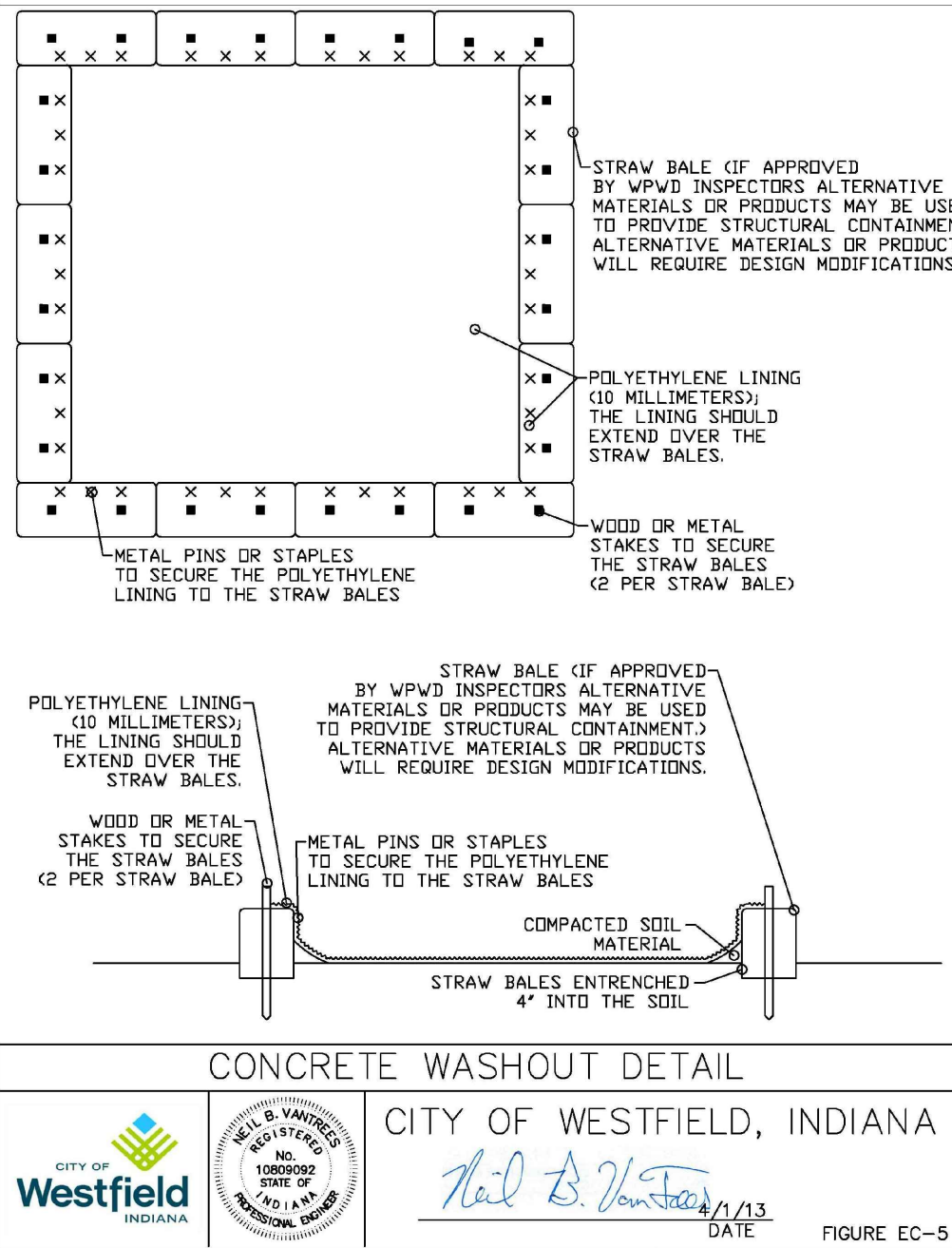
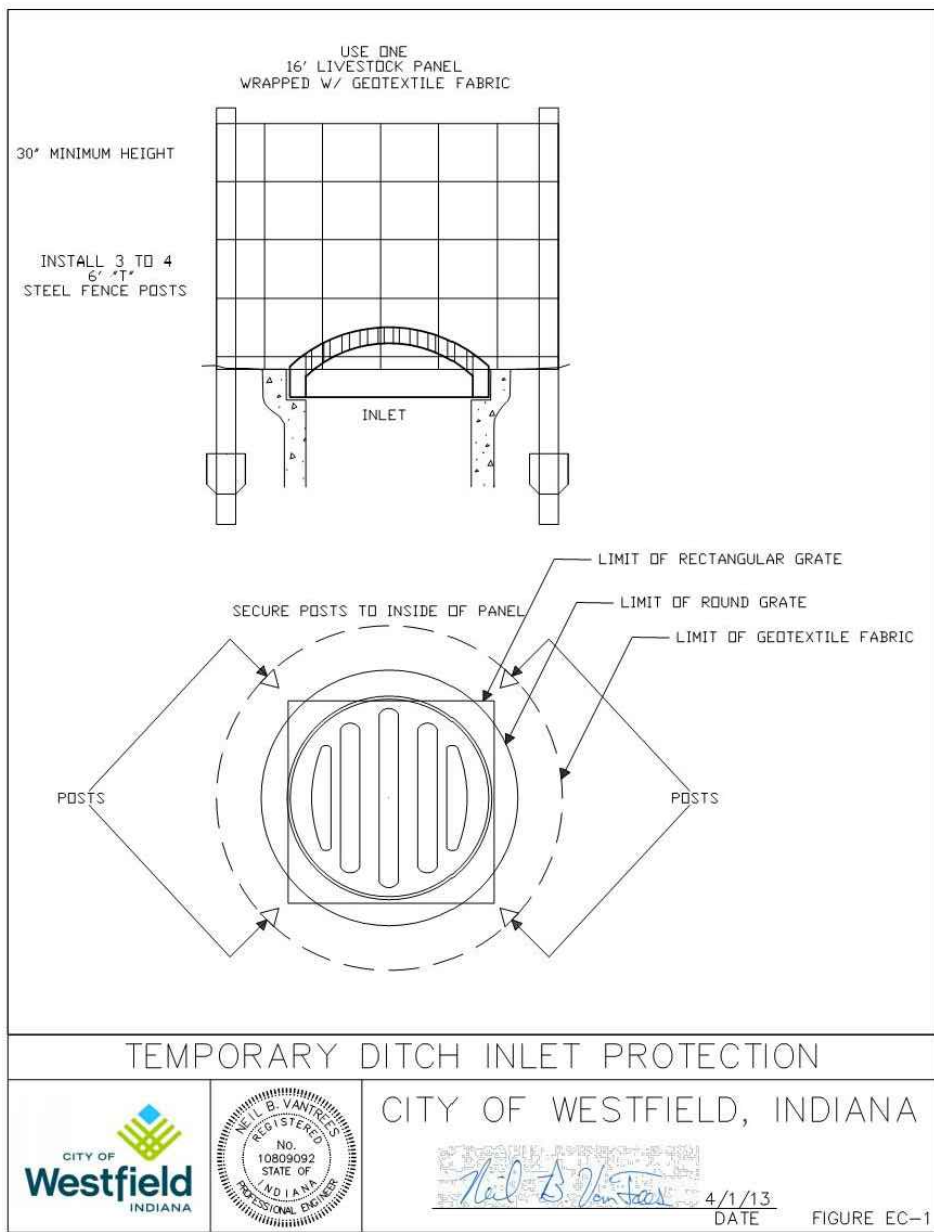
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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EROSION
CONTROL PLAN

C400



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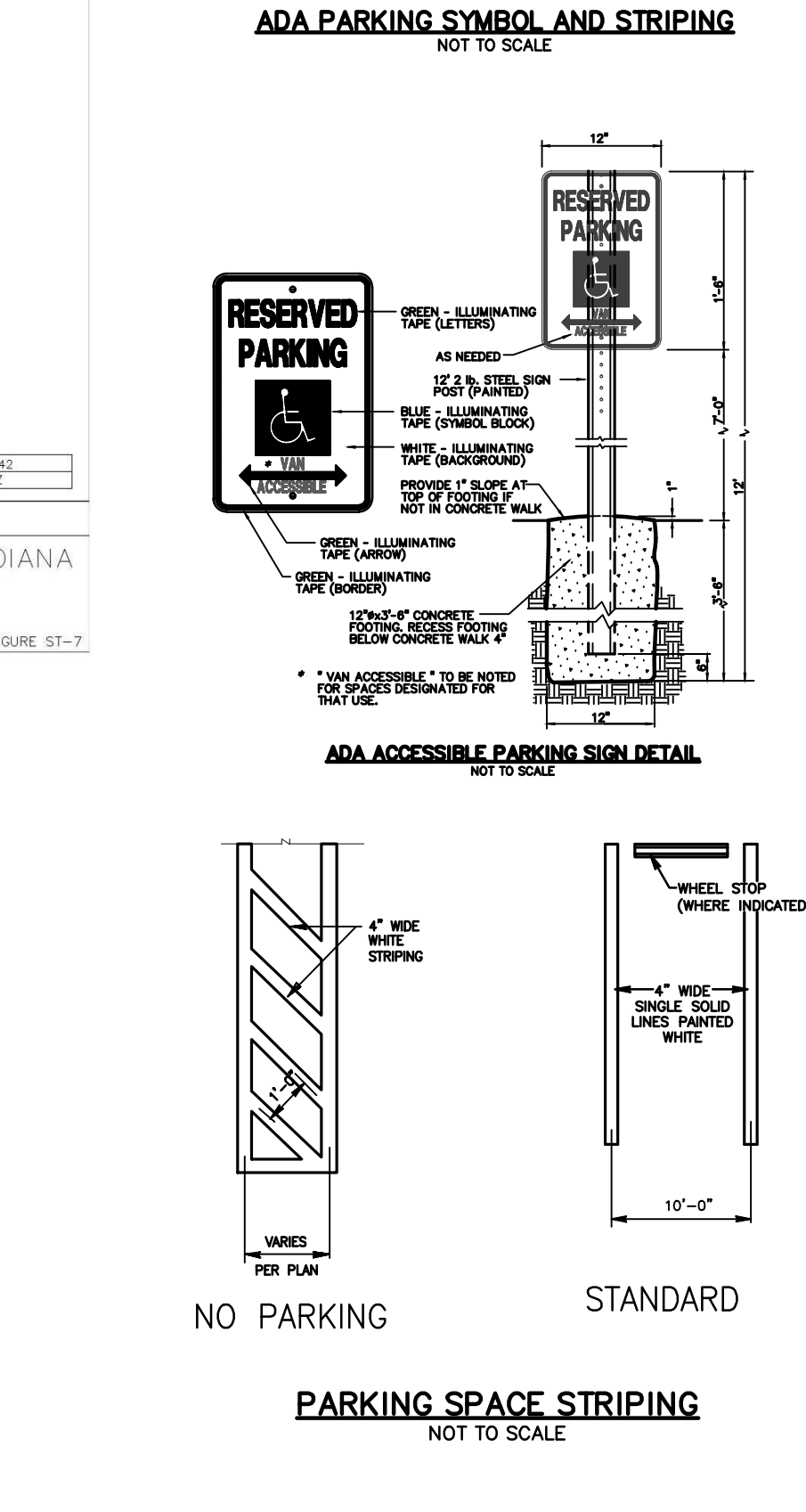
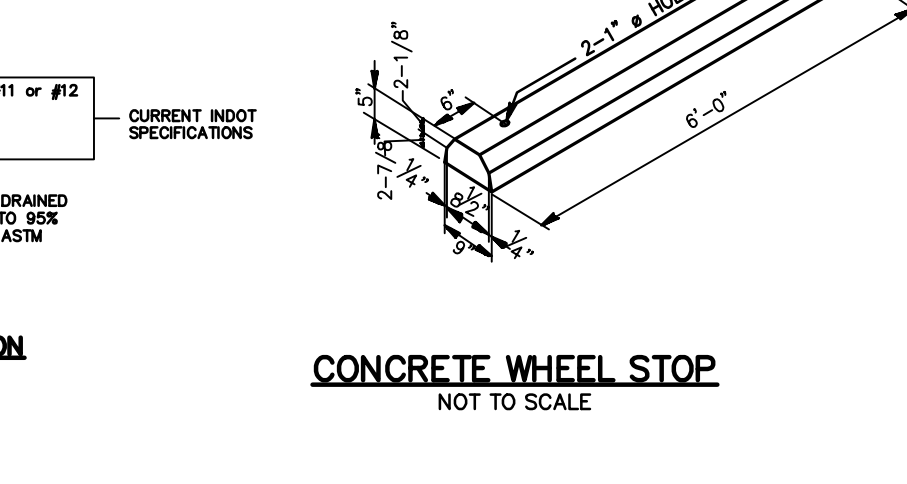
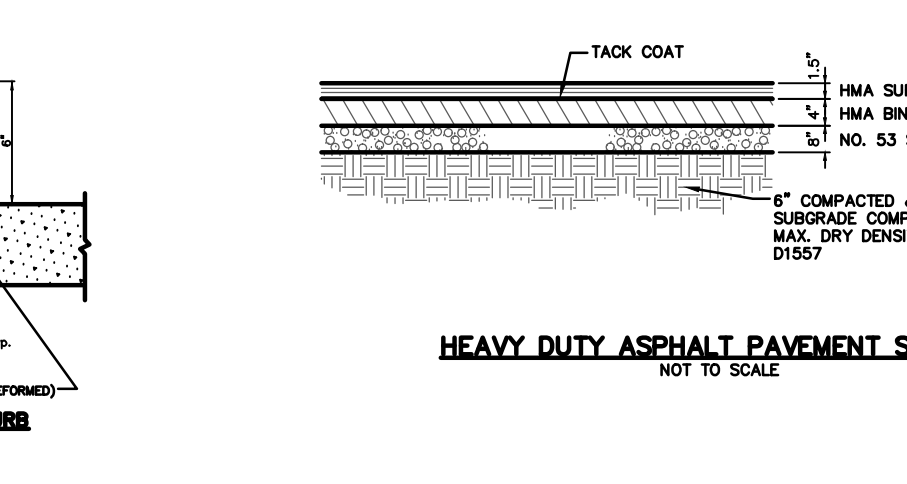
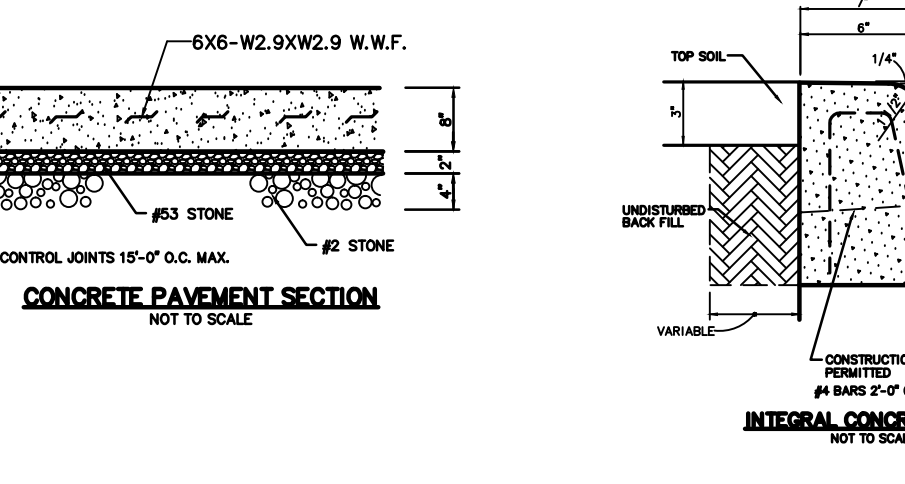
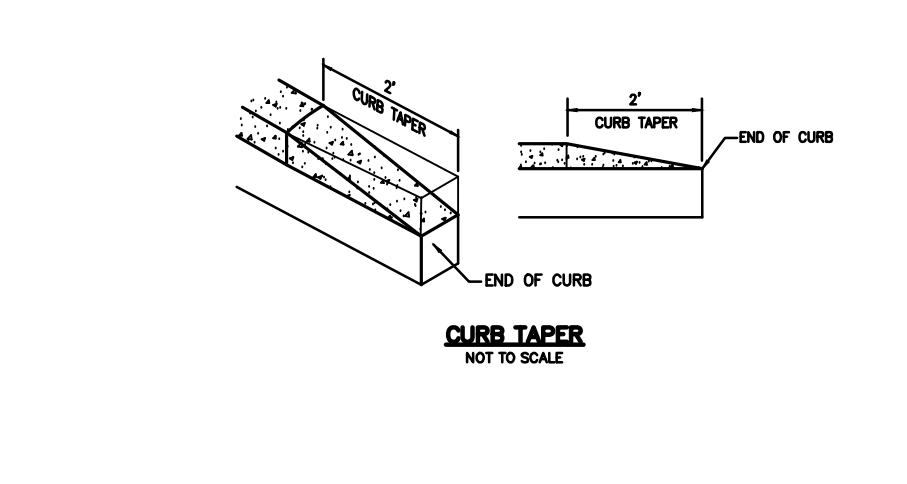
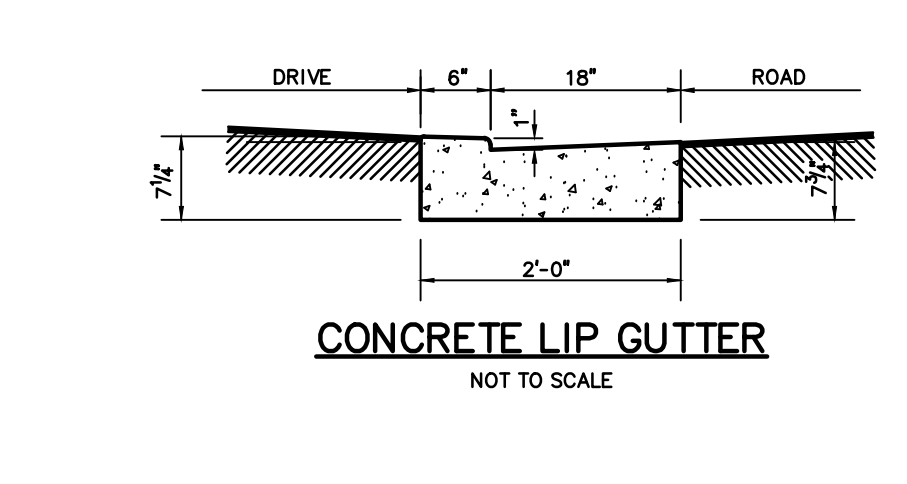
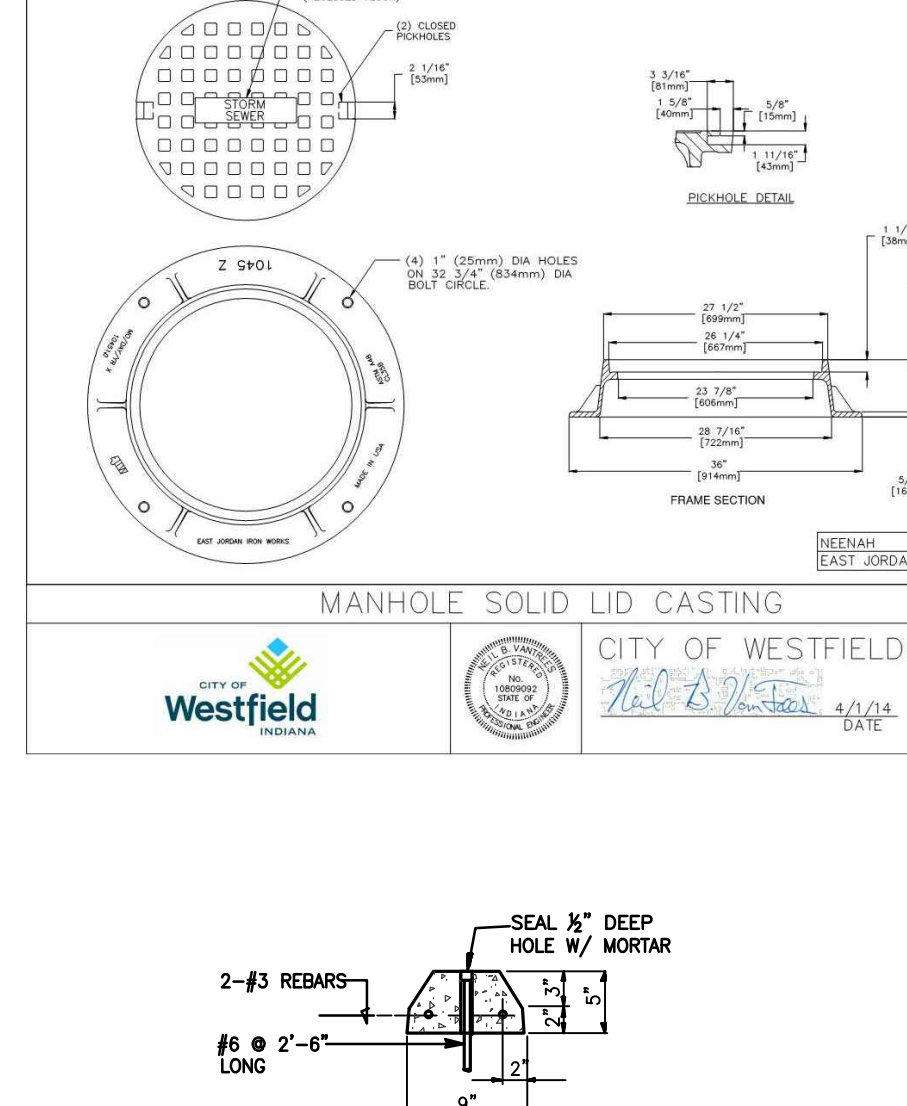
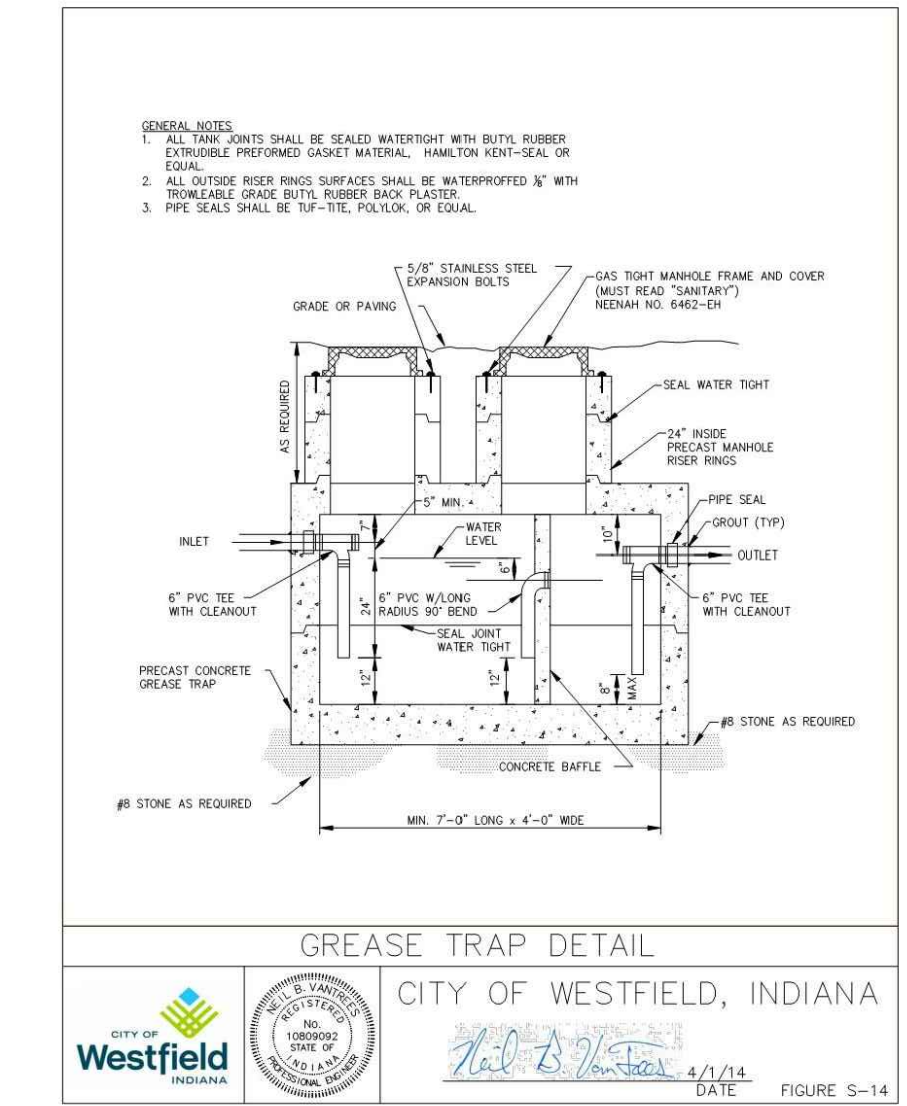
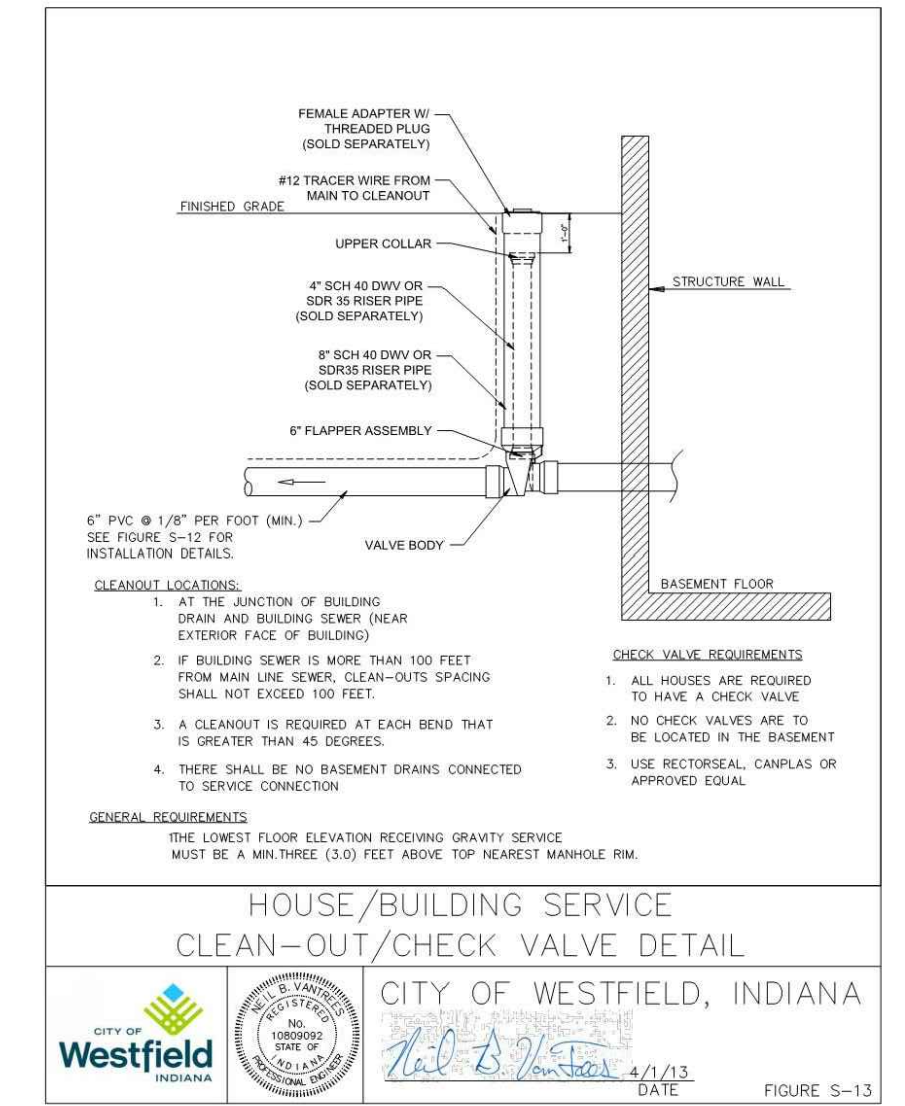
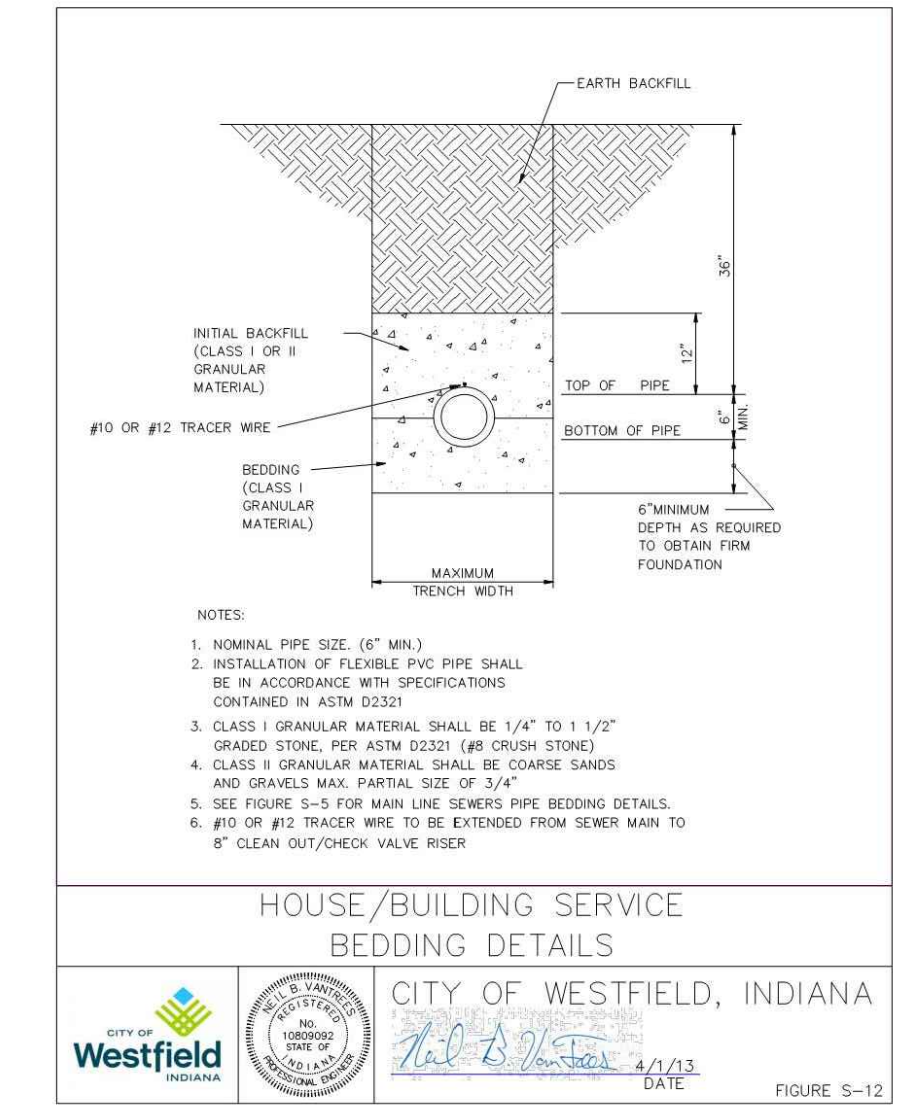
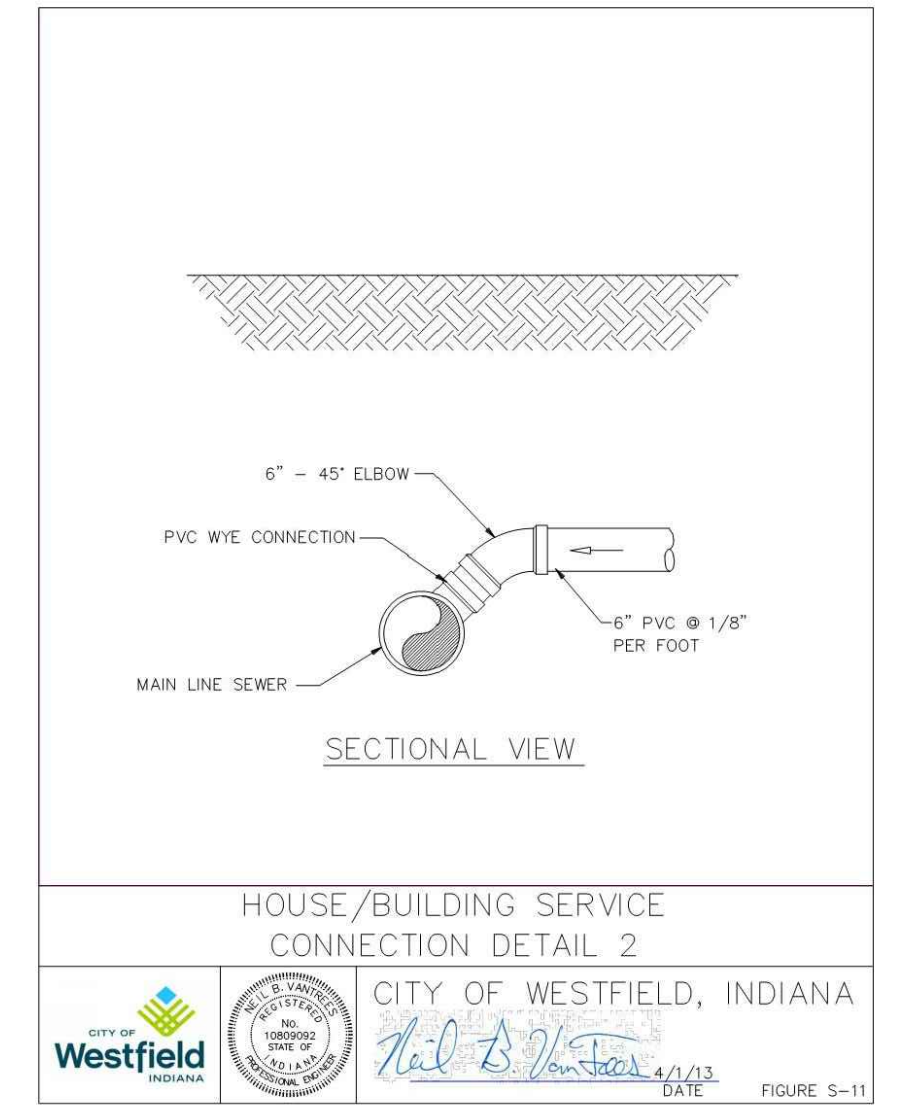
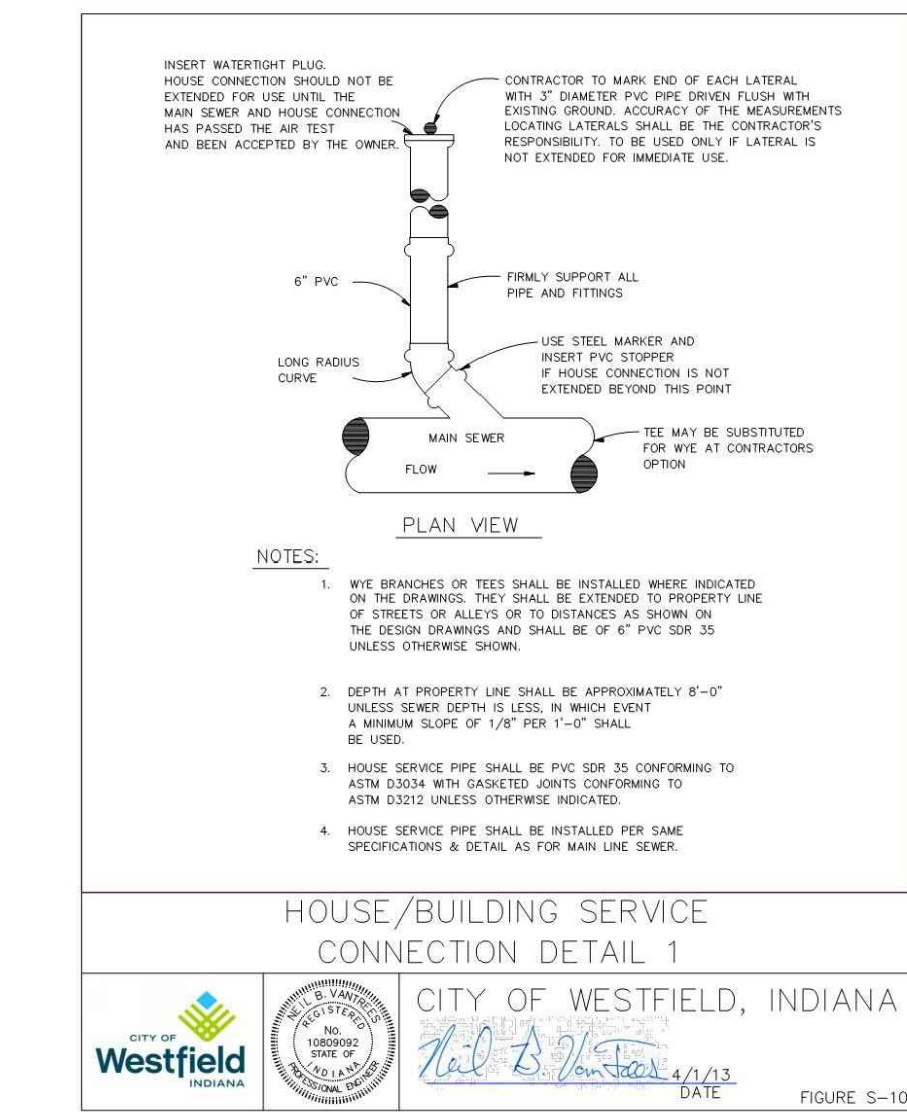
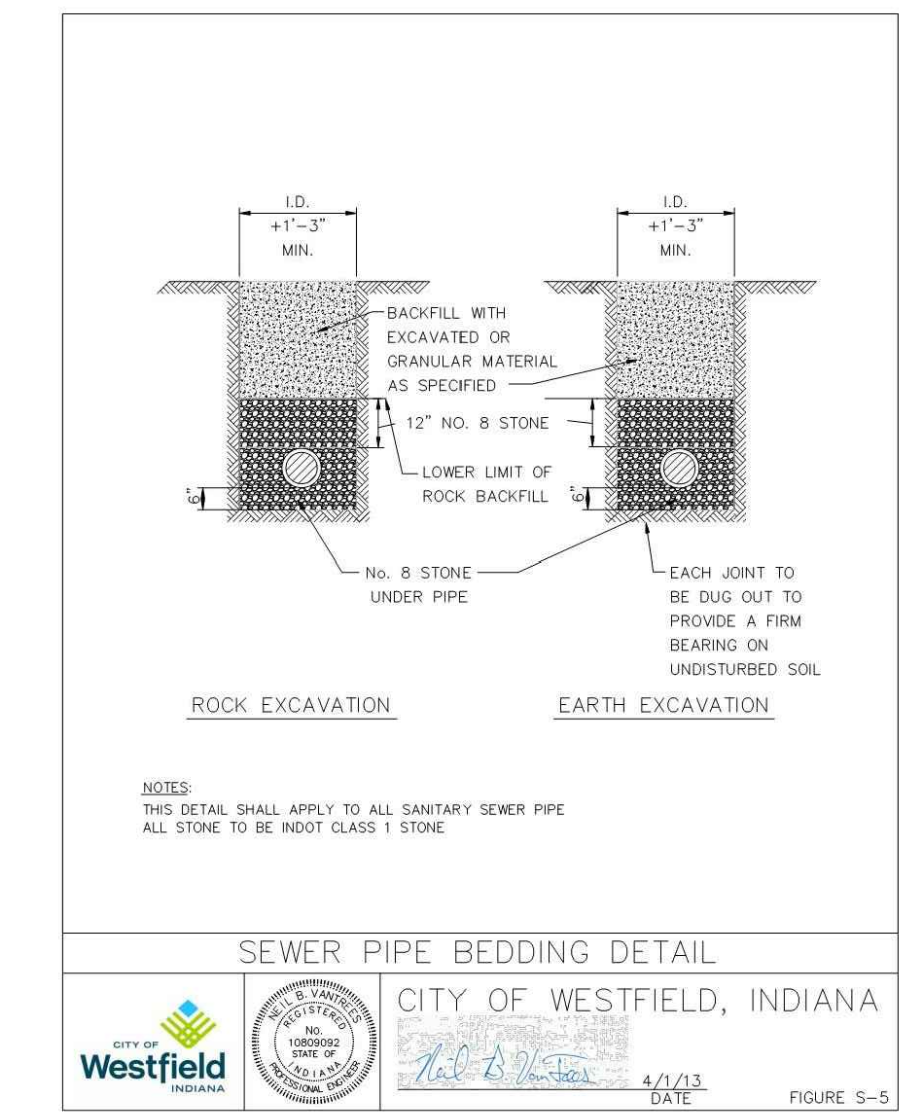
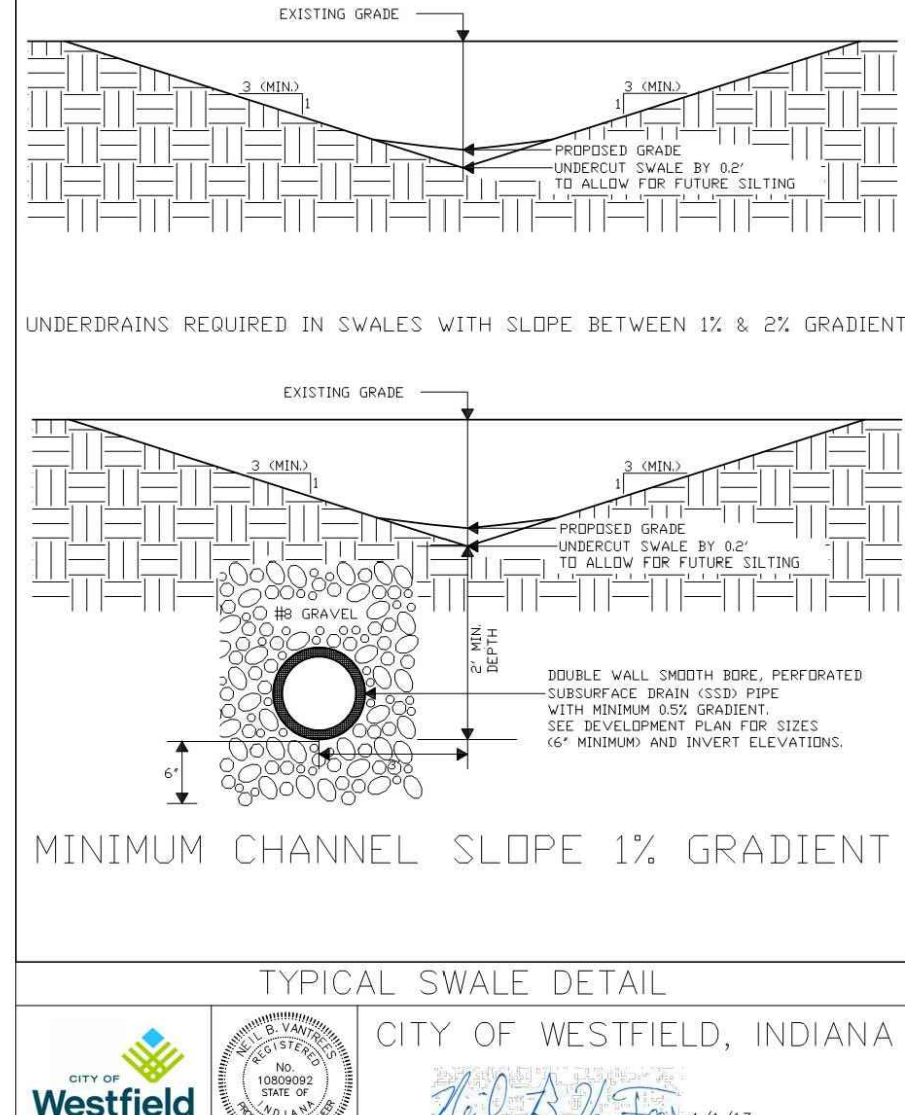
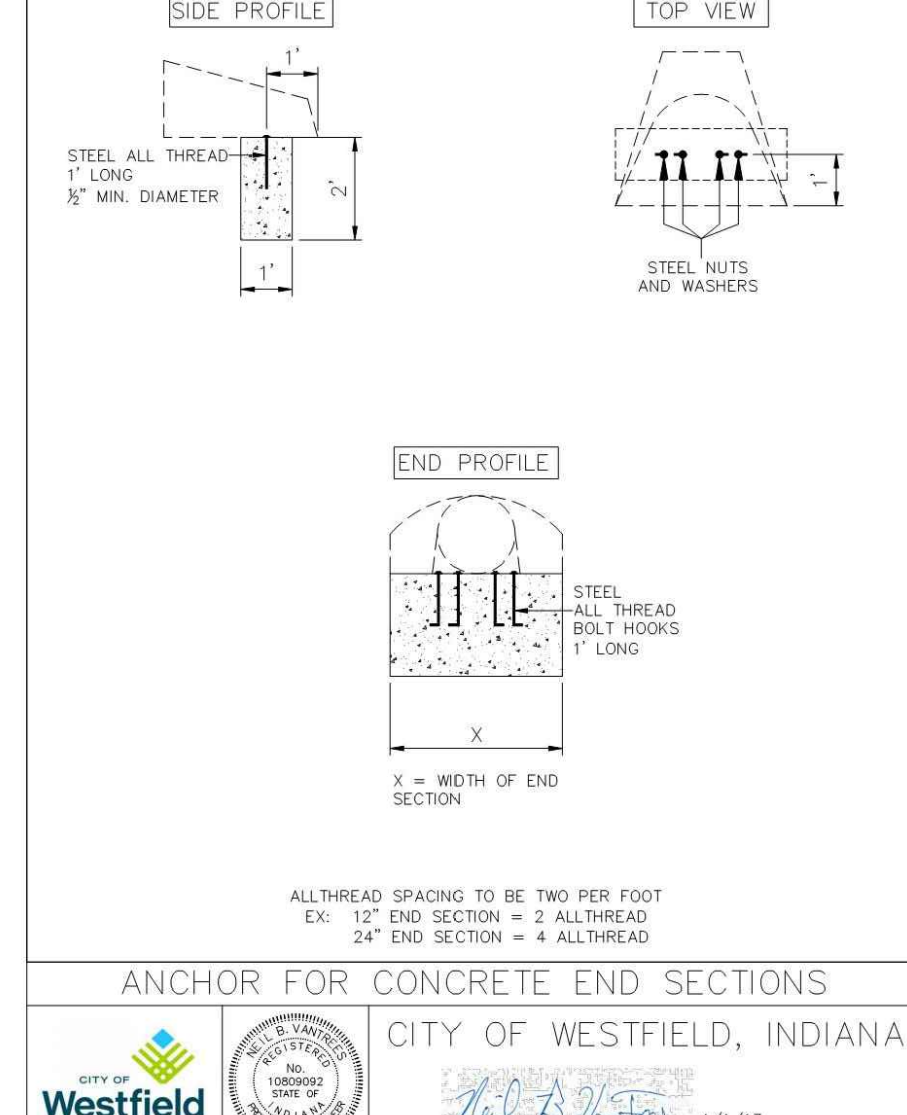
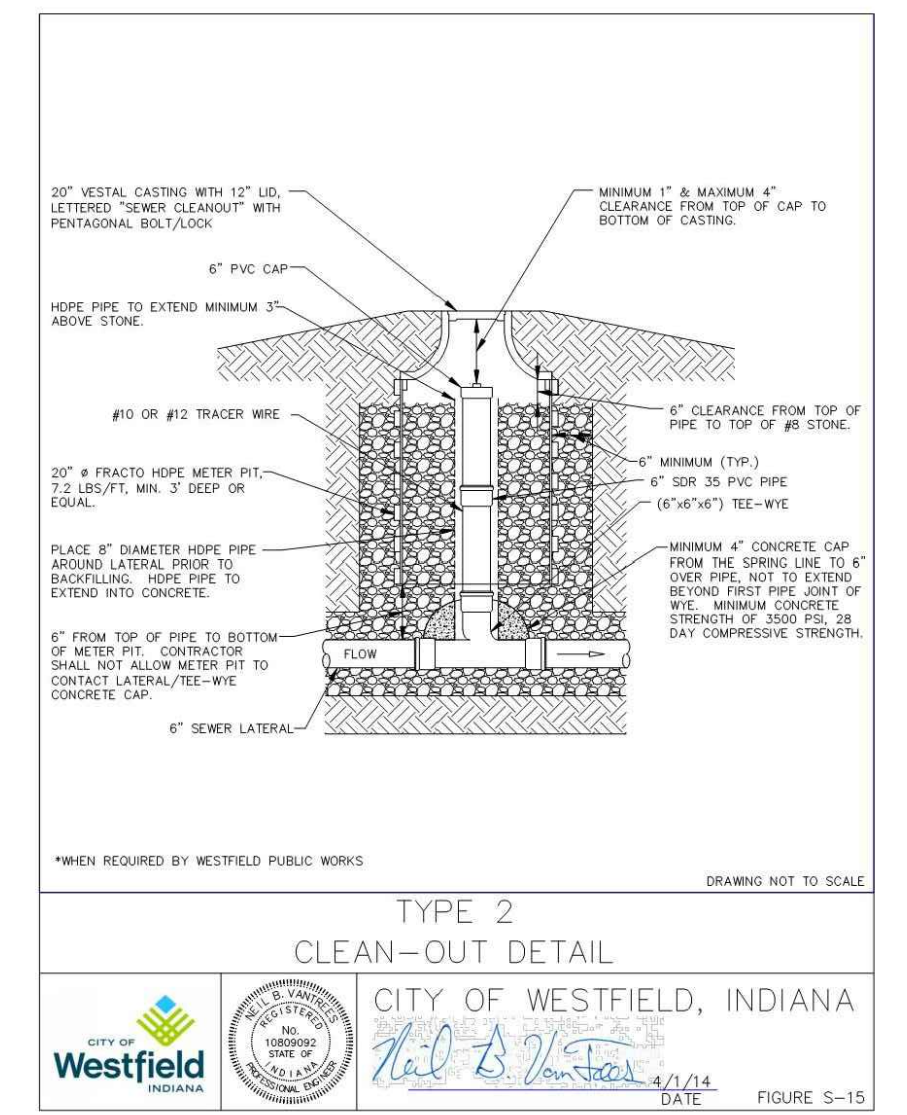
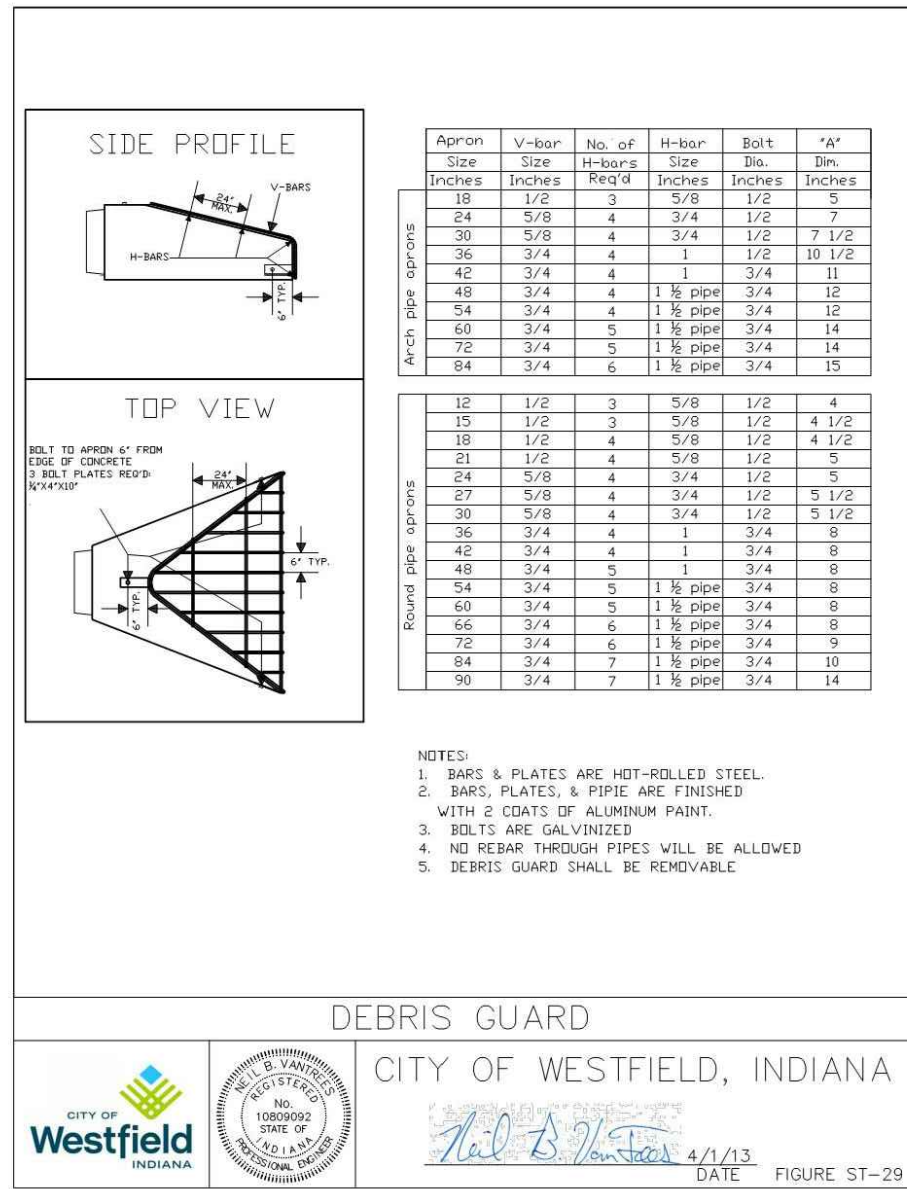
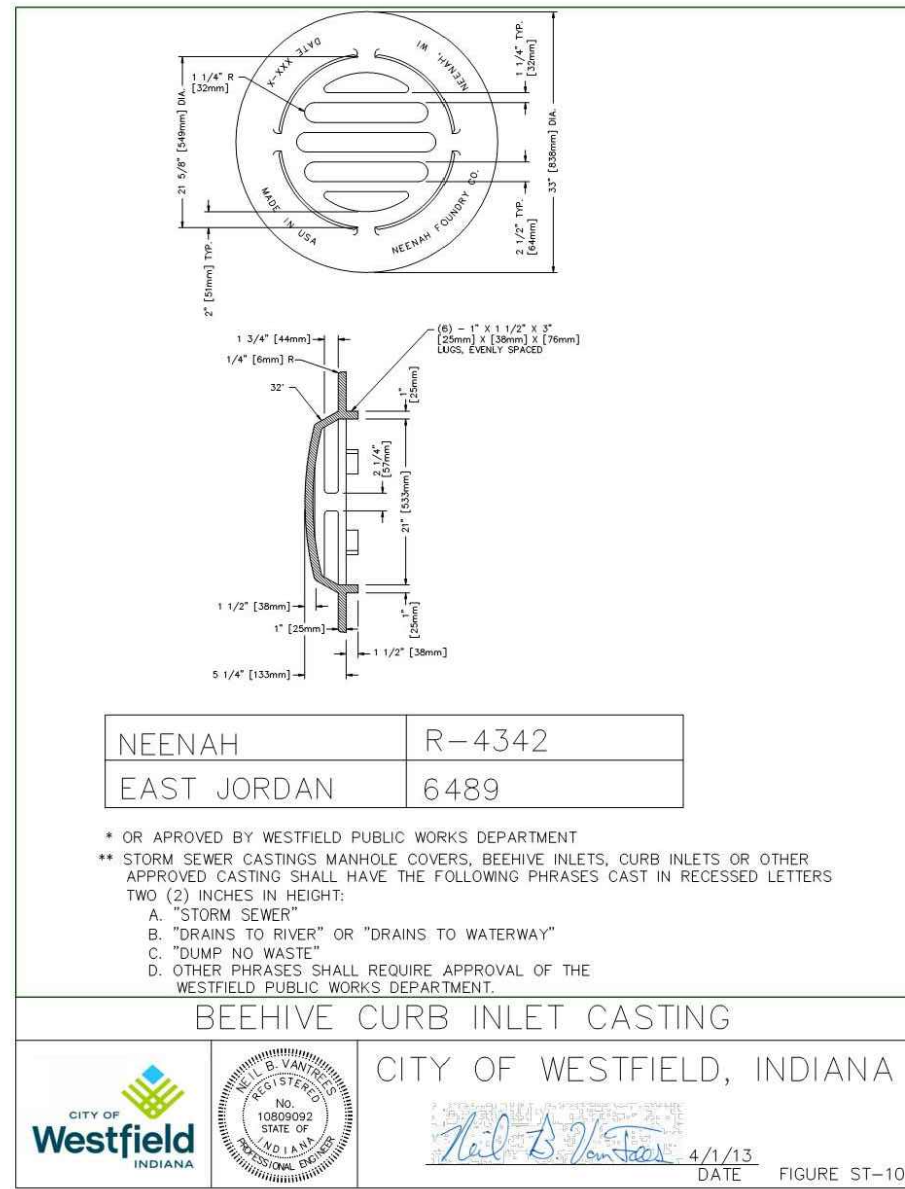
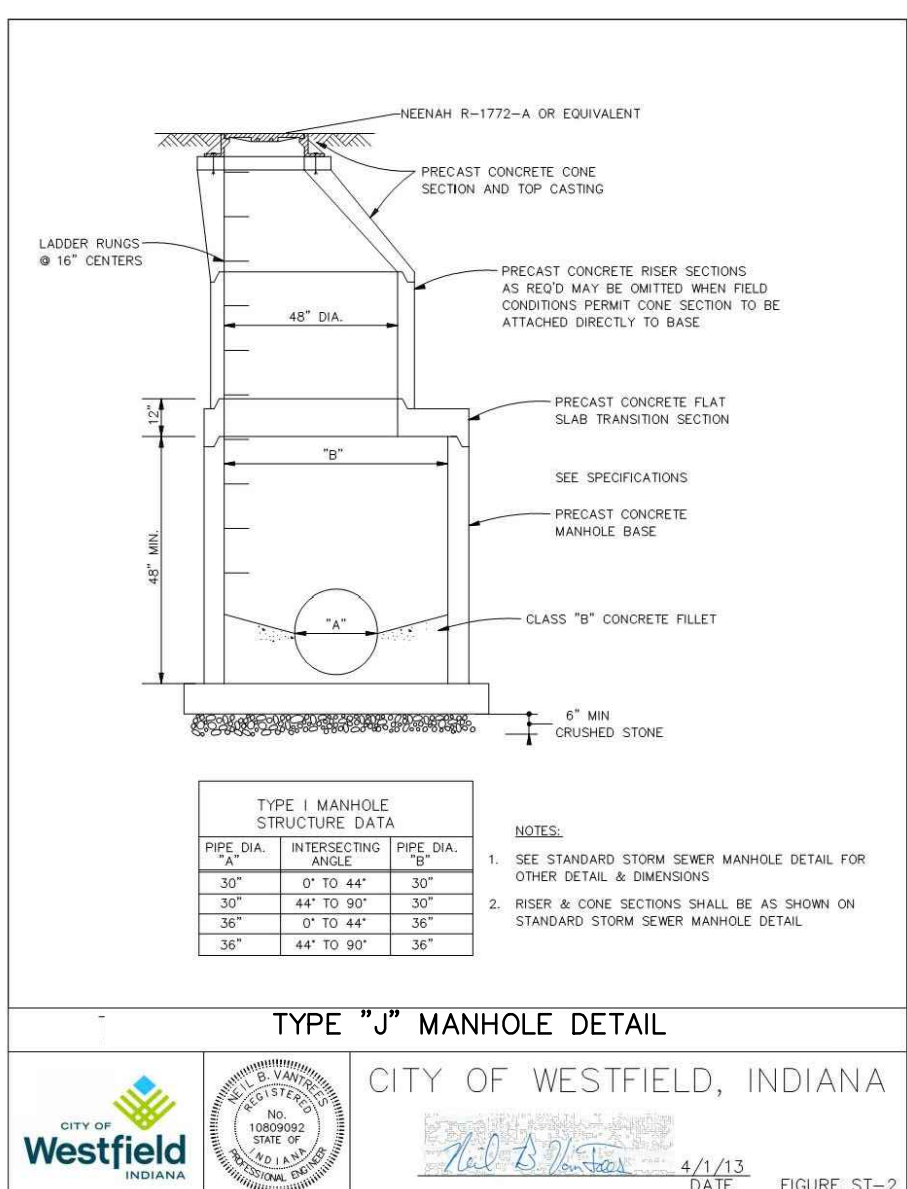
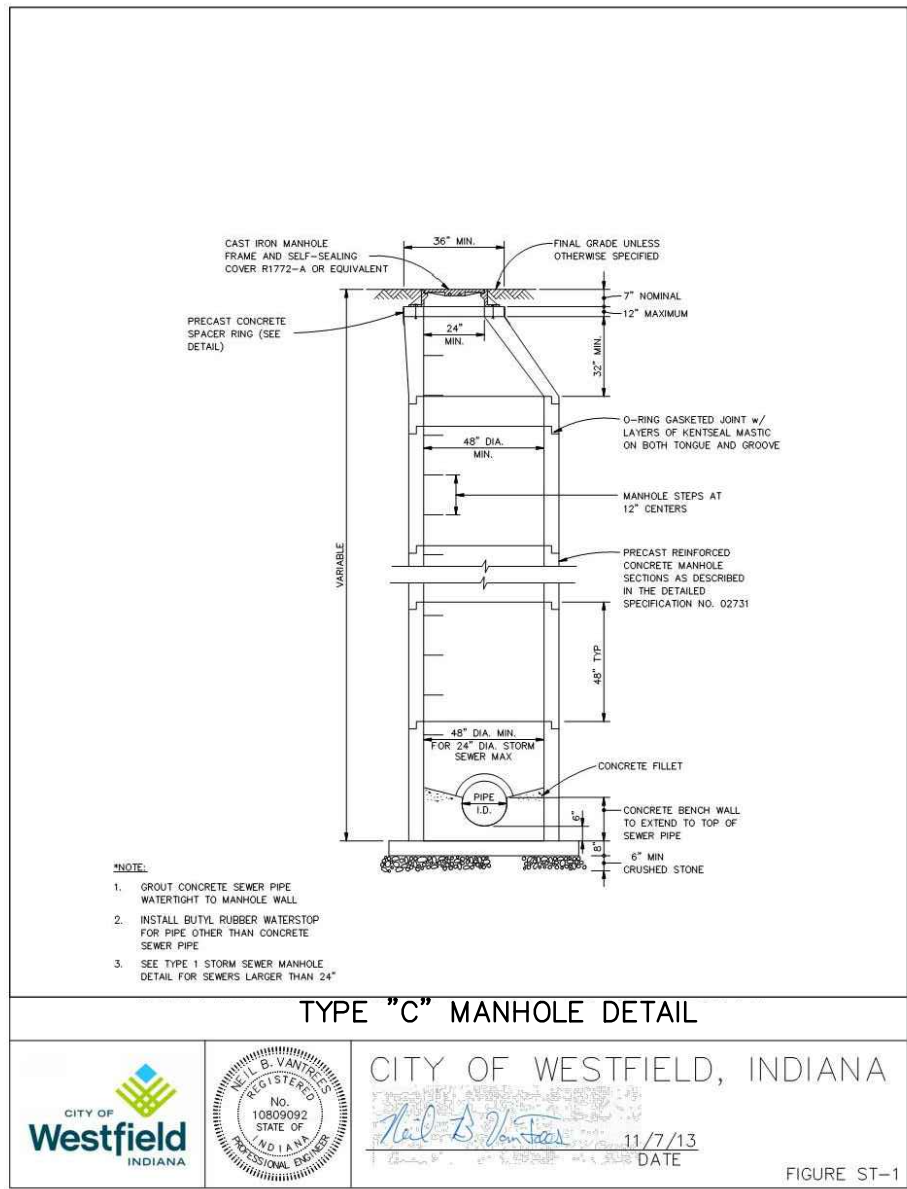
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

EROSION CONTROL
DETAILS

C420

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GRAND PARK
FIELDHOUSE, LLC

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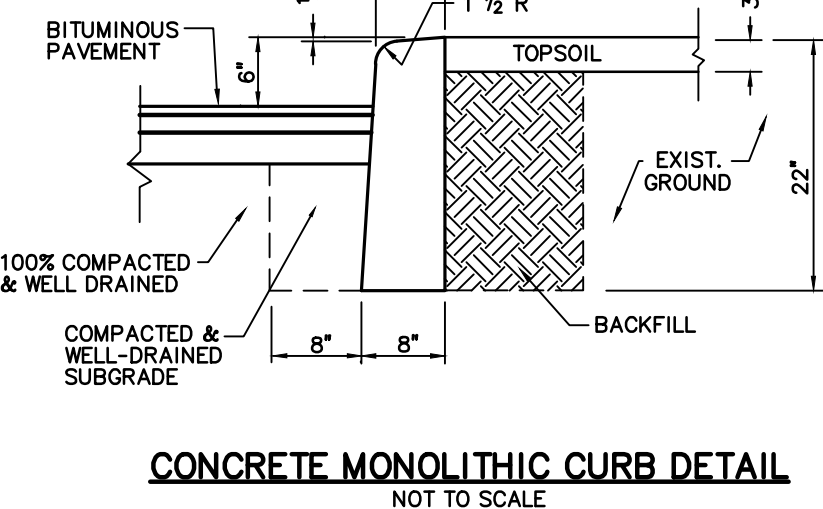
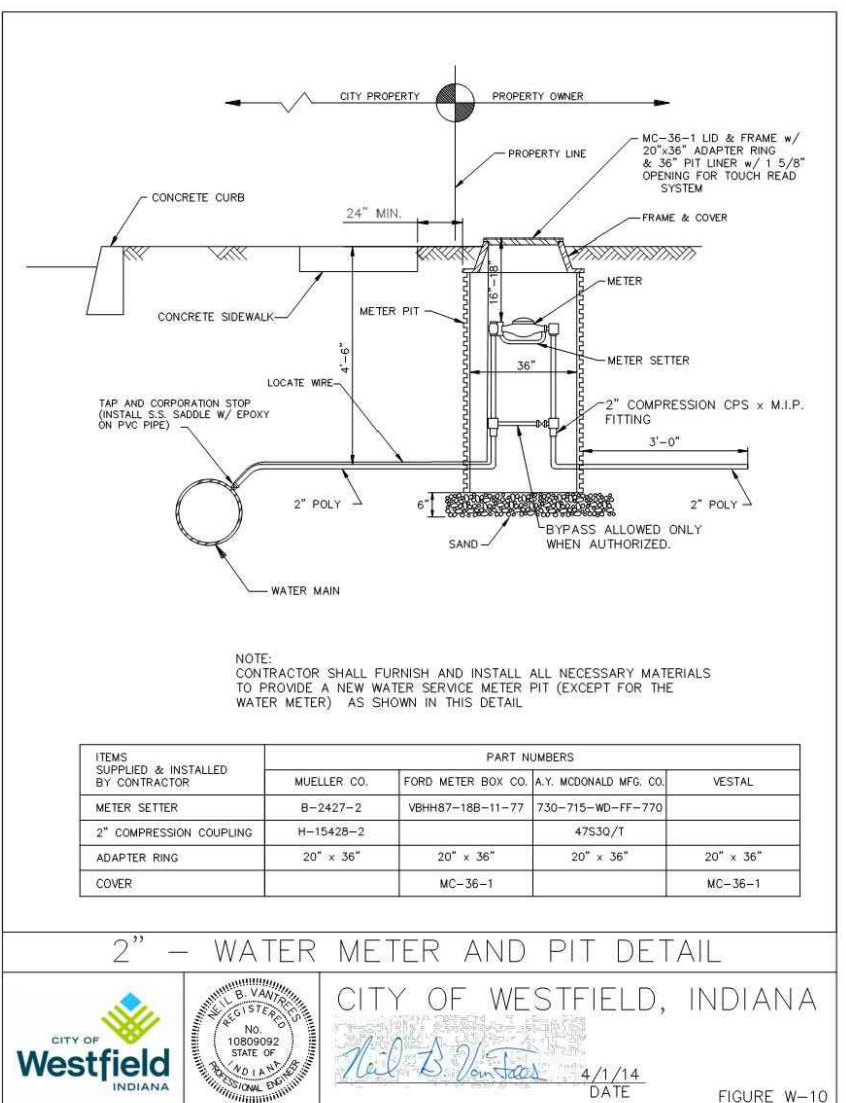
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Project Number 2014.01793

SITE
DETAILS

C500

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CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

03401.03
Materials

SECTION 03401 GENERAL

03401.01
Introduction

This section covers all work necessary for the construction of the storm sewer piping systems and related items complete, including catch basins and inlet drains, manholes, junction chambers, diversion chambers, outfall structures, and miscellaneous structures.

This specification covers the following types of materials for storm sewers, culverts, underdrains, inlet drains, conduits, and miscellaneous applications:

- Reinforced Concrete Pipe and Fittings
- Polyvinyl Chloride Pipe (PVC)
- Corrugated Metal Pipe
- Structural Plate Arches
- Aluminum or Aluminized Steel Pipe and Structural Plate
- Multi-Plate Pipe and Pipe Arches
- PVC Composite Pipe
- Corrugated Polyethylene Pipe-SSD (Perforated and Non-Perforated)

All lots shall have access to a subsurface or storm drain or open ditch.

Storm sewer systems shall have a maximum of four hundred (400) feet between structures.

This specification requires project plans and construction specifications to be submitted to and approved by all appropriate regulatory agencies prior to beginning any work.

Before construction and before fabrication, the Contractor shall submit to the Westfield Public Works Department (WPWD) for approval calculations on the thickness or strength class and drawings showing pipe lengths, joints, and other construction and installation details.

Pipe Marking

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the plant, and the date of manufacture. Each length shall likewise be marked to designate the class or strength of the pipe. The marking shall be made on the exterior or interior of the pipe hard near the bell or groove end and pipe shall be plainly visible.

03401.02
Minimum Size
for Storm
Sewers

The minimum diameter of all storm sewers shall be 12 inches. When the minimum 12 inch diameter pipe will limit the rate of release for the required manhole, the rate of release for detention storage shall be controlled by an orifice plate or other device, subject to acceptance of the WPWD.

03400-1

Pipe shall be furnished circular or as a pipe-arch shape as required and shall be fabricated with helical corrugations and a continuous welded seam extending from end to end of each length of pipe.

Each end of each pipe with the welded seam shall have two annular corrugations referred to permit joining with huggar bands.

Coupling bands shall be huggar bands.

Multi-plate Pipe and Pipe Arches

Multi-plate pipe and pipe arch structures shall be in accordance with AASHTO M-167. They shall be made with steel sections with corrugations 6 inches wide by 2 inches deep running at right angles to the section.

Bolts and nuts shall be special heat-treated galvanized 3/4 inch diameter bolts in accordance with ASTM specifications.

Multi-plate pipes and pipe arches shall be designed in accordance with the manufacturer's design criteria and in accordance with the drawings.

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

ABS or PVC composite pipe and fittings shall conform to ASTM D2680, Latest Revision.

Corrugated Polyethylene Pipe and Fittings

Corrugated polyethylene pipe shall comply with the requirements for materials, test methods, dimensions, and marking in accordance with AASHTO M-252 for pipe diameters 6" - 10".

The resin material shall meet ASTM D3350 cell classification 3350A0C.

The pipe lengths shall be connected using a gasketed, bell and spigot joint. This joint shall consist of a factory installed, gasketed double bell polyethylene coupling, a factory welded bell or integral bell. The spigot end of the pipe shall be furnished with a factory installed elastomeric profile "O-ring" rubber gasket that meets ASTM F477.

The pipe shall be shipped with a removable wrap to protect the gasket. Provide lubrication to the joint prior to pushing together. At least two (2) corrugations of the spigot end must insert into the bell end.

All HDPE pipe shall be certified through the Plastic Pipe Institute (PPI) Third Party Certification Program. All HDPE pipe delivered and installed shall bear the Third Party Administered PPI Seal.

Subsurface Drain Tiles

Double wall, smooth bore perforated, corrugated polyethylene tile, manufactured under specification ASTM F601 shall be required for all subsurface drain tile installed in swales. Double wall, smooth bore perforated, corrugated polyethylene drain tile shall be required for curb sub-grade drainage.

Polyethylene tile shall possess male and female pipe ends, which allow the construction of overlapping gasket pipe joints, in conformance with the requirements of ASTM D3212. The

03400-6

03501.10
Laying Pipe

All pipes shall be re-inspected for soundness and damage due to handling immediately before being lowered into the trench. Any pipe found to be unsound or damaged will be rejected and shall be removed immediately from the site of the work.

Except by permission of the WPWD not more than 100 feet of trench shall be opened at any one time. Not more than 30 feet of trench may be opened in advance of the completed pipe laying operation, and not more than one street crossing may be obstructed by the same trench at any one time.

No portion of a storm sewer pipe, open culvert, manhole, inlet, or subsurface drain tile system shall be installed directly or indirectly onto frozen ground or with frozen backfill materials.

Where ground water is encountered, the contractor shall make every effort necessary to secure a dry trench bottom prior to installation of the storm water system. The contractor shall be required to maintain the groundwater level below the base of the excavation. The City nor the Westfield Public Works Department, will not assume any liability for the actions of the Developer or Contractor in the performance of the required dewatering operation. If trench conditions outlined in this section cannot be achieved, the WPWD may terminate installation until such efforts can be achieved.

All pipes shall be laid accurately to the required line and grade as shown on the drawings, and in the manner prescribed by the pipe manufacturer and appropriate ASTM Specifications, so form a close, concentric joint with the adjoining pipe and to bring the invert of each section to the required grade. The supporting of pipe on block will be permitted.

Pipe laying shall precede paving, beginning at the lower end of the sewer.

Practically, watertight work is required, and the Contractor shall construct the sewers with the type of joint specified.

Joints between precast structures shall be sealed with (1) An approved rubber gasket manufactured and installed in accordance with ASTM C-443, latest revision, (2) A 1/2 inch diameter non-aplastic mastic (Kerl Seal or approved equal) conforming to AASHTO M-199 and Federal Specifications SS-521-A, or a (3) mortar or hand trowel sealed on the outside and (4) mortar sealed on the inside and brushed smooth.

The annular space between the pipe and precast structure walls shall be filled inside and outside with a gross mixture composed of 2 parts of fine aggregate and one part of Portland Cement or Class "A" Concrete. Collars shall be formed around the annular space between the pipe and precast structure and trowel and broom finished.

All pipes shall be laid to the line and grade as shown on the drawings. Variations from a uniform line and grade as shown on the drawings shall be cause for the line to be rejected.

The ends of the pipe shall be satisfactorily cleaned just before laying, and the joint shall be made in a satisfactory manner in accordance with the recommendations of the manufacturer on the particular type of joint. All joint work shall be done by experienced workmen.

All pipes shall be bedded as described in this specification under Pipe Bedding. Bell holes shall be excavated in advance of pipe laying so the entire pipe barrel will bear uniformly on the prepared subgrade.

Each length of pipe shall be mechanically pulled "home" with a winch or come-along against the section previously laid and held in place until the bedding and arching are prepared for the next pipe section. Care shall be taken in laying the pipe so no damage to the bell or the spigot end of

03500-4

Manholes, Inlets, and Other Structures

Storm sewer manholes and inlets shall be constructed of precast reinforced concrete. Material and construction shall conform to the latest edition of the Indiana Department of Transportation (INDOT) Standard Specifications, Sections 702 and 720.

Materials for manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall comply with the following:

- Cement shall be Portland cement and shall meet the requirements of ASTM Specification C150, ACI 301, and ACI 318. Concrete for precast manhole sections shall be 3000 psi concrete. Monolithic manholes shall use 4000 psi concrete. Ready-mix concrete shall conform to ASTM C94, Alternate 2. Maximum size of aggregate shall be 3/4 inch. Slump shall be between 2 and 5 inches.
- Forms for chamber and structures shall be plywood or other approved material. Steel forms shall be used for the inside face of monolithic concrete manholes. Doghouse structures shall be permitted with approval from the WPWD.
- Reinforcing steel shall conform to ASTM A615, Grade 60 deformed bars, or ASTM A616 Grade 60 deformed bars.
- Mortar Material:
 - Sand - ASTM Designation C144, passing No. 8 sieve.
 - Cement - ASTM Designation C150, Type 1.
 - Water - shall be potable.

The manufacturer shall provide openings for sewers entering and leaving the manhole. Any additional openings needed to be made in the field shall be made by drilling holes at least 1/2 inch in diameter with a maximum spacing of 3 inches.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. The manhole steps shall equal or exceed OSHA requirements.

Any other special manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall be constructed as detailed on the drawings.

Manhole bases shall be set on a minimum of six (6) inches of # 8 aggregate.

Concrete end sections shall have a minimum of a twenty-four (24) inch precast top plate bolted to the end section per Standard Detail (ST-30). Corrugated end sections with toe plates shall require WPWD approval.

Catch Basins

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

Catch Basins, for sediment control, locations to be determined by a Professional Engineer, and approved by the WPWD. Catch Basins shall be located within easily accessible dedicated enclosures or right of way of sufficient size to facilitate the required maintenance of these structures

03400-2

Catch basins and curb inlet structures which are two (2) feet by two (2) feet in size shall not have a depth deeper than four (4) feet from the invert of the lowest pipe to the lowest part of the rim elevation of the casting. All beehive castings on a two (2) foot by two (2) foot base shall have a square riser with a round hole. All structures which do not meet these criteria shall be a manhole type, which is forty-eight (48) inches in diameter.

Cuttings

Cast iron or ductile iron frames and gratings for catch basins and drain inlets shall be as shown on the drawings. Bearing surfaces shall be clean and shall provide uniform contact. Castings shall be tough, close-grained gray iron, sound, smooth, clean, free from blisters, blow holes, shrinkage, cold shuts, and all defects and shall conform to ASTM A48 Class No. 30-8.

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

The following castings types are required:

- Manholes - Neenah R 1772 A or equivalent
- Beehive Inlets - Neenah R 4342 or equivalent
- "Roll Curb" Inlets - Neenah 3501 - TR or TL or equivalent
- "Chair Back" Curb Inlet - Neenah 3287 - 10T or equivalent
- Other types shall require approval of the WPWD.

Curb inlet castings which possess open backs or have grate bars parallel to traffic flow (are not "bicycle" safe) will not be accepted by the WPWD.

Storm sewer casing manhole covers, beehive inlets, curb inlets or other approved casing shall have the following phrases cast in recessed letters two (2) inches in height:

- "Storm Sewer"
- "Drains to River" or "Drains To Waterway"
- "Dump No Waste"

Other phrases shall require approval of the WPWD.

All casting frames shall have a horizontal bearing surface around the entire perimeter of the frame in order to support the cover or grate.

Reinforced Walls

Bench walls shall be shaped and formed for a clean transition with proper hydraulics to allow the smooth conveyance of flows through the structure. The bench wall shall form a defined channel, to a minimum height of the spring line of the pipe.

Catch Basins, for sediment control, locations to be determined by a Professional Engineer, and approved by the WPWD. Catch Basins shall be located within easily accessible dedicated enclosures or right of way of sufficient size to facilitate the required maintenance of these structures

Each length of pipe shall be mechanically pulled "home" with a winch or come-along against the section previously laid and held in place until the bedding and arching are prepared for the next pipe section. Care shall be taken in laying the pipe so no damage to the bell or the spigot end of

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01
Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

Pipe grade shall be such that, in general, a minimum of 2.0 feet of cover is maintained over the top of the pipe. If the pipe is to be placed under pavement, then the minimum pipe cover shall be 2.5 feet from the top of pavement to top of pipe. Uniform slopes shall be maintained between inlets, manholes and inlets to manholes. Final grade shall be set with full consideration of the capacity required, sedimentation problems, and other design parameters. Minimum and maximum allowable slopes shall be those shown in Table 03501-1. A minimum of 18 inches of vertical separation between storm sewers, water and sanitary sewers shall be required. When this is not possible, the sanitary sewer must be enclosed in concrete or ductile iron within 5 feet, each side, of the crossing. The waterline, water class pipe must be used for the storm and sanitary sewers. Minimum horizontal separation between storm sewers, water and sanitary sewers shall be 10.0 feet and 8.0 feet to the structures.

Rear Yard Slope

Rear yard swales shall have a minimum slope of 2% gradient. Swales less than a 2% gradient are required to have double wall, smooth bore perforated drain tile installed two (2) feet below the invert of the swale. Minimum swale slope shall be greater than 1% gradient. Subsurface drains shall have a minimum slope of 0.5% gradient.

Proposed road grades will be required to be graded within two (2) inches of the proposed sub-grade prior to installation of SSD. Trench width for SSD shall be a minimum of three (3) inches on both sides of the SSD, with a minimum trench width of twelve (12) inches.

03501.02
Alignment

Storm sewers shall be straight between manholes and/or inlets.

03501.03
Manholes/Inlets

All manholes and inlets must be pre-stamped with an appropriate message per the City of Westfield Public Works Department Standards and Specifications. Manholes and/or inlets shall be installed to provide human access to continuous underground storm sewers for the purpose of inspection and maintenance. The casting access minimum inside diameter shall be no less than 22 inches or a rectangular opening of no less than 22 inches by 22 inches. Manholes shall be provided at the following locations:

- Where two or more storm sewers converge.
- Where pipe size or the pipe material changes.
- Where a change in horizontal alignment occurs.
- Where a change in pipe slope occurs.

03500-1

graded gravel or sand is used to backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe, it shall be hand placed. If fine sand, silt, or clayey gravels are used for initial backfilling over the pipe, the material shall be hand placed in 6 to 8 inch layers and hand compacted on both sides of the pipe to an elevation 12 inches (300 mm) over the top of the pipe. Care should be taken to not compact directly over the pipe.

In yielding subsolls, the trench bottom shall be undercut to the depth necessary and backfilled with graded, crushed stone to form a firm foundation.

Where excavation occurs in rock or hard shale, the trench bottom shall be undercut and a minimum of 6 inches (150 mm) crushed stone bedding placed prior to pipe installation.

03501.12
Concrete Curb (Class "A" Bedding)

Concrete curbs shall be constructed of Class "A" concrete and of the design shown on the detailed drawings.

03501.13
Manholes and Other Structures

Manholes and other structures are to be constructed at locations shown on the drawings and in accordance with the following specifications:

Precast concrete manhole sections shall conform to ASTM Designation C478, except as modified herein.

- The joint design of the precast sections shall consist of a bell or groove on one end of the unit of pipe and a spigot or tongue on the adjacent end of the joining section.
- The joint shall consist of a flat rubber gasket attached to the spigot end of the precast manhole section and be installed to Sections 6.1.6, 6.1.7 and 9 of ASTM Designation 443, latest revision.

Openings in manhole sections for sewer connections shall be cut at the point of manufacture and shall be circular or horseshoe shaped with grooved or roughened surfaces to improve mortar bond. Doghouse structures shall be permitted with approval from the WPWD.

Manhole bases shall be cast-in-place concrete, reinforced as shown on the Standard Detail Sheet. Manhole bases shall be cast on a minimum of 6 inches of compacted crushed stone.

Manhole chambers or inlets (flow lines) shall be performed and poured with Class "A" concrete to the spring line of the connecting pipes. The finished invert shall be a semi-circular shaped, trowel and broom finished, smooth channel directing the flow to the downstream sewer.

Manhole frames and lids shall be of good quality cast iron, conforming to ASTM Designation A48 and as shown on Detail #2 on the Standard Detail Sheet (See Section 2.11 C-1). Unless specifically designated otherwise, manhole castings shall be the non-locking type. The joint between the casting frame and cone section shall be fully mortared or gasketed and coated with hot bit or a cold tar or coal tar epoxy coating upon reaching its final set to become a watertight joint. The casting frame shall be bolted through all risers and into the cone section.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. Steps shall be placed as shown on the drawings.

03500-6

Reinforced Concrete Pipe and Fittings

Reinforced concrete pipe and fittings shall conform to ASTM C76, latest revision, for circular pipe and ASTM C597 for elliptical pipe.

Reinforced concrete pipe and fittings for normal conditions shall be reinforced in accordance with ASTM C76, Class III, IV or V, Wall B (minimum). Acceptance shall be on the basis of Subsection 4.1.1. of ASTM C76.

Circumferential reinforcing in circular pipe shall be required. Only approval from the WPWD will elliptical reinforcing or combination of elliptical and circumferential reinforcing or part circular reinforcing shall be permitted, in circular pipe.

Concrete pipe shall be steam cured and shall not be shipped from point of manufacture for at least five days after having been cured.

Joints shall conform to the requirements of ASTM C443. Gaskets shall be of an oil resistant type having a maximum swell of 90% when tested in accordance with ASTM D471. Lubricant for joints shall be approved by gasket manufacturer.

All rubber gaskets shall be similar to and equal to "Press-Seal" or "Tylan" conforming to ASTM Designation C443, latest revision. The gasket shall be attached to the spigot of the pipe and shall be the sole element depended upon to make the joint flexible and practically watertight.

Butyl mastic joint sealant in rope or towel applied form specifically made for permanently sealing joints in tongue and groove concrete sewer pipe. The material shall adhere tightly to the pipe surface and form a tight, flexible joint. The material shall have been in use for at least five years. Test results and material specifications shall be submitted to the WPWD and shall be approved prior to use on the project.

Polyvinyl Chloride Pipe and Fittings

Polyvinyl chloride (PVC) pipe and fittings shall comply with ASTM D3034.

Corrugated Metal Pipe and Pipe Arches

The following specifications shall govern the manufacture of the corrugated steel pipe and pipe arches.

- Specifications for Zinc Coated (galvanized) Steel Sheets (ASTM A444).
- Manufacture of Corrugated Steel Culverts and Underdrains (AASHTO M-36).
- Structural Plate or Pipe, Pipe Arches, and Arches (AASHTO M-197).
- Bituminous Coated Corrugated Steel Pipe and Arches (AASHTO M-190).
- Sheet Material (ASTM A525).

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type C coating.

After the ends have been rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type C coating. The pipe shall be centrifugally lined on the inside with bituminous material to form a smooth surface which fills the corrugations to a minimum thickness of 1/8 inch above the crests of the corrugations. The bituminous lining material shall meet the requirements of AASHTO M-190.

03400-4

At intervals in straight sections of sewer, not to exceed the maximum allowed. The maximum distance between storm sewer manholes shall be as shown in Table 03501-2.

In addition to the above requirements, a minimum drop of 0.1 foot through manholes and inlet structures should be provided. Slope shall not be so steep that inlets discharge (i.e. hydraulic grade line should remain below rim elevation).

Manhole/inlet inside using shall be according to the City of Westfield Public Works Department Standards and Specifications. Note that the WPWD may require the applicant to provide pre-treatment BMPs prior to discharge of the storm sewer line into a pond.

03501.04
Installation and Workmanship

Building and backfill materials around storm sewer pipes, subsurface drains, and the associated structures shall be according to the City of Westfield Public Works Department Standards and Specifications. The specifications for the construction of storm sewers and subsurface drains, including backfill requirements, shall not be less stringent than those set forth in the latest edition of the INDOT Standard Specifications. Additionally, ductile iron pipe shall be laid in accordance with American Water Works Association (AWWA) C-400 and clay pipe shall be laid in accordance with either American Society of Testing Materials (ASTM) C-12 or the appropriate American Association of State Highway and Transportation Officials (AASHTO) specifications. Disposal on newly installed storm systems will not be allowed. Also, infiltration from cracks, missing pieces, and joints shall not be allowed. Variations from these standards must be justified and receive approval from the WPWD. Notification must be made to WPWD inspectors at least 48 hours prior to installation. All structures shall require inspection prior to backfill.

03501.05
Special Hydraulic Structures

Special hydraulic structures required to control the flow of water in storm runoff drainage systems include junction chambers, drop manholes, stilling basins, and other special structures. The use of these structures shall be limited to those locations justified by prudent planning and by careful and thorough hydraulic engineering analysis. Certification of special structures by a certified Structural Engineer may also be required.

The use of stormwater lift stations will not be permitted under any circumstances.

03501.06
Connections to Storm Sewer System

Unless otherwise approved, perforated subsurface drain tiles, footer drains, or sump pump lines shall connect to a storm structure. Storm sewer connections shall be provided by either precast or drilled holes, which are to be a minimum of two (2) inches larger than the O.D. of the connecting tile. Drain tile connections shall be made with either "Tee" or "Wye" method.

Blind connections to storm sewer pipes shall not be allowed.

Subsurface drain tile as specified herein may be used to convey water collected in sump pits and footer drains to an acceptable storm sewer outlet, provided these drain tile outlets are properly sized to accept these flows.

Gutter or building drains shall not be allowed to outlet directly into storm sewer systems.

To allow any connections to the storm sewer system, provisions for the connections shall be shown in the drainage calculations for the system. Specific language shall be provided in the protective covenants, on the record plat, and with the parcel deed of record, noting the ability or inability of the system to accommodate any permitted connections, for example, sump pumps and footing drains.

03500-2

TABLE 03501-1

Typical Values of Manning's "n"		
Material	Manning's "n"	Maximum Velocity (feet/second)
Closed Conduits		
Concrete	0.013	10
Unfired Clay	0.013	10
HDPE	0.012	10
PVC	0.011	10
Circular CMP, Annular Corrugations, 2 1/2 x 1/2 inch		
Unpaved	0.024	7
25% Paved	0.021	7
50% Paved	0.018	7
100% Paved	0.013	7
Concrete Culverts	0.013	10
HDPE or PVC	0.012	10
Open Channels		
Concrete, Trowel Finish	0.013	10
Concrete, Broom Finish	0.015	10
Gravel	0.018	10
Riprap Placed	0.030	10
Riprap Dumped	0.035	10
Gabion	0.028	10
New Earth (1)	0.025	4
Existing Earth (2)	0.030	4
Dense Growth of Weeds	0.040	4
Dense Weeds and Brush	0.040	4
Grass with Grass	0.035	4

Source of Manning's "n" values: *HEPCC, Stormwater Drainage Manual, July 1995.*
(1) New earth (uniform, undisturbed, dry soil)
(2) Existing earth (dry, uniform, with some weeds).

03500-7

Bituminous Coated and Pavement Invert Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end.

After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch. In addition, bituminous material shall be applied to form a smooth pavement in the bottom 25% of pipe and in the bottom 40% of pipe as required by AASHTO M-190 for Type C coating.

Smooth Lined Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. Each pipe shall have two lifting lugs welded to the outside of the pipe.

After the ends have been rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type C coating. The pipe shall be centrifugally lined on the inside with bituminous material to form a smooth surface which fills the corrugations to a minimum thickness of 1/8 inch above the crests of the corrugations. The bituminous lining material shall meet the requirements of AASHTO M-190.

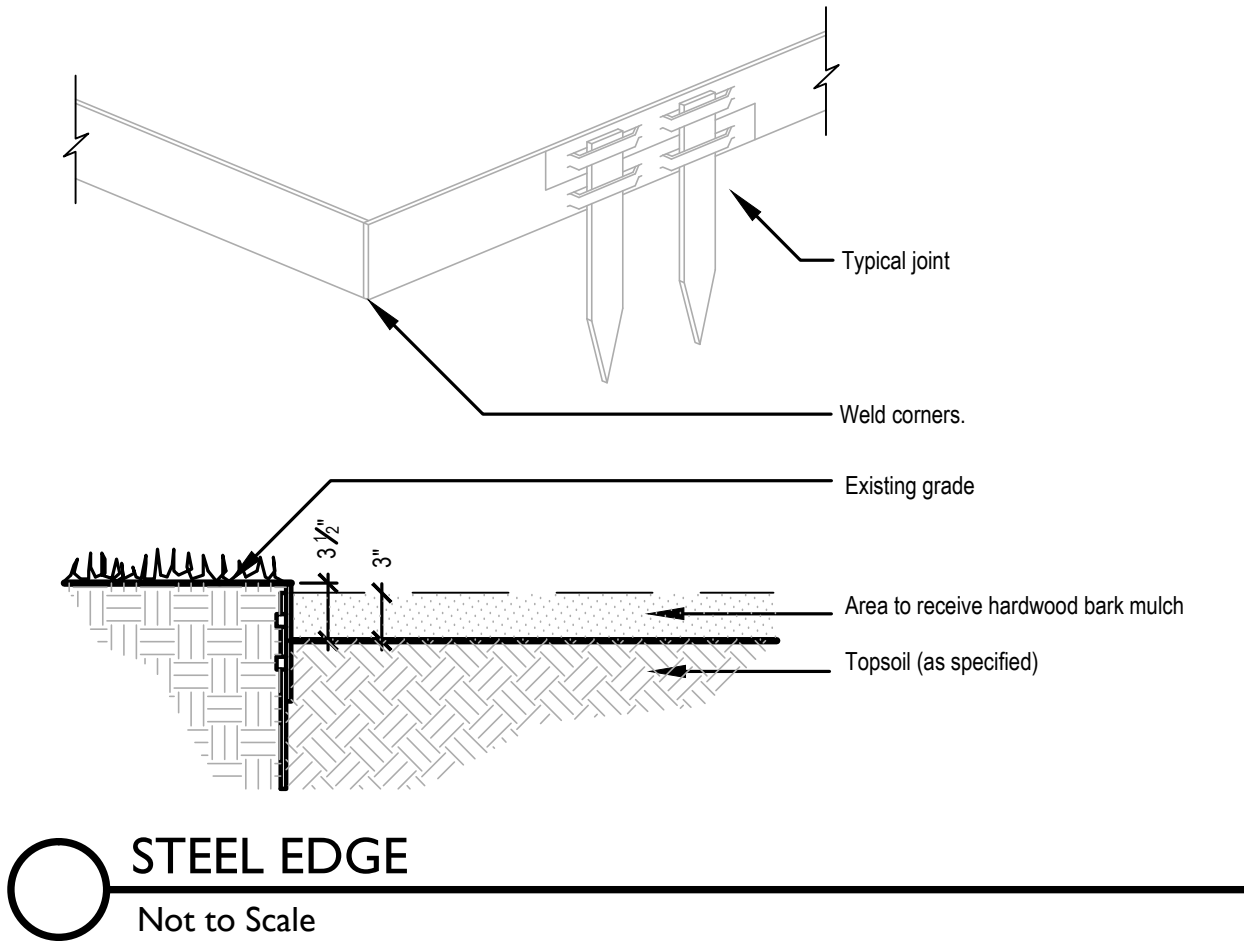
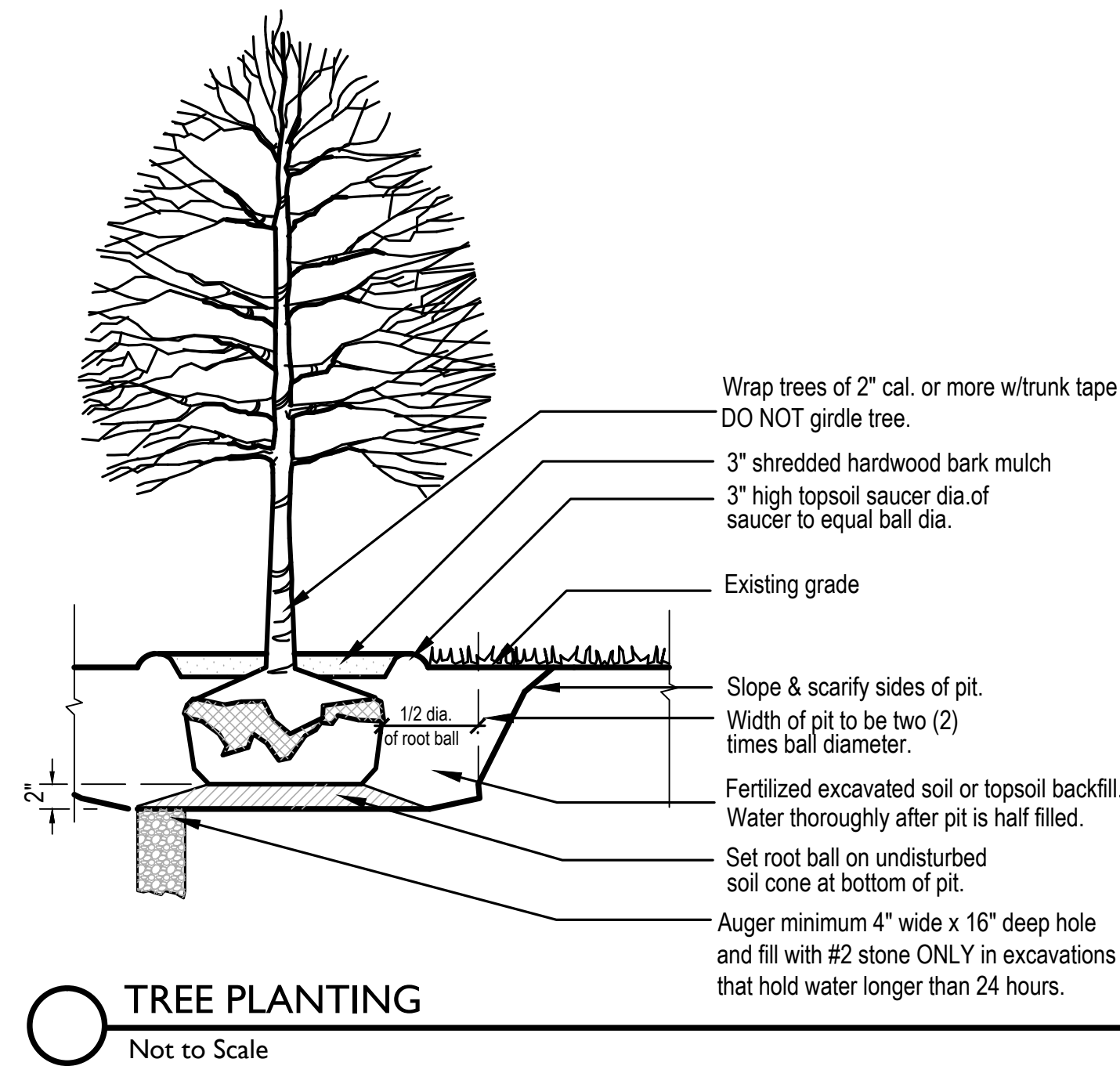
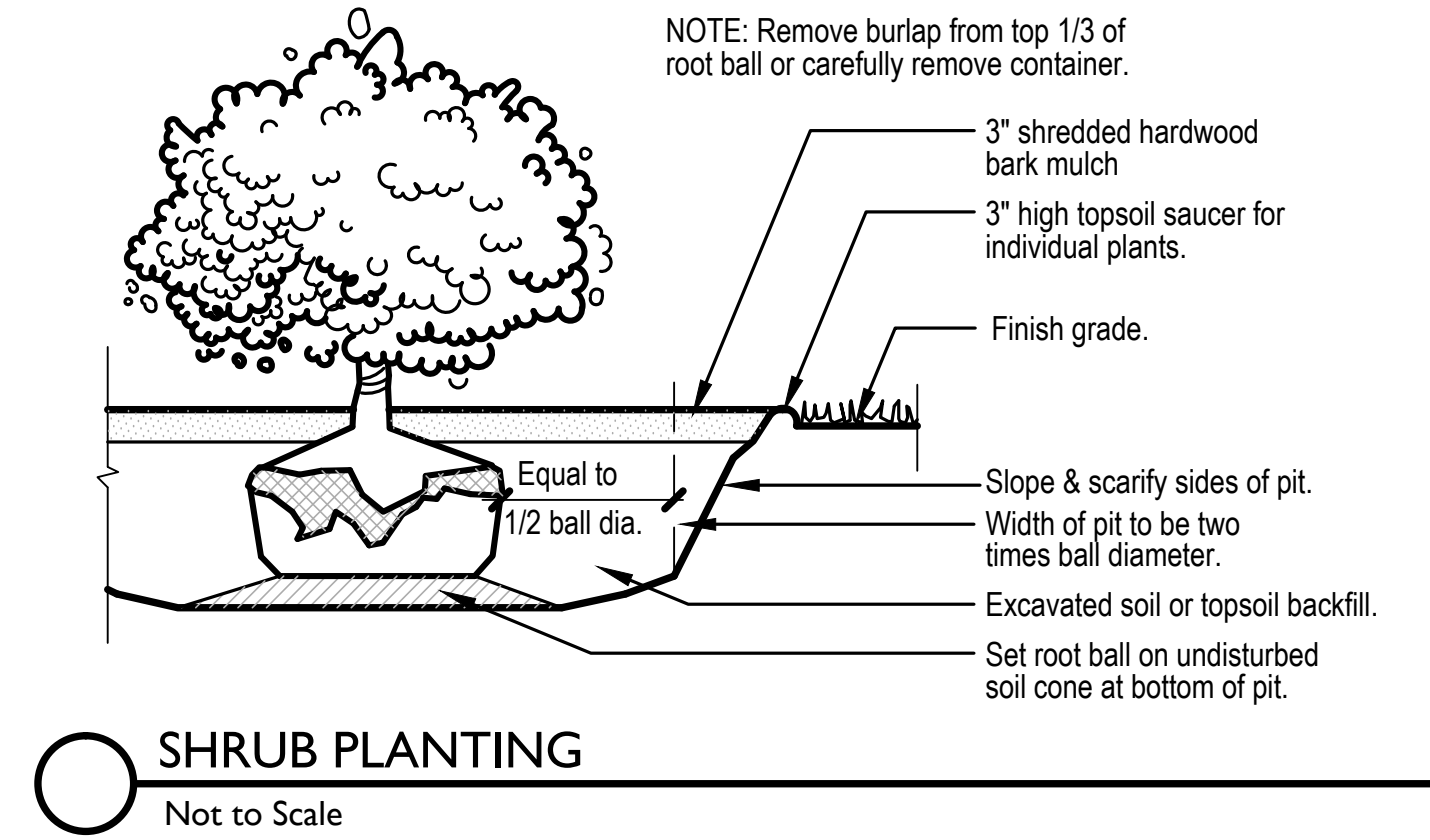
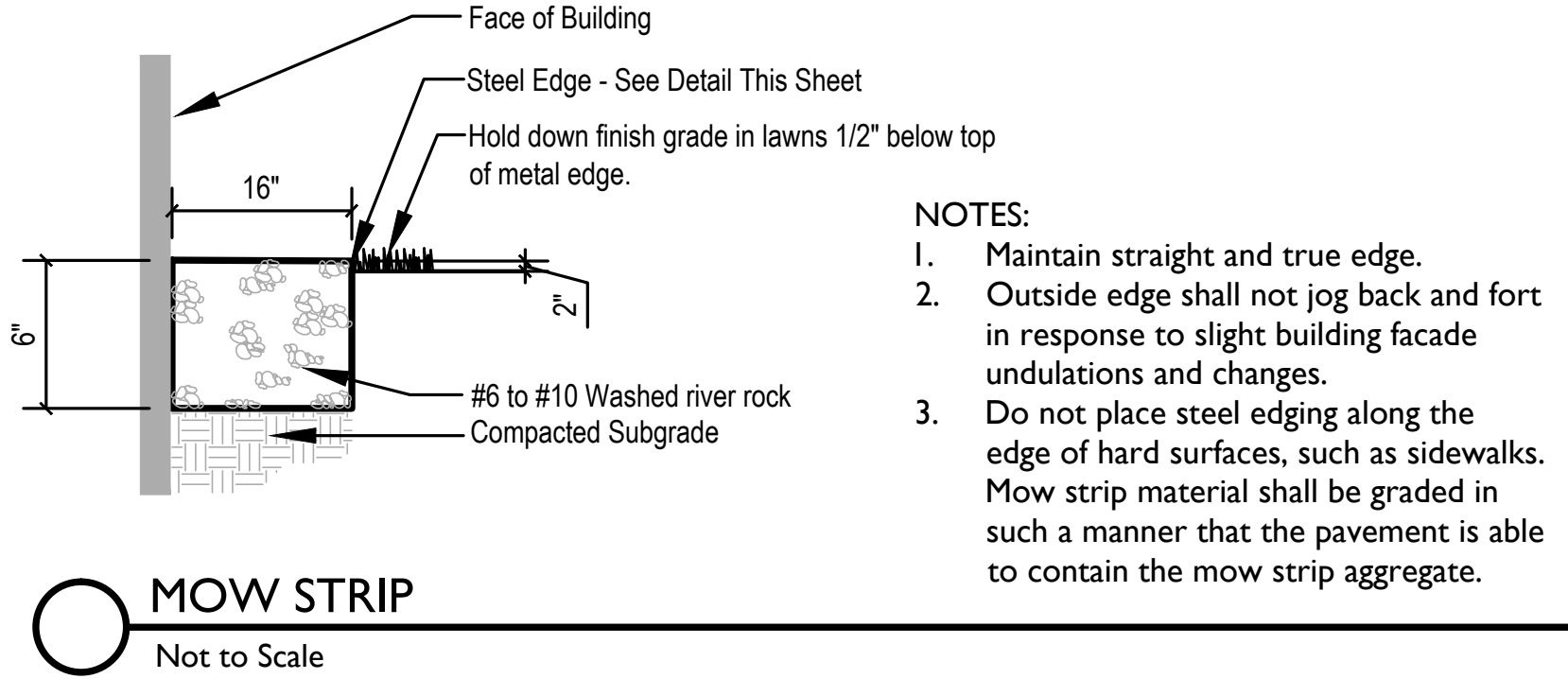
Bituminous Coated Pipe Couplings

Coupling bands shall be the same base metal and spelter coating as the pipe. Bands shall be 0.064 inch thick and 10.12 inches wide. Bands shall be bituminous coated and shall have two corrugations 7-5/8 inches center to center. Bands 12 inch diameter through 10 inch diameter shall be one-piece and 36 inch diameter through 96 inch diameter shall be two-piece. Band laps 12 inch diameter through 48 inch diameter shall be joined by one galvanized bar, bolt, and strap connector. Band laps 54 inch diameter through 108 inch diameter shall be joined by two galvanized bar, bolt, and strap connectors.

PRINT DATE: 1/29/15
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DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS.DWG\02014.01793.CE.L100.LP.DWG

PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Container	Notes
TREES					
Ace-s	Acer saccharum 'Legacy'	Legacy Sugar Maple	1.5" cal.	B&B	matched
Cer-c	Cercis canadensis	Eastern Redbud	clump form	B&B	3-5 stems
Gin-b	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Sugar Maple	1.5" cal.	B&B	columnar form
Gle-t	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	1.5" cal.	B&B	symmetrical, matched, strong central leader
Que-r	Quercus rubra	Road Oak	1.5" cal.	B&B	dug in spring
Ulm-x	Ulmus x 'Princeton'	Princeton Elm	1.5" cal.	B&B	symmetrical, matched, strong central leader
SHRUBS					
Bux-x	Buxus x koreana 'Green Mountain'	Green Mountain Boxwood	24" ht.	container	space @ 3'-0" o.c.
Ite-v	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" ht.	container	space @ 3'-0" o.c., allow to mass
Phy-o	Physocarpus opulifolium 'Seward'	Summer Wine Ninebark	24" ht.	container	space @ 4'-0" o.c., allow to mass
Rh-a	Rhus aromatica 'Gro Low'	Gro Low Sumac	24" spread	container	space @ 4' o.c., allow to mass
GROUNDCOVERS, PERENNIALS AND GRASSES					
Cal-x	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	pot	space @ 3'-0" o.c.
Pan-x	Panicum virgatum 'Cloud Nine'	Cloud Nine Switch Grass	#2	pot	space @ 3'-0" o.c.

Areas to receive lawn

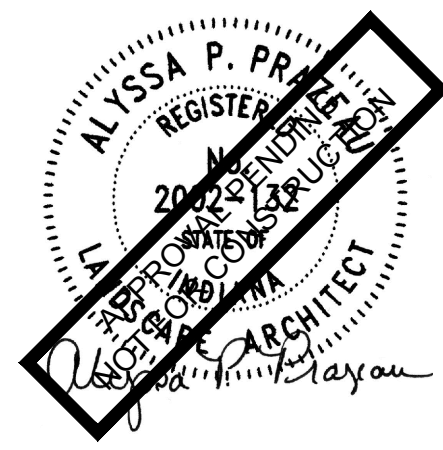


GRAND PARK FIELDHOUSE, LLC



GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN



CERTIFIED BY

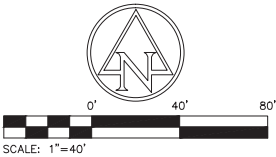
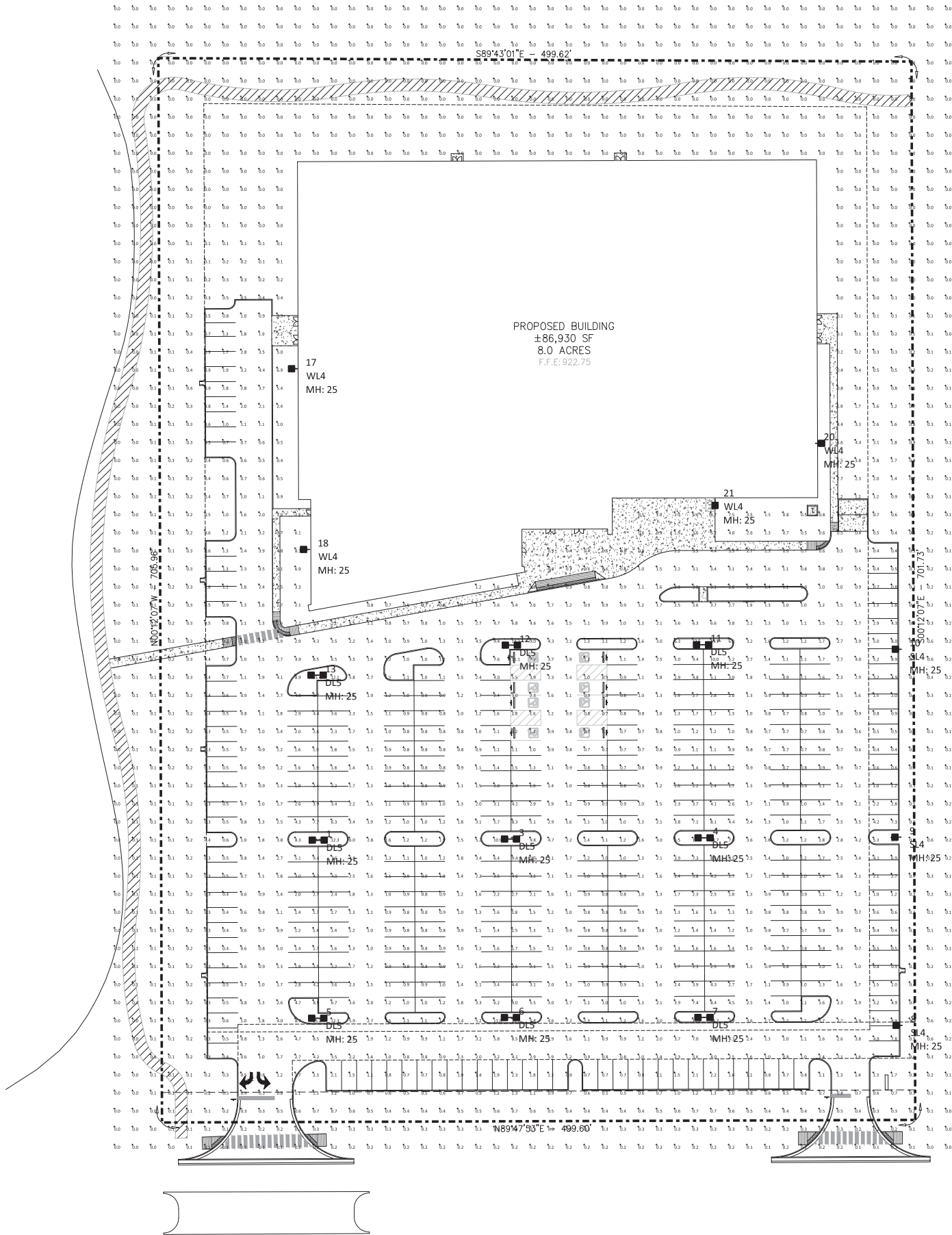
ISSUANCE INDEX	
DATE:	01/30/2015
PROJECT PHASE:	DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING DETAILS

L101



SITE LIGHTING NOTES:

- 1. ALL POLES ARE 23' TALL MOUNTED ON BASES 2'-0" A.F.G. POLE HEIGHT TO MATCH PARKING LOT POLE HEIGHTS WITHIN GRAND PARK.
- 2. LIGHT LEVELS ARE MAINTAINED WITH A .92 LIGHT LOSS FACTOR.
- 3. FOOTCANDLE VALUES ARE SHOWN AT GRADE LEVEL.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BASEBALL	Illuminance	Fc	1.17	15.7	0.0	N.A.	N.A.
DRIVEWAYS ADJACENT BUILDING	Illuminance	Fc	1.15	8.3	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	2.22	15.7	0.4	5.55	39.25

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Arr. Watts
	9	DL5	D180	0.920	TWIN ASSEMBLY CBMC# SLC-D-23-507G-5BC DUAL 194 WATT LED FIXTURES	193.8	387.6
	3	SL4	SINGLE	0.920	SINGLE PERIMETER ASSEMBLY CBMC #SCL-C-23-507G-5BC SINGLE 194 WATT LED FIXTURE	194.5	194.5
	4	WL4	WALL MOUNT	0.920	WALL MOUNTED CBMC #SCL-C-WMB SINGLE 194 WATT LED FIXTURE	194.5	194.5
						778	18408

CBMC LIGHTING DISTRIBUTION CB06461-R1

5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

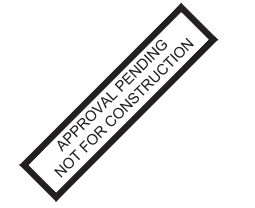
GRAND PARK
FIELDHOUSE, LLC



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

GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN



ISSUANCE INDEX		
DATE:		
01/30/2015		
PROJECT PHASE:		
DEVELOPMENT PLANS		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE
LIGHTING
PHOTOMETRY
PLAN
C900



Petition Number: 1503-PUD-03 & 1503-DDP-04

Subject Site Address: Portion of Lot 3 of Grand Park Secondary Plat

Petitioner: Grand Park Fieldhouse, LLC by Joseph M. Scimia, Faegre Baker Daniels, LLP

Request: Grand Park Fieldhouse PUD Ordinance and Detailed Development Plan approval for a Commercial Recreational Facility on approximately 8 acres within the Grand Park Sports Campus.

Current Zoning: AG-SF1

Current Land Use: Vacant

Approximate Acreage: 8 acres +/-

Exhibits: Exhibit 2: Aerial Location Map
Exhibit 3: Grand Park Fieldhouse PUD Ordinance
Exhibit 4: Site Plan
Exhibit 5: Elevations
Exhibit 6: Landscaping Plan
Exhibit 7: Development Plans

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The 8-acre property is located within the Grand Park Sports Campus along the north side of 186th Street, between Grand Park Boulevard and Kinsey Avenue (the "Property") (**see Exhibit 2**).

Project Description: The petitioner is requesting approval for: (i) a change of zoning classification to a Planned Unit Development to be known as the "Grand Park Fieldhouse PUD"; and (ii) Detailed Development Plan for the construction of a Commercial Recreational Facility (the "Facility"). The Facility is designed to accommodate the use of eight (8) indoor basketball courts, with the flexibility to alter the playing surface to provide for other sport-related opportunities.

Procedural: Public hearings by the Advisory Plan Commission (the "APC") are required for Planned Unit Developments and Development Plans. The PUD Ordinance and Development Plan, as you will recall, received a public hearing at the March 2, 2015 APC meeting. The PUD Ordinance received a favorable recommendation from the APC and the Development Plan was approved contingent upon the PUD Ordinance being approved by the City Council at the March 16, 2015 APC meeting.

Since then, the Petitioner has revisited the Development Plan and deemed the previous proposal to be not viable. As a result, modifications have been made to the PUD Ordinance and Development Plan. The Petitioner has re-noticed, in accordance with the APC Rules of Procedure, to receive a public hearing during the May 4, 2015 APC meeting.



PUD DISTRICT ORDINANCE

The Grand Park Fieldhouse PUD Ordinance (the “PUD Ordinance”) (**see Exhibit 3**) was introduced to the City Council at the February 9, 2015, meeting.

Default Standards: The PUD Ordinance defaults to the provisions of the Westfield-Washington Township Unified Development Ordinance (the “UDO”), with the General Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits a Commercial Recreational Facility on the Property as well as related ancillary uses contained therein.

Development Standards: As proposed, *Chapter 6, Development Standards* of the UDO applies to the Property with the following requested modifications:

1. **Parking Standards:** The UDO does not include specific parking space ratio requirements for a Commercial Recreation Facility, rather, the UDO states “Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit¹”. As such, the proposed PUD Ordinance establishes a minimum requirement of three hundred forty-eight (348) parking spaces. This requirement is based on a calculated ratio of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. **Landscaping:** The proposed PUD Ordinance incorporates a landscape plan (identified as **Exhibit D** of the PUD Ordinance, as attached hereto as **Exhibit 6**) to establish the applicable landscaping standards.
3. **Building Architecture and Orientation:** The proposed PUD Ordinance requires the development of the Property to be in substantial compliance with the Site Plan (**see Exhibit 4**) and Elevations (**see Exhibit 5**).

Thoroughfare Plan: The Westfield-Washington Township Thoroughfare Plan roadway classification identifies 186th Street as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet.

Comprehensive Plan: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this area as part of the Grand Park Sports Campus. The proposed project will accommodate indoor sports and events (Comprehensive Plan, page 151).

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.

¹ Article 6.14(G)(11)(n) of the Unified Development Ordinance.



4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DETAILED DEVELOPMENT PLAN (Chapter 10.7 (E))

The Grand Park Fieldhouse Detailed Development Plan (the "Development Plan") appeared before the Technical Advisory Committee on February 17, 2015.

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:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see DISTRICT, DEVELOPMENT and DESIGN STANDARDS comments herein)**.
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located.
3. 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 point shall minimize safety hazards and congestion.
 - d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (Chapter 4 of UDO)

The Development Plan complies with Article 4.16 (General Business District) except for those items identified as outstanding below:

1. Permitted Uses
2. Minimum Lot Area
3. Minimum Lot Frontage
4. Minimum Building Setback Lines
 - a. Front Yard: 60 feet



- b. Side Yard: 20 feet
- c. Rear Yard: 20 feet
- 5. Minimum Lot Width
- 6. Maximum Building Height
- 7. Minimum Building Size

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

Not applicable, except as otherwise noted herein as set forth by the proposed PUD District Ordinance.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 1. Architectural Standards (Article 6.3)
- 2. Building Standards (Article 6.4)
- 3. Height Standards (Article 6.6)
- 4. Landscaping Standards (Article 6.8)
- 5. Lighting (Article 6.9)
- 6. Lot Standards (Article 6.10)
- 7. Parking and Loading Standards (Article 6.14)
- 8. Setback Standards (Article 6.16)
- 9. Sign Standards (Article 6.17)
- 10. Vision Clearance Standards (Article 6.19)
- 11. Yard Standards (Article 6.12)

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 1. Easement Standards (Article 8.3)
- 2. Pedestrian Network Standards (Article 8.7)
- 3. Street and Right-of-Way Standards (Article 8.9)
- 4. Surety Standards (Article 8.12)
- 5. Utility Standards (Article 8.13)



STAFF COMMENTS

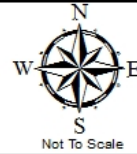
The Department recommends the following actions.

1. Hold a public hearing for 1503-PUD-03 (PUD Ordinance) and 1503-DDP-04 (Development Plan).
2. If the APC is satisfied with the PUD Ordinance and Development Plan then staff recommends the following:
 - a. Forward 1503-PUD-03 to the City Council with a favorable recommendation;
 - b. Approve 1503-DDP-04 with the following conditions:
 - i. Approval of 1503-DDP-04 (Development Plan) shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
 - ii. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

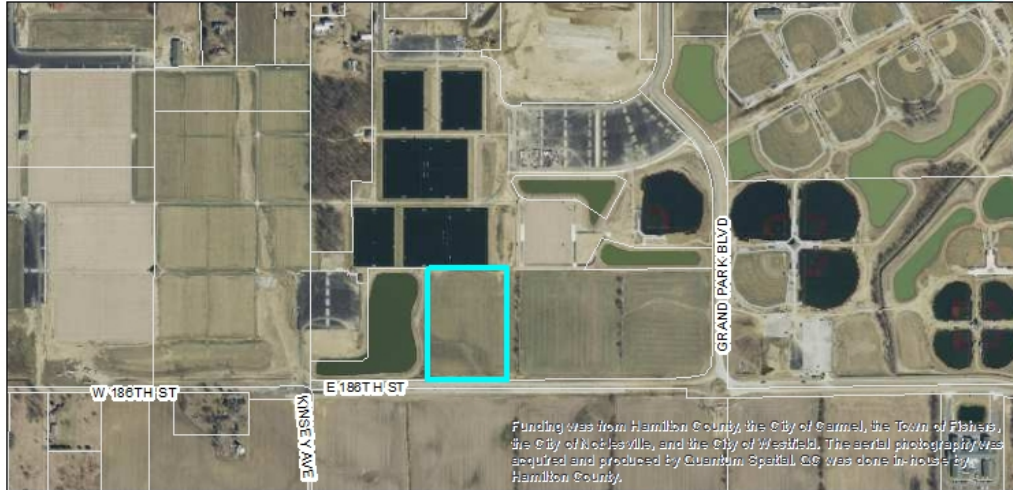
If any APC member has questions prior to the meeting, then please contact Matt Skelton at (317)508-6288 or mskelton@westfield.in.gov.



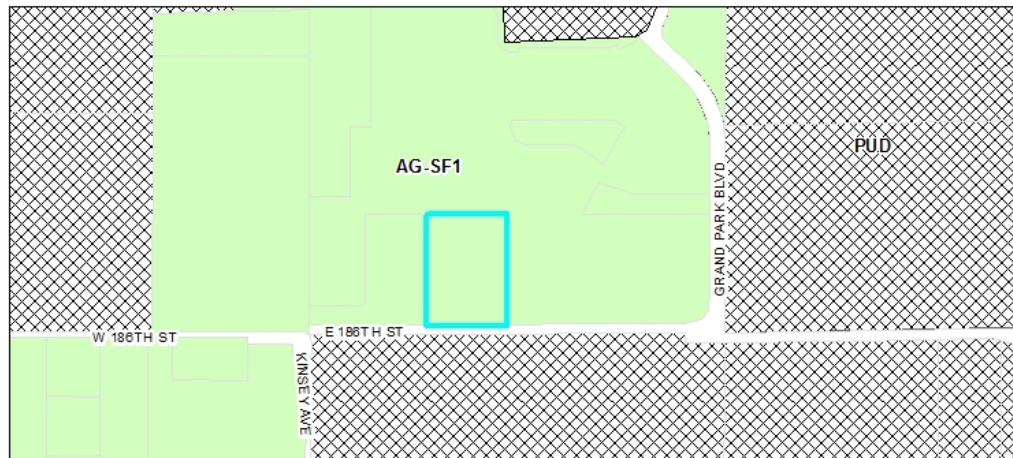
Grand Park Fieldhouse PUD Exhibit 2 - Aerial Location Map



Aerial Location Map



Zoning Map

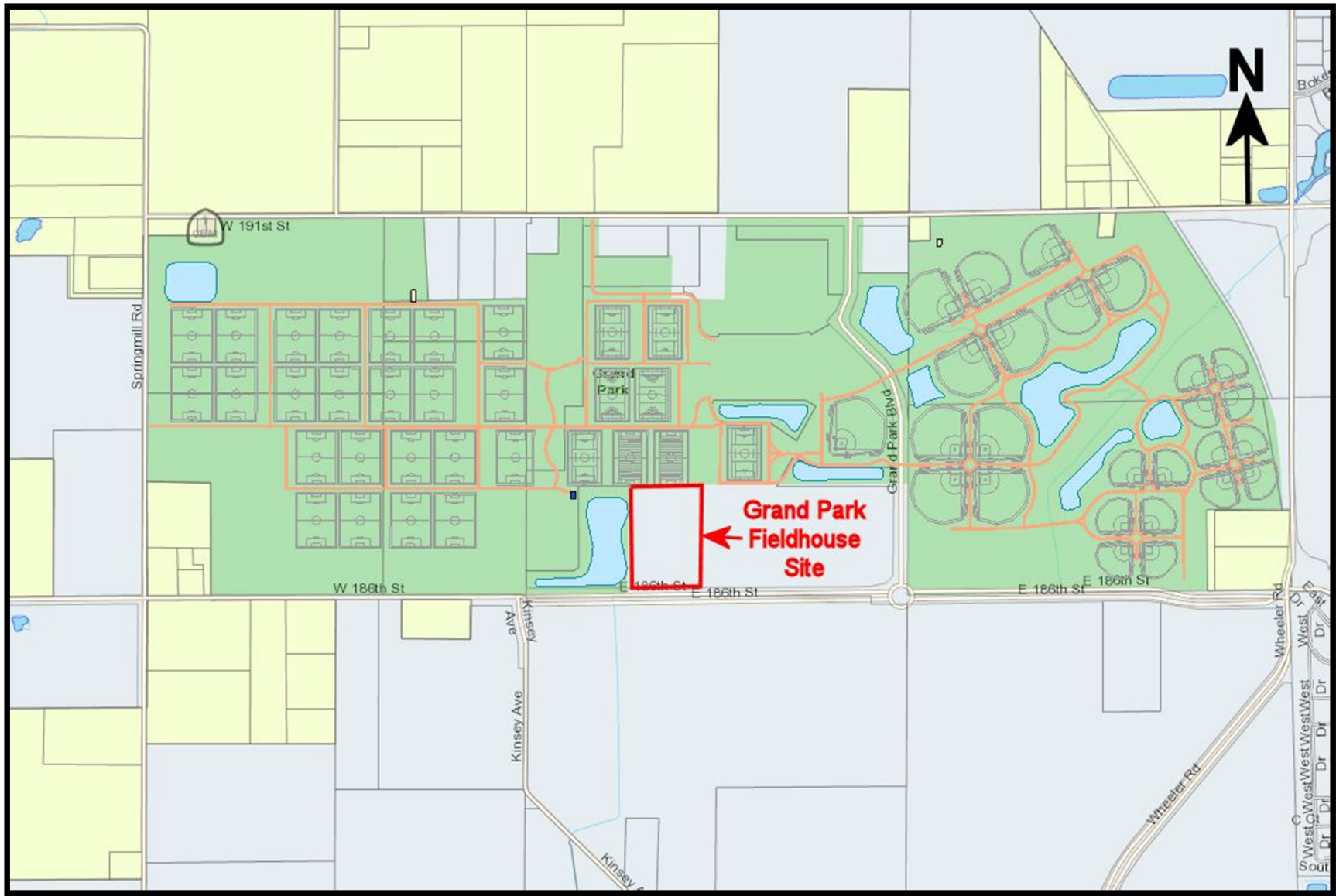


Zoning

-  PUD (Planned Unit Development)
-  AG-SF1 (Agriculture Single Family 1)

GRAND PARK FIELDHOUSE

Vicinity Map



ORDINANCE NUMBER 15-04

**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 “Grand Park Fieldhouse PUD Ordinance”) to amend the Westfield-Washington 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 (“City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on May 4, 2015 for a petition (Docket 1503-PUD-03), filed by Grand Park Fieldhouse, LLC, requesting an amendment to the Unified Development Ordinance and to the Zoning Map of the City;

WHEREAS, the Commission took action to forward said petition (Docket 1503-PUD-03) to the Westfield City Council (the “Council”) with a _____ recommendation (by a vote of _____ () in favor and _____ () opposed) in accordance with Ind. Code§ 36-7-4-608, as required by Ind. Code§ 36-7-4-1505, on _____, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2015;

WHEREAS, the Council is subject to the provisions of the Ind. Code§ 36-7-4-1507 and Ind. 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. APPLICABILITY OF ORDINANCE.

- 1.1 This Grand Park Fieldhouse PUD Ordinance applies to the subject real estate more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Real Estate”).
- 1.2 The underlying zoning district shall be the GB – General Business District (the “GB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Unified Development Ordinance applicable to the GB District shall apply.

- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the “ECD Director”); provided, that the following uses shall not be permitted: paintball, driving ranges, laser tag, motorized cart tracks or motorized model airplane flying facilities.

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Minimum Off-Street Parking – three hundred forty-eight (348) spaces.
- 3.2 Building Orientation: The building orientation shall be in substantial compliance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein.
- 3.3 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto as Exhibit “C” and incorporated herein.
- 3.4 Landscaping: Landscaping shall be installed on the Real Estate in substantial compliance with the landscaping plan attached hereto as Exhibit “D” and incorporated herein.
- 3.5 Lighting: The standards of the Unified Development Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.
- 3.6 Signage: The standards of the Unified Development Ordinance shall apply with the following exceptions:
 - A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - B. Wall Signs shall be individual letters with reverse lighting.
 - C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.

- E. Temporary Signage shall only be permitted as approved by the ECD Director.

SECTION 4. **APPROVAL.** Upon motion duly made and seconded, this Grand Park Fieldhouse PUD Ordinance was fully passed by the members of the Council this ____ day of _____, 2015.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. 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: Joseph M. Scimia

Prepared by: Joseph M. Scimia
Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240
317-569-9600

I hereby certify ORDINANCE 15-04 was delivered to the Mayor of Westfield on the ____ day of _____, 2015, at _____.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-04
this ____ day of _____, 2015.

I hereby VETO ORDINANCE 15-04
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard; Clerk-Treasurer

EXHIBIT “A” – LEGAL DESCRIPTION

A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area “E” of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area “E” to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT "B" – CONCEPT PLAN

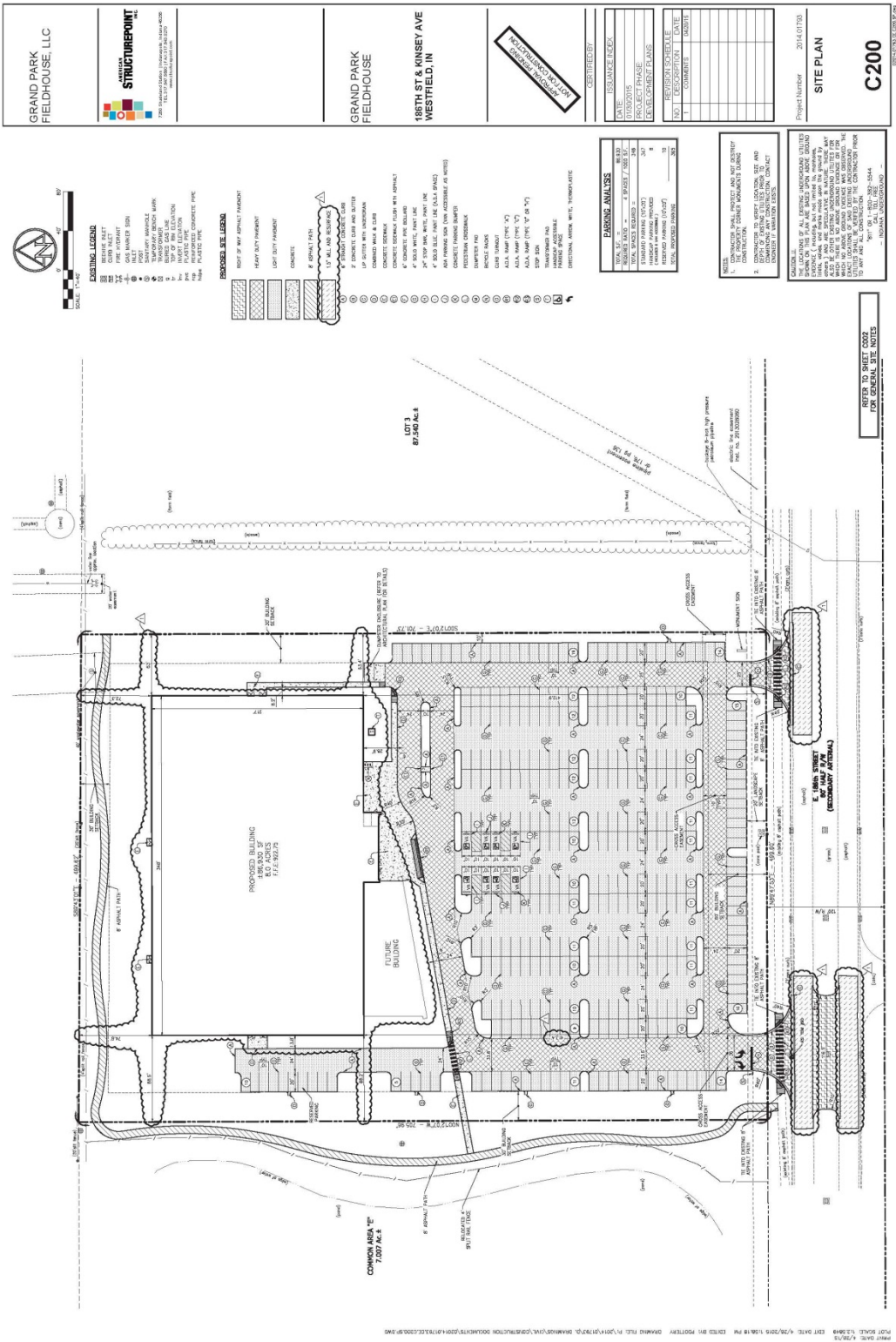
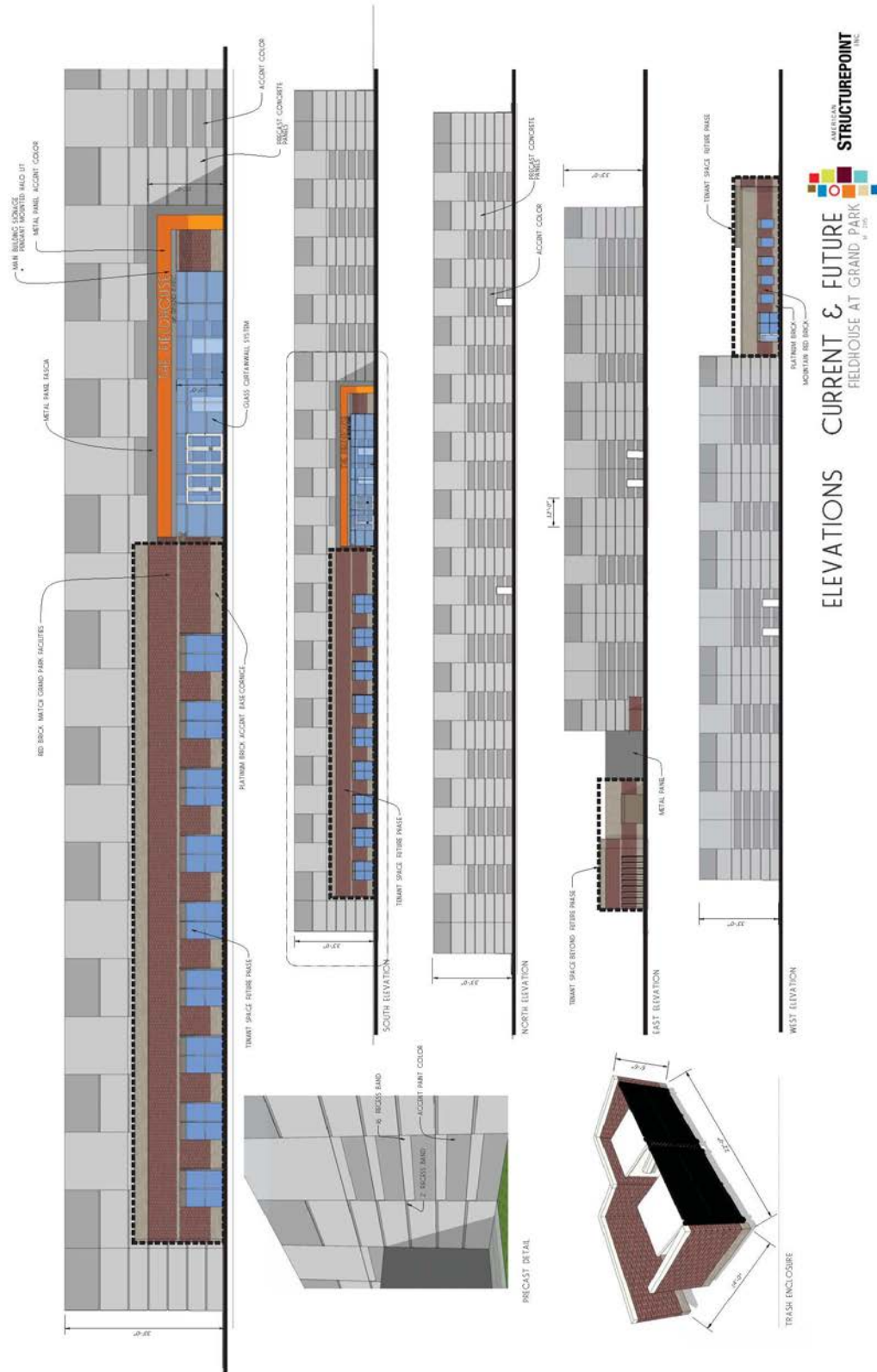
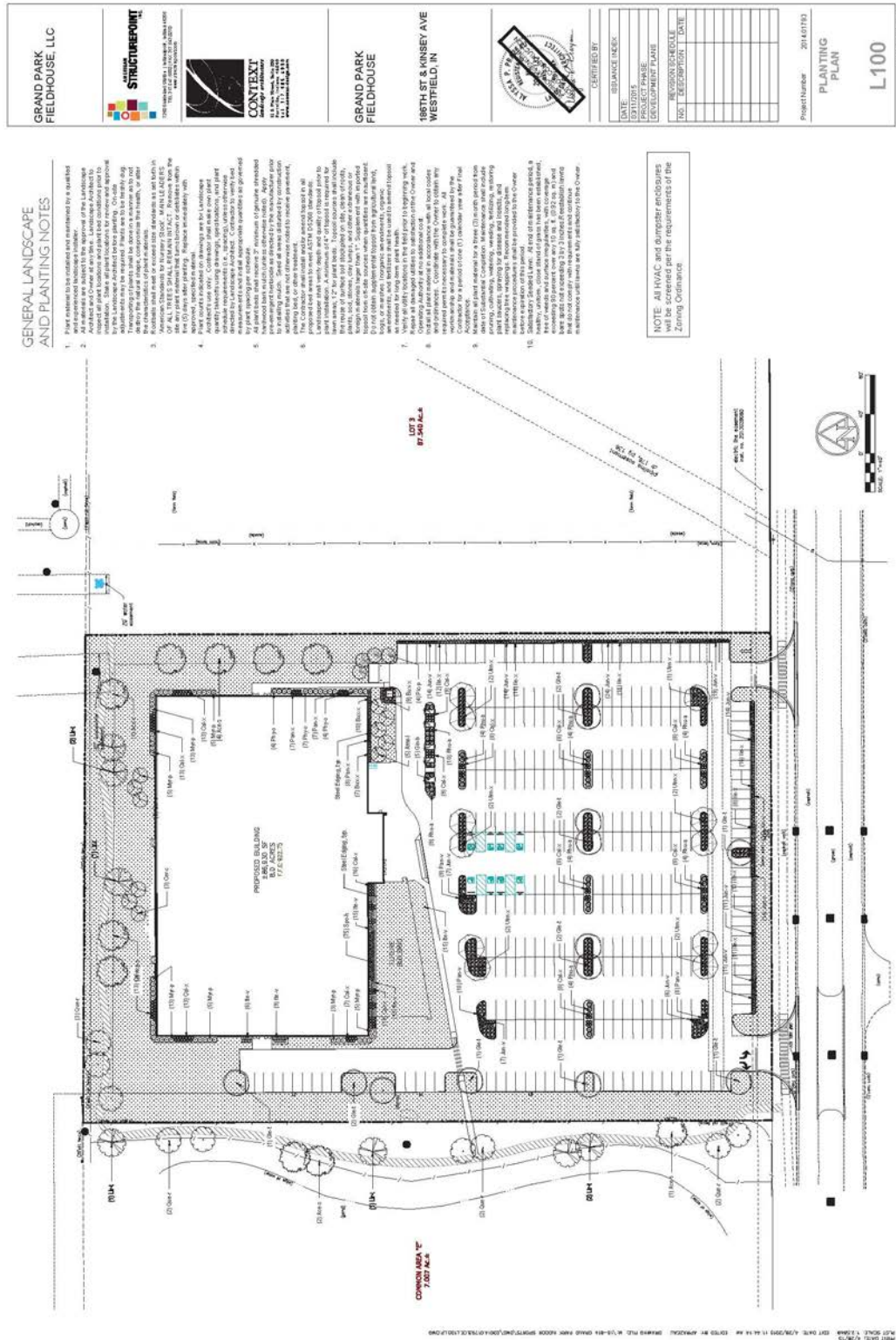


EXHIBIT "C" – BUILDING ELEVATIONS





186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

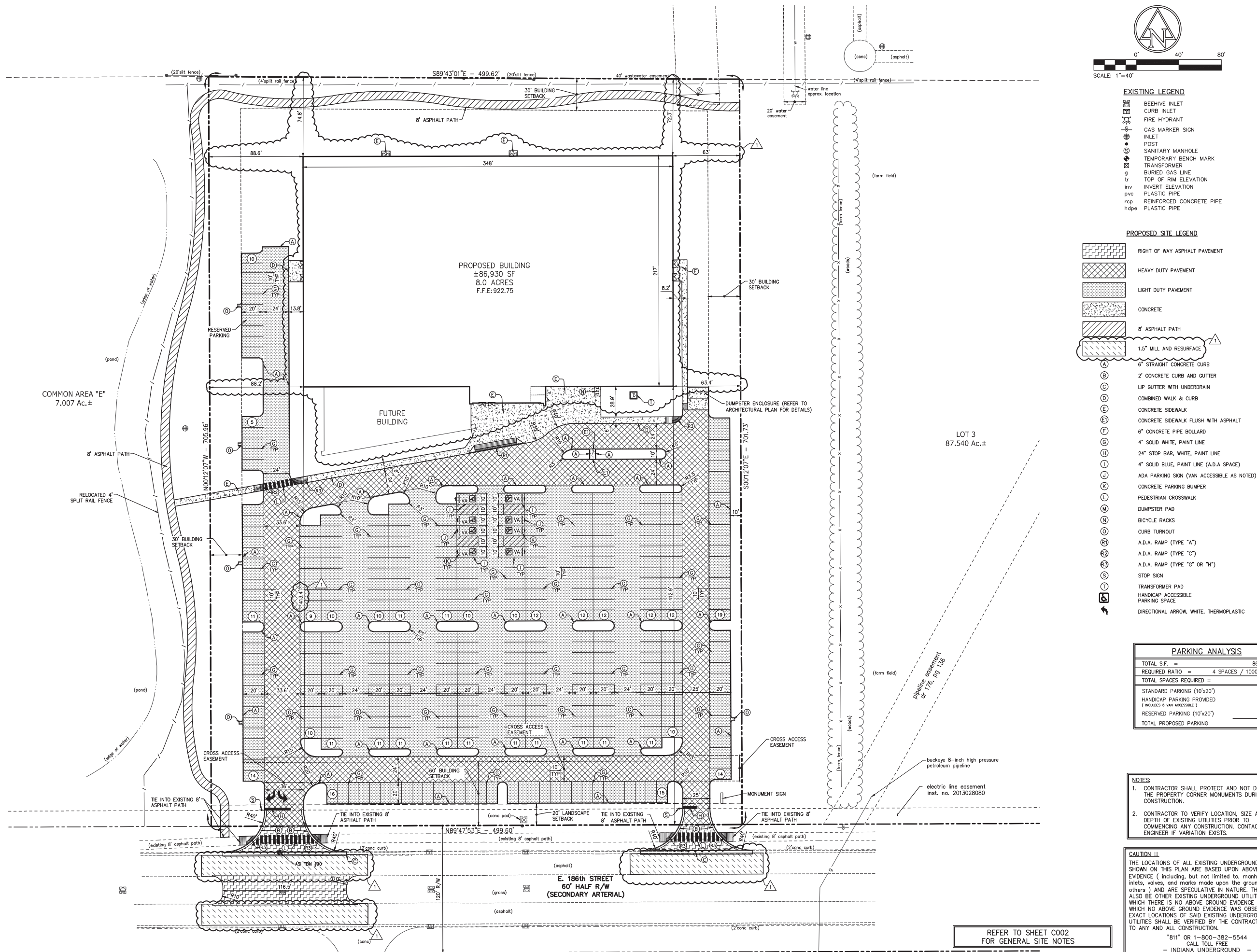
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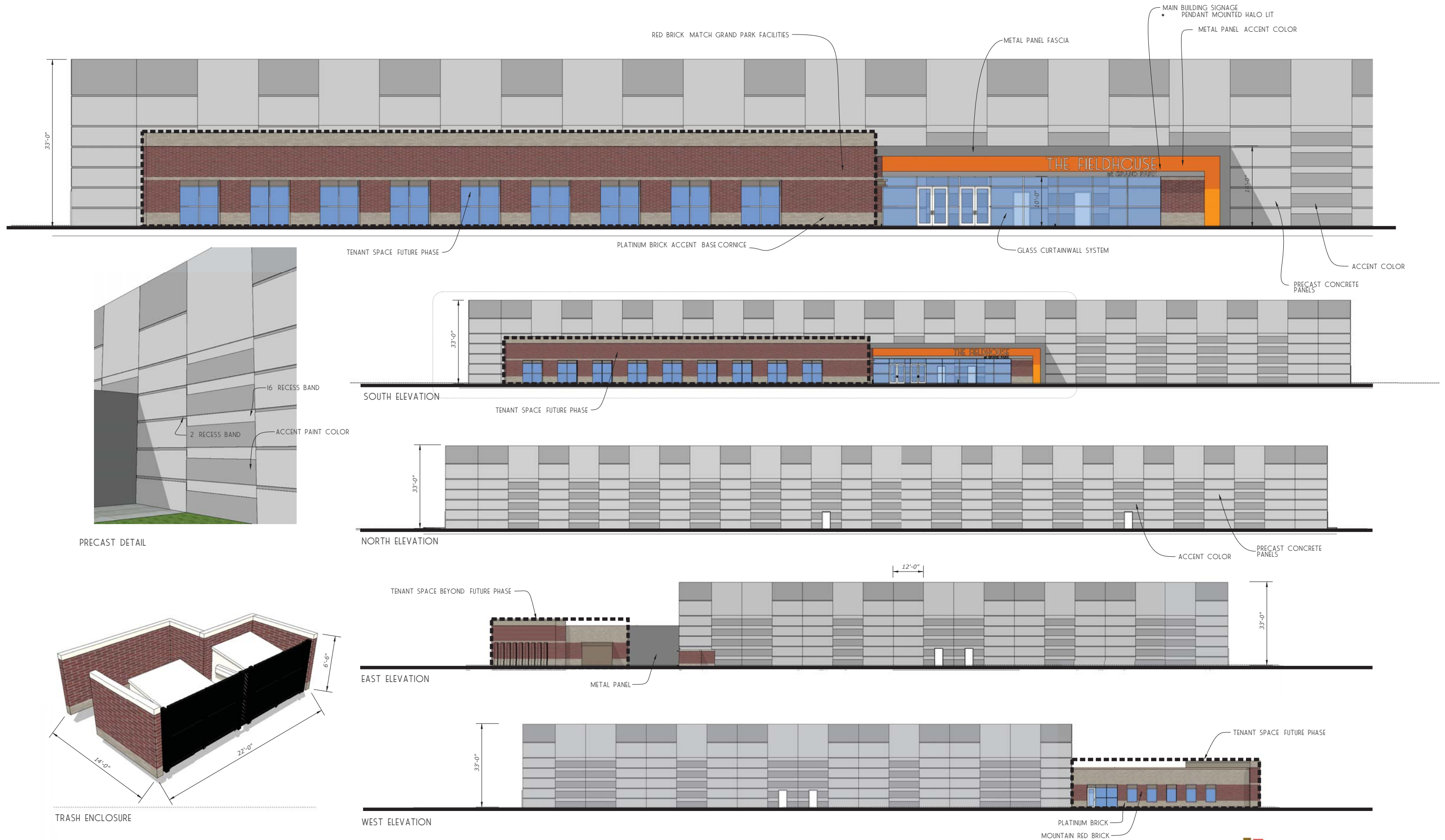
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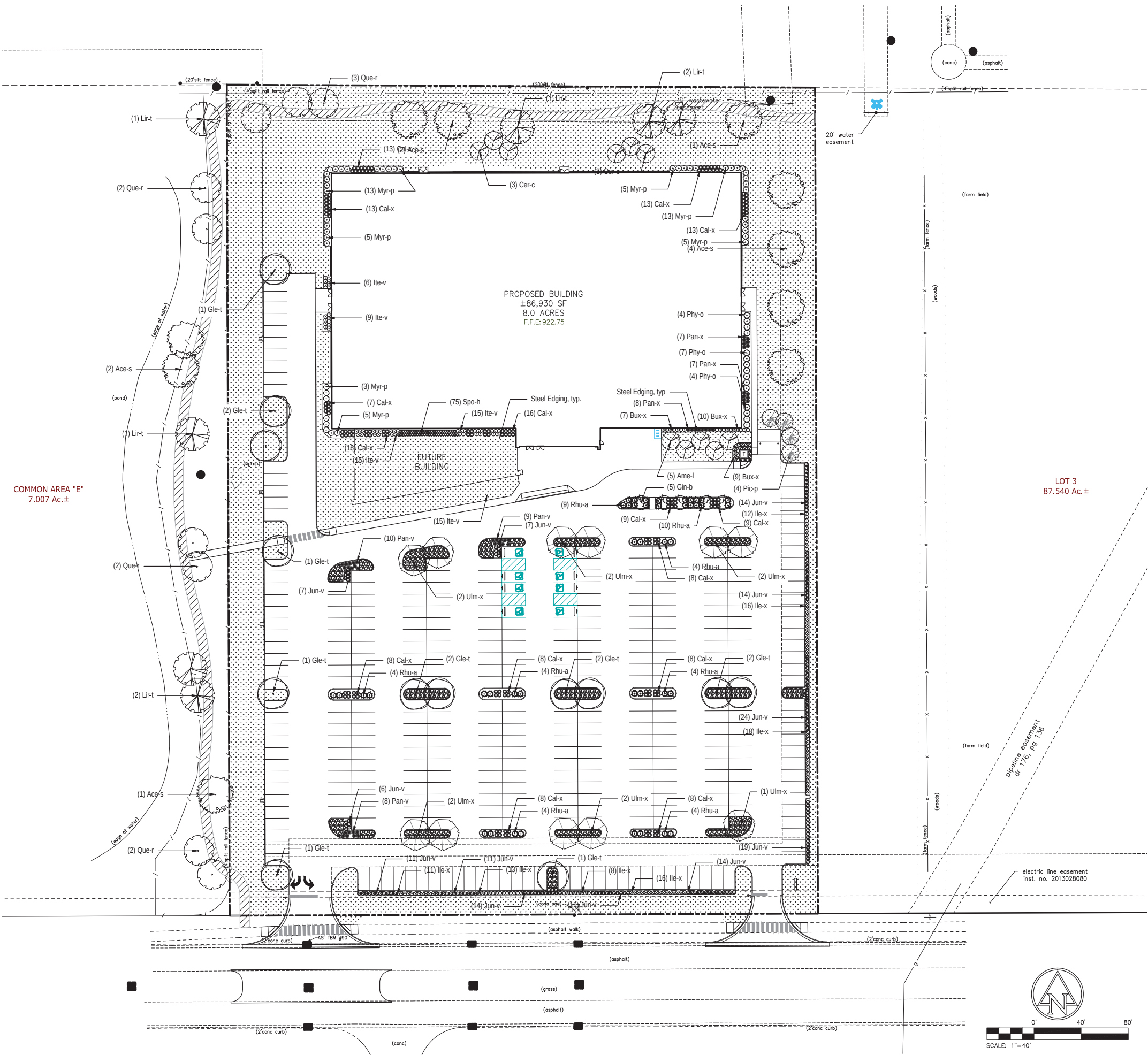
SITE PLAN

C200





PRINT DATE: 4/28/15
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EDITED BY: APRAZEAU
DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS.DWG (2014.01793.CE.L100.LP.DWG)



GENERAL LANDSCAPE AND 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.

NOTE: All HVAC and dumpster enclosures will be screened per the requirements of the Zoning Ordinance.

GRAND PARK
FIELDHOUSE, LLC



GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN



CERTIFIED BY

ISSUANCE INDEX	
DATE:	03/11/2015
PROJECT PHASE:	DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING
PLAN

L100

S.E. 1/4 SECTION 26, T19N, R3E, WASHINGTON TOWNSHIP, HAMILTON COUNTY



PLAN DATE: 01/30/2015

CAUTION II

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 DETERMINED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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

ANDREW R. TAYLOR, P.E.

JOB# 2014.01793



DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE HAMILTON COUNTY SURVEYOR'S OFFICE AND THE CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.

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EDITED BY: RWINDHORST

GENERAL NOTES

- ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
- ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

SITE NOTES

- ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
- THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
- CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURES DIRECTIONS.
- ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
- ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
- CHAMFER ALL ENDS OF CURBS.

DEMOLITION NOTES

- CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PROTECT TREES TO REMAIN DURING CONSTRUCTION.
- PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES IT'S DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
- THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
- ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
- PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
- ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
- NO ON-SITE BURNING IS PERMITTED.
- CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
- DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 22 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY, NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
- CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

- SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
- ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
- TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
- ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
- ALL STORM SEWER AND ROOF DRAIN PIPES THAT OUTLET TO GROUND SURFACE SHALL BE CONSTRUCTED WITH A CONCRETE END SECTION AND GABION BASKET ARMOR.

EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION OR CITY OF WESTFIELD INSPECTOR.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, IN, MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
 - INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
- PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
- CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

NOTE:
1. ALL WORK TO CONFORM TO CITY OF WESTFIELD STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY WORK TO CONFORM TO CITIZENS WESTFIELD STANDARDS.

NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

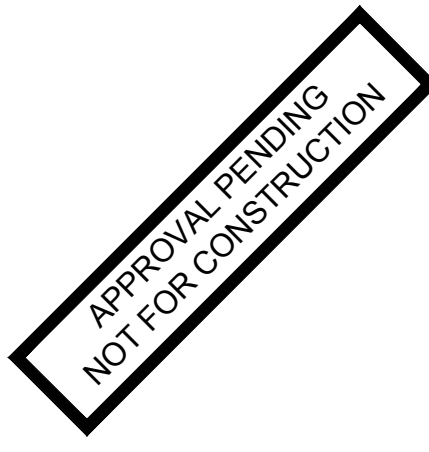
CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES 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.
811 OR 1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

GRAND PARK
FIELDHOUSE, LLC



GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN



CERTIFIED BY

ISSUANCE INDEX		
DATE:		
01/30/2015		
PROJECT PHASE:		
DEVELOPMENT PLANS		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

GENERAL
NOTES

C002

**186TH ST & KINSEY AVE
WESTFIELD, IN**

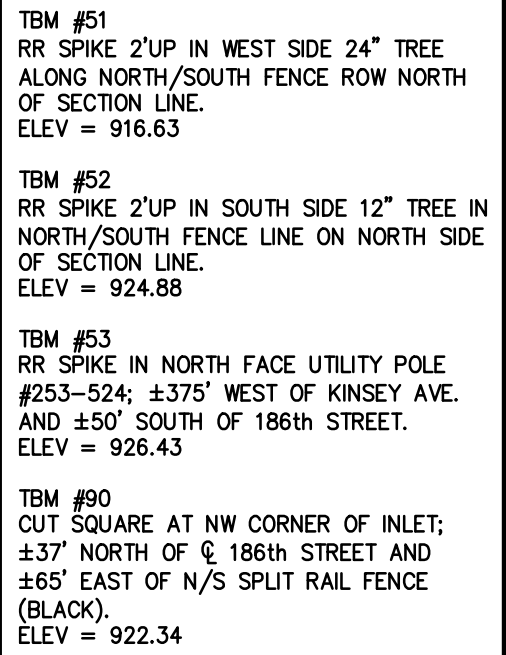
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DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

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**EXISTING
TOPOGRAPHY/
DEMOLITION PLAN**

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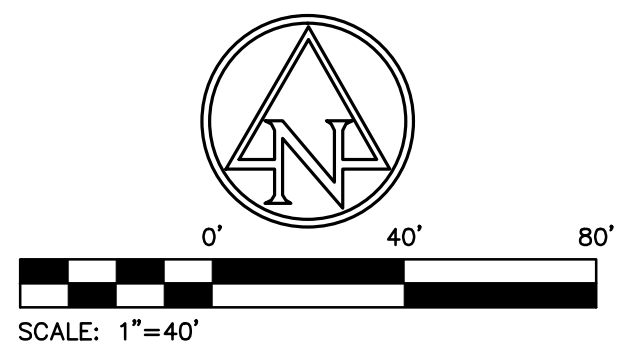
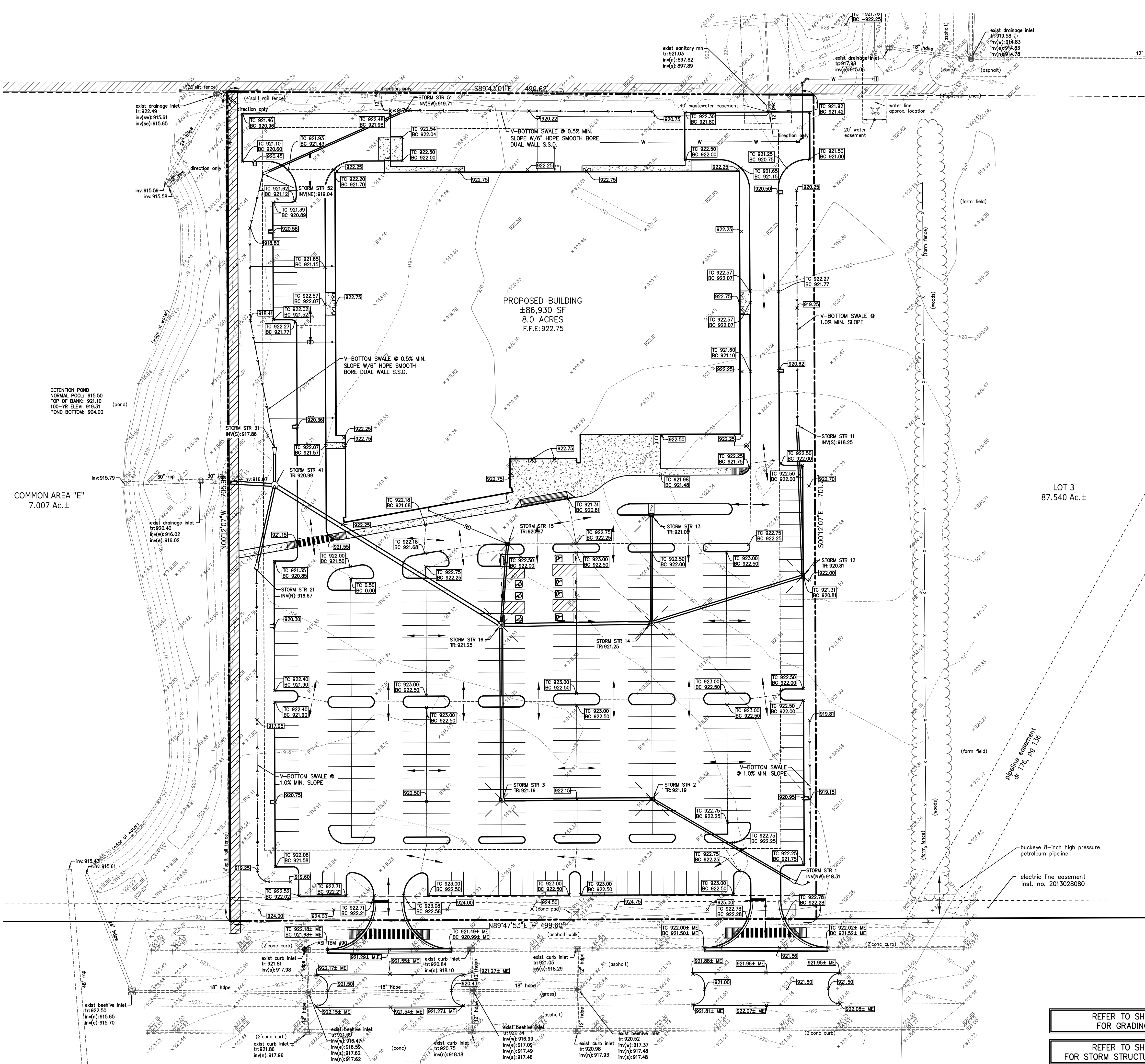
1. CONTRACTOR SHALL NOTIFY VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. PRIOR TO COMMENCING ANY WORK WITHIN 100' OF PIPELINE EASEMENTS.
2. CONTRACTOR SHALL CONTACT VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. TO VERIFY THE DEPTH OF THE EXISTING PIPELINES AND NOTIFY ENGINEER ABOUT FINDINGS PRIOR TO COMMENCING ANY CONSTRUCTION
3. ALL PIPELINE/UTILITY CROSSINGS AND TEMPORARY TRAFFIC CROSSINGS DURING CONSTRUCTION SHALL BE COORDINATED WITH VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. AND CONSTRUCTION IN ACCORDANCE WITH THEIR GUIDELINES FOR CROSSING GAS PIPELINES.

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, manholes, 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.

REFER TO SHEET C002
FOR DEMOLITION NOTES

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EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- BURIED GAS LINE
- TOP OF RIM ELEVATION
- INVERT ELEVATION
- PLASTIC PIPE
- REINFORCED CONCRETE PIPE
- PLASTIC PIPE

PROPOSED GRADING LEGEND

- M.E. MATCH EXISTING
- EP EDGE OF PAVEMENT
- BC BOTTOM OF CURB
- TC TOP OF CURB
- CONTOURS
- FLOW LINE
- CURB ELEVATIONS
- SPOT ELEVATIONS

BENCH INFORMATION (NAVD 88)

- TBM #51
RR SPIKE 2' UP IN WEST SIDE 24" TREE
ALONG NORTH/SOUTH FENCE ROW NORTH
OF SECTION LINE.
ELEV = 916.63
- TBM #52
RR SPIKE 2' UP IN SOUTH SIDE 12" TREE IN
NORTH/SOUTH FENCE LINE ON NORTH SIDE
OF SECTION LINE.
ELEV = 924.88
- TBM #53
RR SPIKE IN NORTH FACE UTILITY POLE
#253-524; ±375' WEST OF KINSEY AVE.
AND ±50' SOUTH OF 186TH STREET.
ELEV = 926.43
- TBM #90
OUT SQUARE AT NW CORNER OF INLET;
±37' NORTH OF E 186th STREET AND
±65' EAST OF N/S SPLIT RAIL FENCE
(BLACK).
ELEV = 922.34

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.

CAUTION !!

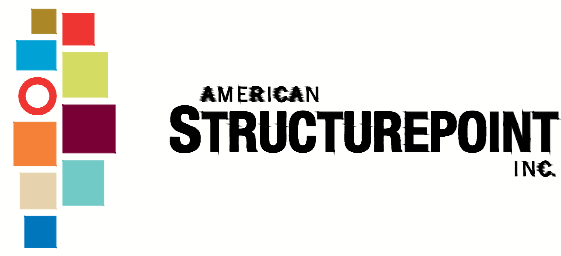
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"811" OR 1-800-382-5544
CALL TOLL FREE
— INDIANA UNDERGROUND —

REFER TO SHEET C002
FOR GRADING NOTES

REFER TO SHEET C302
FOR STORM STRUCTURE DATA TABLE

GRAND PARK
FIELDHOUSE, LLC



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

GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	01/30/2015
PROJECT PHASE:	DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01793

GRADING
PLAN

C300

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DRAWING BY: RWNIDHORST

GRAND PARK
FIELDHOUSE, LLC



AMERICAN

STRUCTUREPOINT

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DATE:		
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STRUCTURE
DATA TABLE

C002

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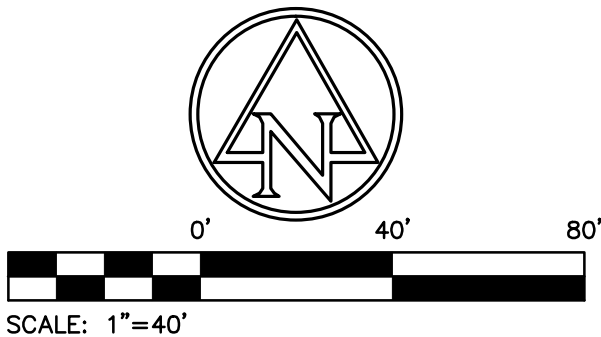
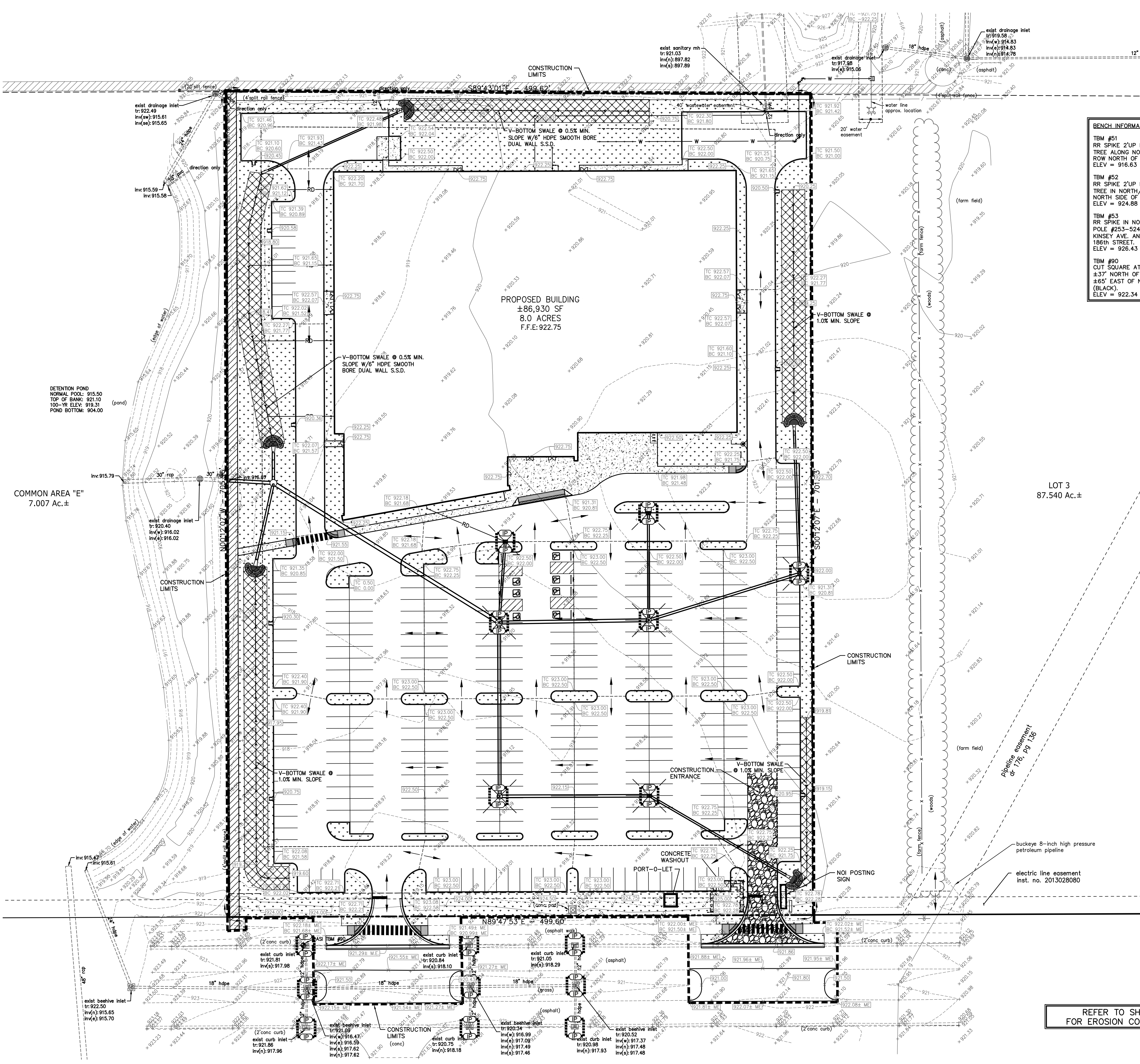
STORM STRUCTURE DATA TABLE NOTE: STRUCTURE CASTING IS PULLING PART ID.									
STR. NO.	STRUCTURE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA (DIRECTION) / [FROM STR]	OUTGOING PIPE DATA (DIRECTION) / [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCT	REMARKS
1	15" CONCRETE END SECTION	919.83	15" RCP 918.31 (NW) [2]						
2	TYPE "M" INLET / R-3455-C	921.19	21" RCP 917.85 (W) [3]	15" RCP 917.95 (SE) [1]	141'	15"	-0.25%	1	
3	TYPE "C" MANHOLE / R-3472	921.19	24" RCP 917.50 (N) [16]	21" RCP 917.60 (E) [2]	128'	21"	-0.20%	2	
11	15" CONCRETE END SECTION	919.77	15" RCP 918.25 (S) [12]						
12	TYPE "M" INLET / R-3287-SB10	920.81	18" RCP 917.82 (W) [14]	15" RCP 917.92 (N) [11]	128'	15"	-0.25%	11	
13	TYPE "J" INLET / R-3455-C	921.00	15" RCP 917.78 (S) [14]						
14	TYPE "C" MANHOLE / R-3472	921.25	24" RCP 917.46 (W) [16]	18" RCP 917.56 (E) [12] 15" RCP 917.56 (N) [13]	135' 92'	18" 15"	-0.20% -0.25%	12 13	
15	TYPE "M" INLET / R-3287-SB10	920.87	15" RCP 917.37 (S) [16]						
16	TYPE "J" MANHOLE / R-3472	921.25	30" RCP 917.10 (NW) [41]	24" RCP 917.20 (E) [14] 15" RCP 917.20 (N) [15] 24" RCP 917.20 (S) [3]	128' 69' 149'	24" 15" 24"	-0.20% -0.25% -0.20%	14 15 3	
21	18" CONCRETE END SECTION	918.46		18" RCP 916.67 (N) [41]	73'	18"	0.50%	41	
31	18" CONCRETE END SECTION	919.66	18" RCP 917.86 (S) [41]						
41	TYPE "J" MANHOLE / R-1772	920.99	18" RCP 916.30 (S) [21]	24" RCP 916.20 (W) [] 18" RCP 917.70 (N) [31] 30" RCP 916.30 (SE) [16]	37' 32' 227'	24" 18" 30"	0.36% -0.50% -0.35%	31 16	
51	12" CONCRETE END SECTION	920.96		12" RCP 919.71 (SW) [52]	133'	12"	0.50%	52	
52	12" CONCRETE END SECTION	920.29	12" RCP 919.04 (NE) [51]						

ALL CASTING SHALL READ "DUMP TO WASTE DRAINS TO WATERWAY"

NOTE:
1. ALL WORK TO CONFORM TO CITY OF WESTFIELD STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY WORK TO CONFORM TO CITIZENS WESTFIELD STANDARDS.

NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

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



BENCH INFORMATION (NAVD 88)

TBM #51
RR SPIKE 2'UP IN WEST SIDE 24"
TREE ALONG NORTH/SOUTH FENCE
ROW NORTH OF SECTION LINE.
ELEV = 916.63

TBM #52
RR SPIKE 2'UP IN SOUTH SIDE 12"
TREE IN NORTH/SOUTH FENCE LINE ON
NORTH SIDE OF SECTION LINE.
ELEV = 924.88

TBM #53
RR SPIKE IN NORTH FACE UTILITY
POLE #233-524; ±375' WEST OF
KINSEY AVE. AND ±50' SOUTH OF
186TH STREET.
ELEV = 926.43

TBM #90
CUT SQUARE AT NW CORNER OF INLET;
±37' NORTH OF E 186th STREET AND
±65' EAST OF N/S SPLIT RAIL FENCE
(BLACK).
ELEV = 922.34

- EXISTING LEGEND**
- BEEHIVE INLET
 - CURB INLET
 - FIRE HYDRANT
 - GAS MARKER SIGN
 - INLET
 - POST
 - SANITARY MANHOLE
 - TEMPORARY BENCH MARK
 - TRANSFORMER
 - BURIED GAS LINE
 - TOP OF RIM ELEVATION
 - INVERT ELEVATION
 - PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - PLASTIC PIPE

- PROPOSED EROSION CONTROL LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - ROCK DONUT INLET PROTECTION
 - EROSION CONTROL BLANKET
 - SEEDING
 - GRAVEL CONSTRUCTION ENTRANCE
 - M.E. MATCH EXISTING
 - EP EDGE OF PAVEMENT
 - BC BOTTOM OF CURB
 - TC TOP OF CURB
 - CONTOURS
 - FLOW LINE
 - CURB ELEVATIONS
 - SPOT ELEVATIONS

- 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.

CAUTION !!

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

REFER TO SHEET C002
FOR EROSION CONTROL NOTES

GRAND PARK
FIELDHOUSE, LLC



GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

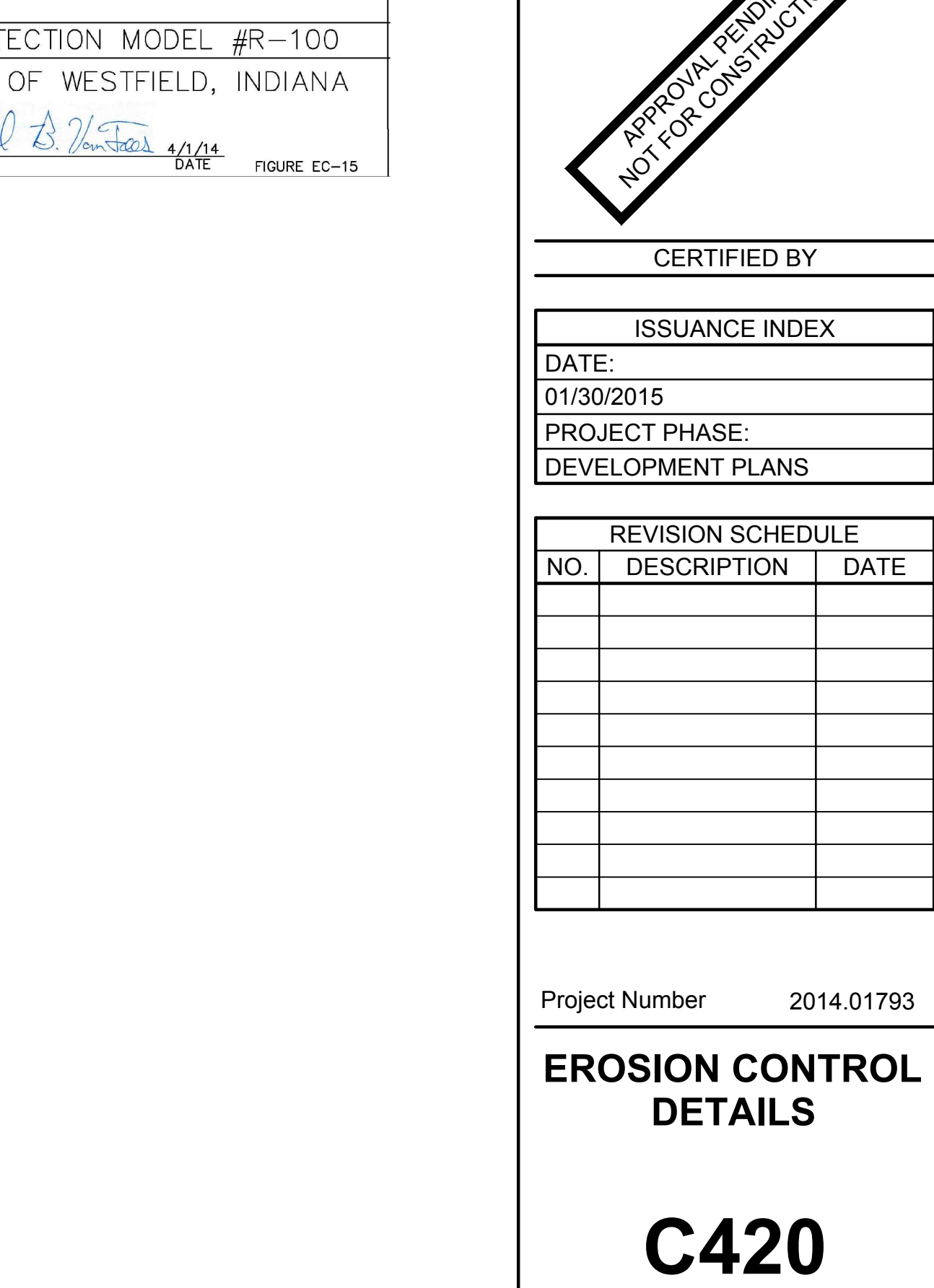
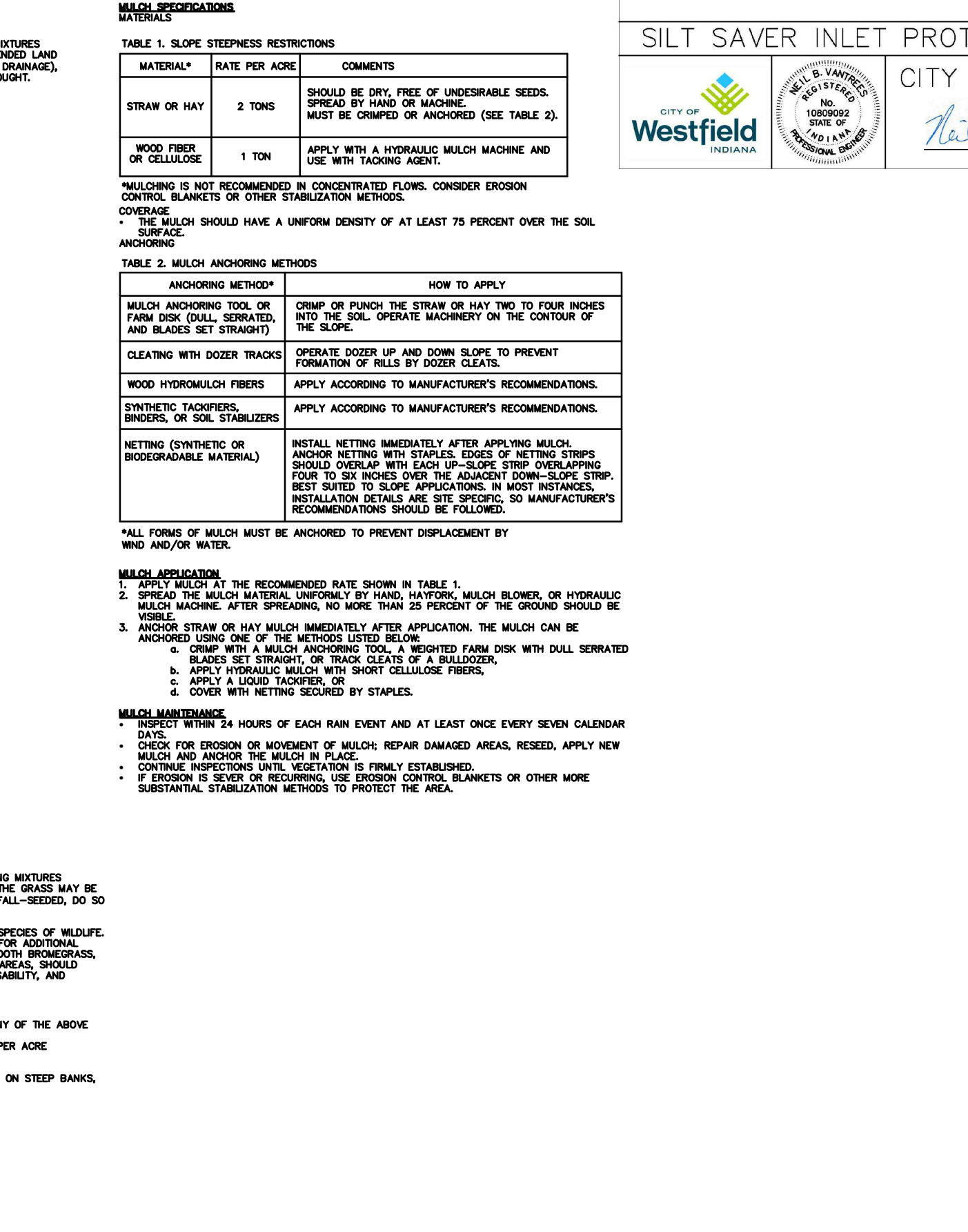
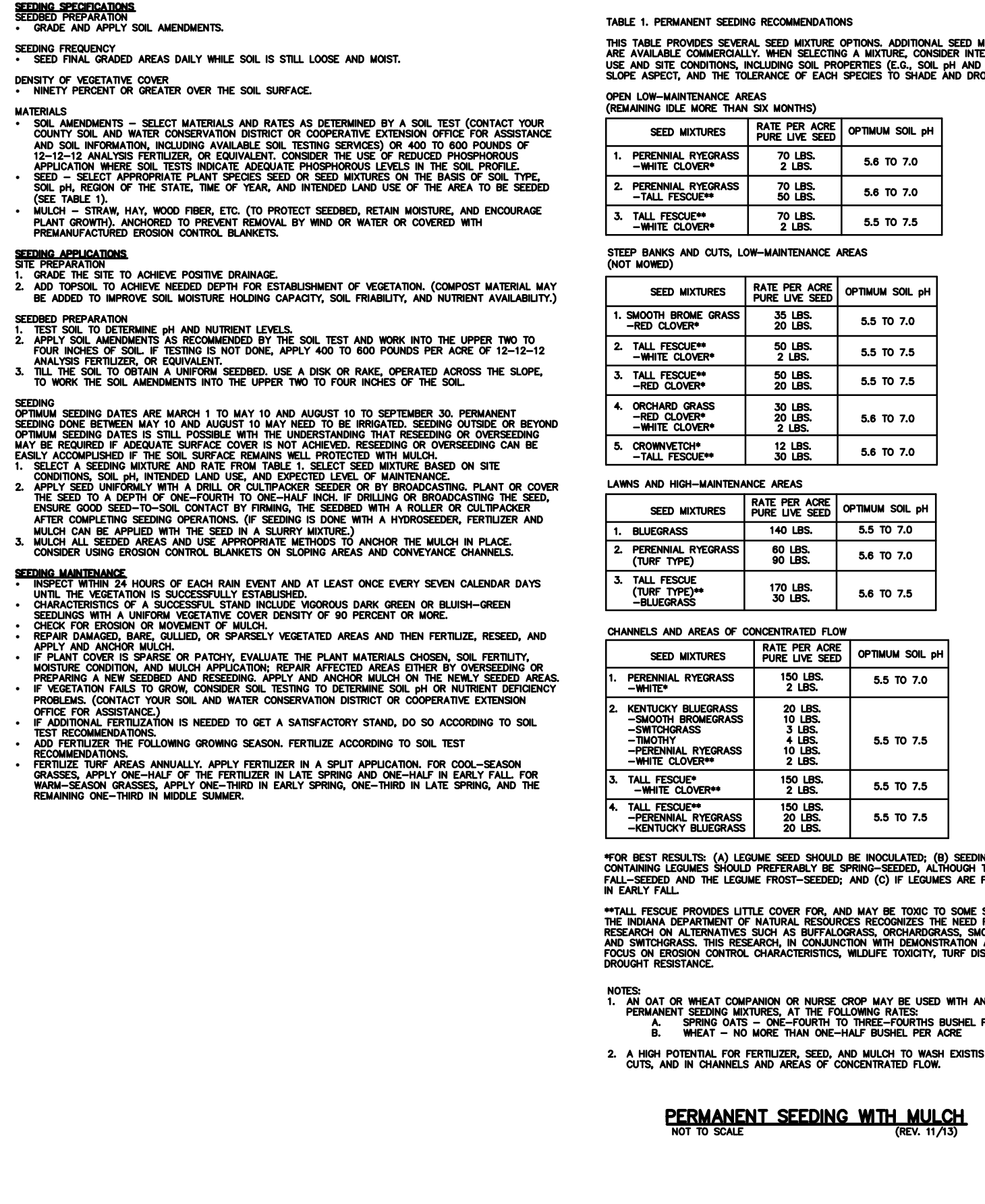
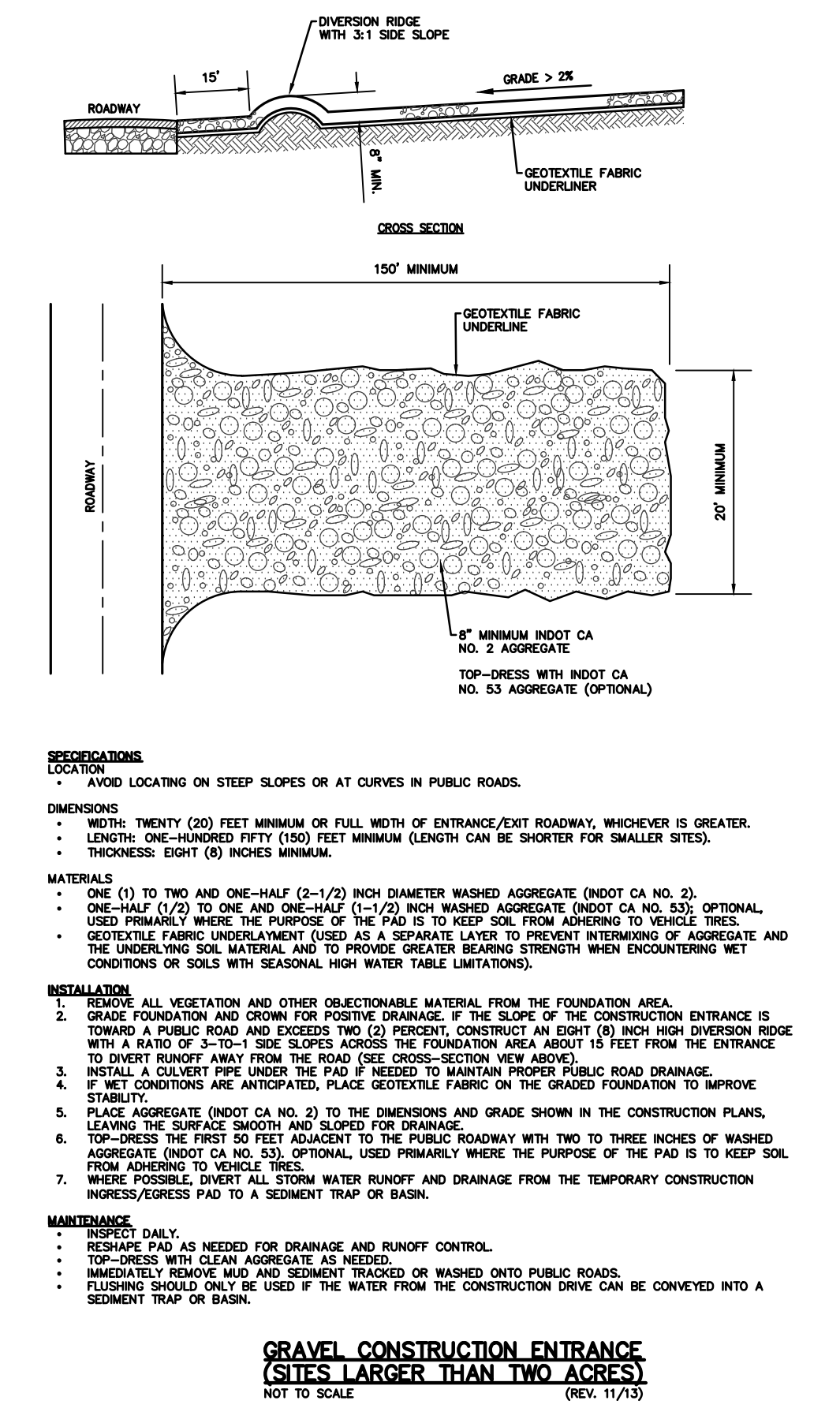
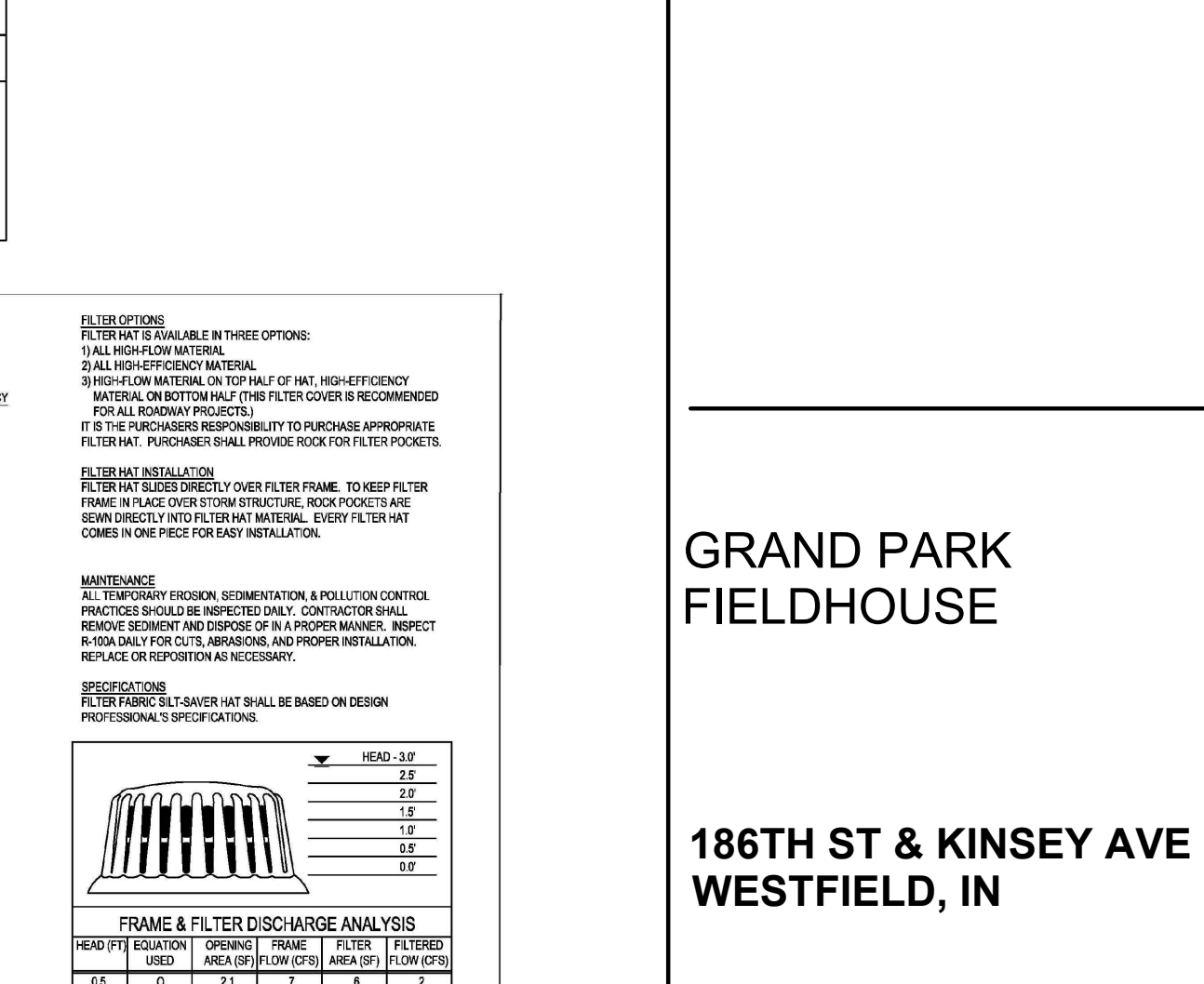
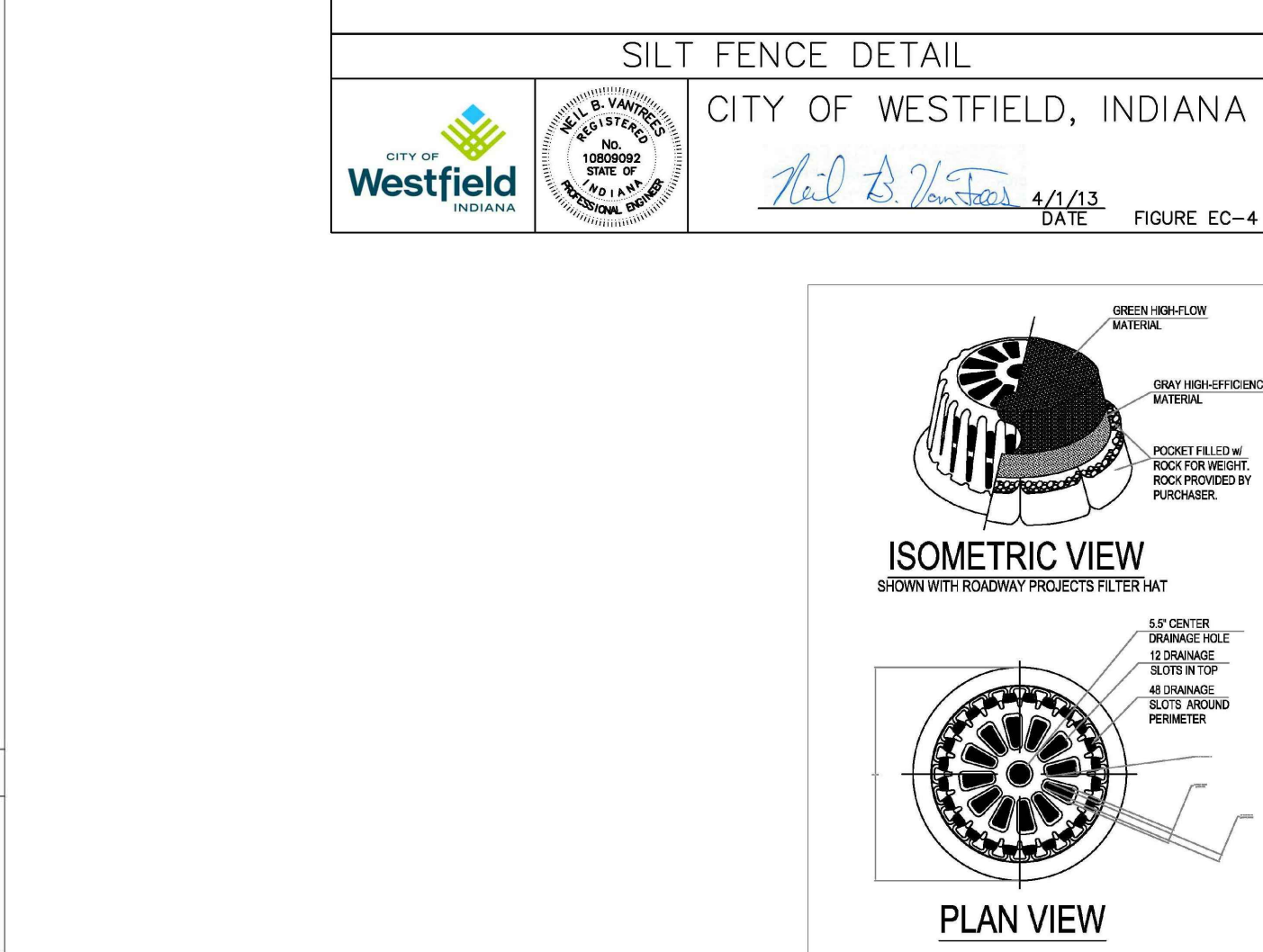
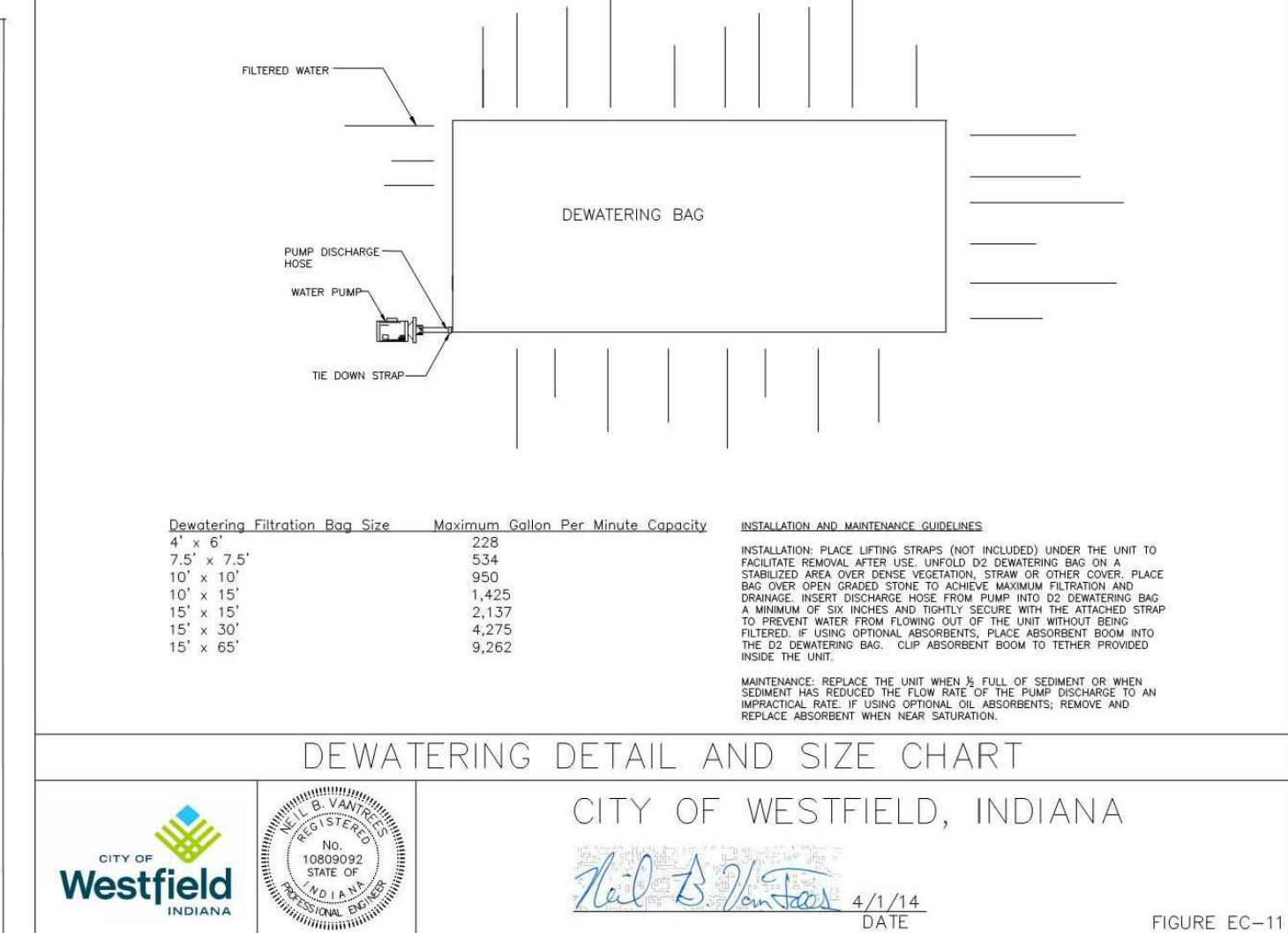
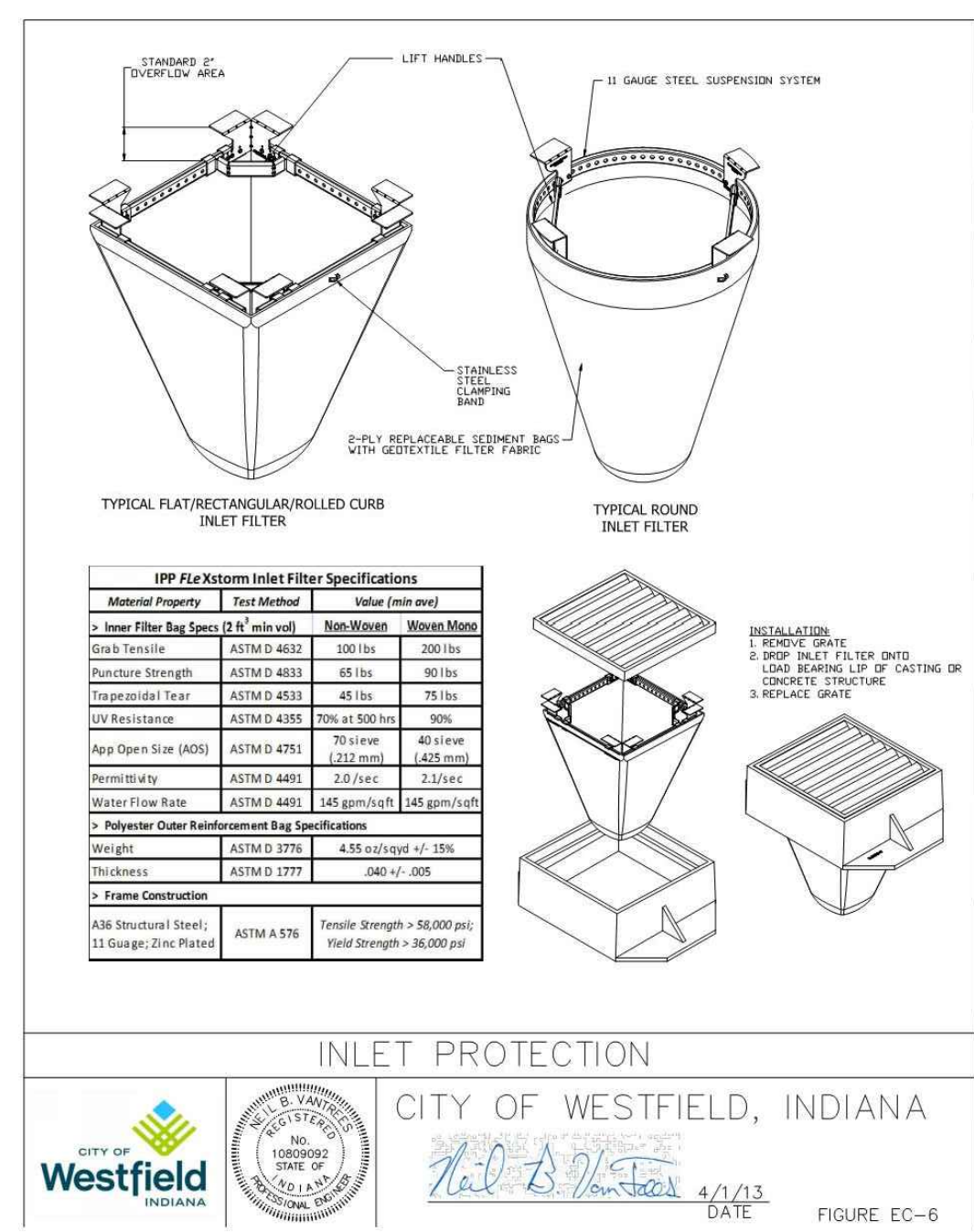
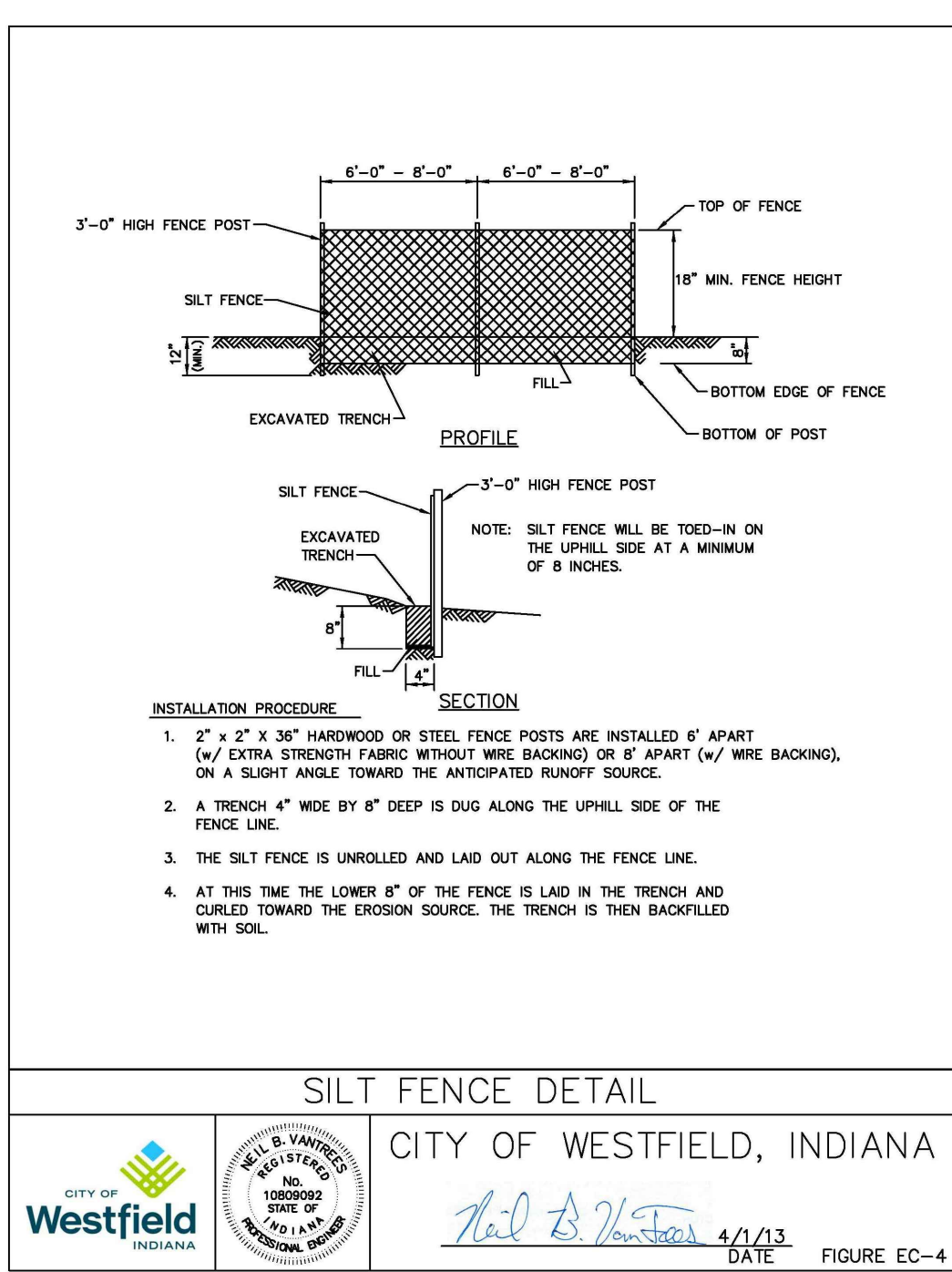
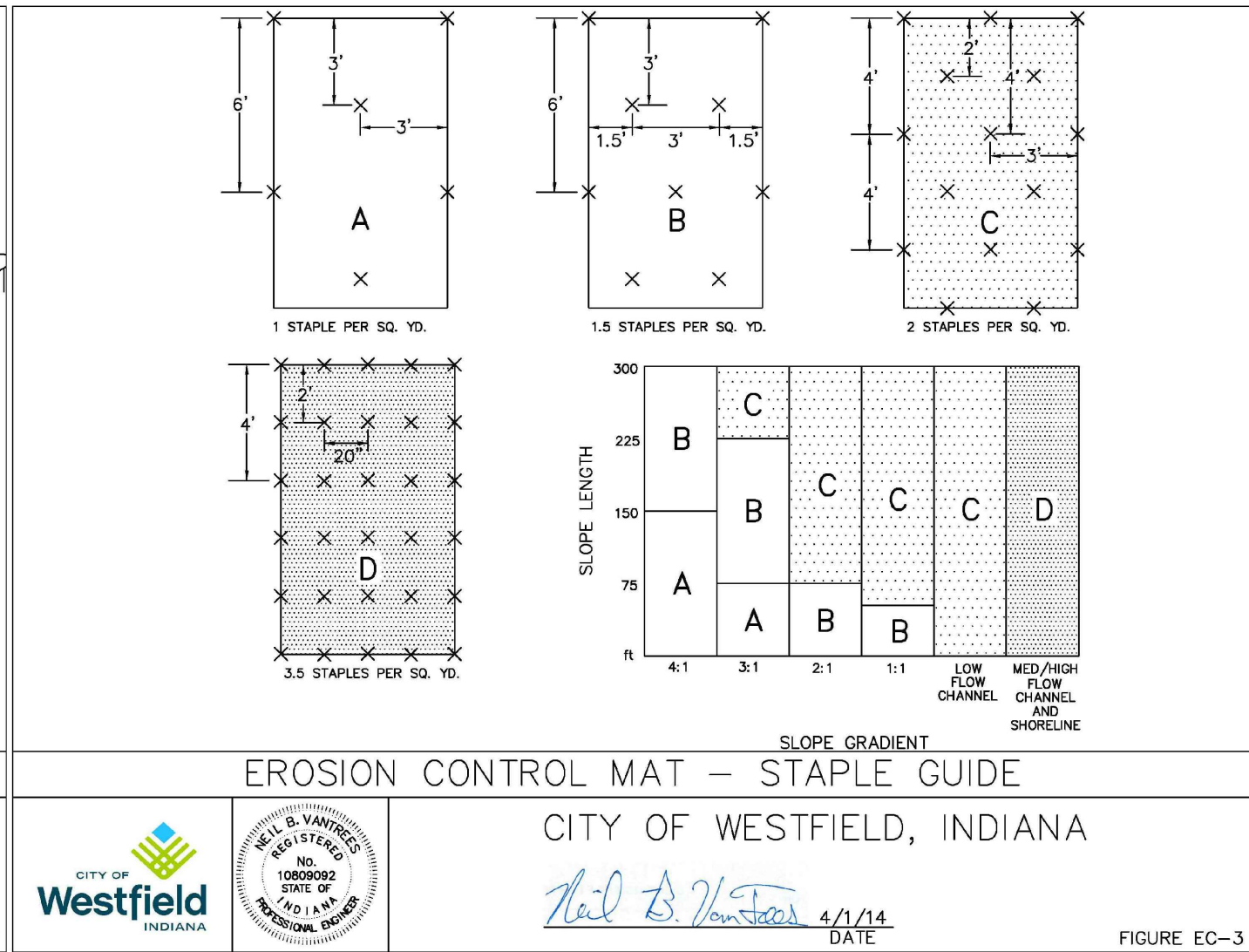
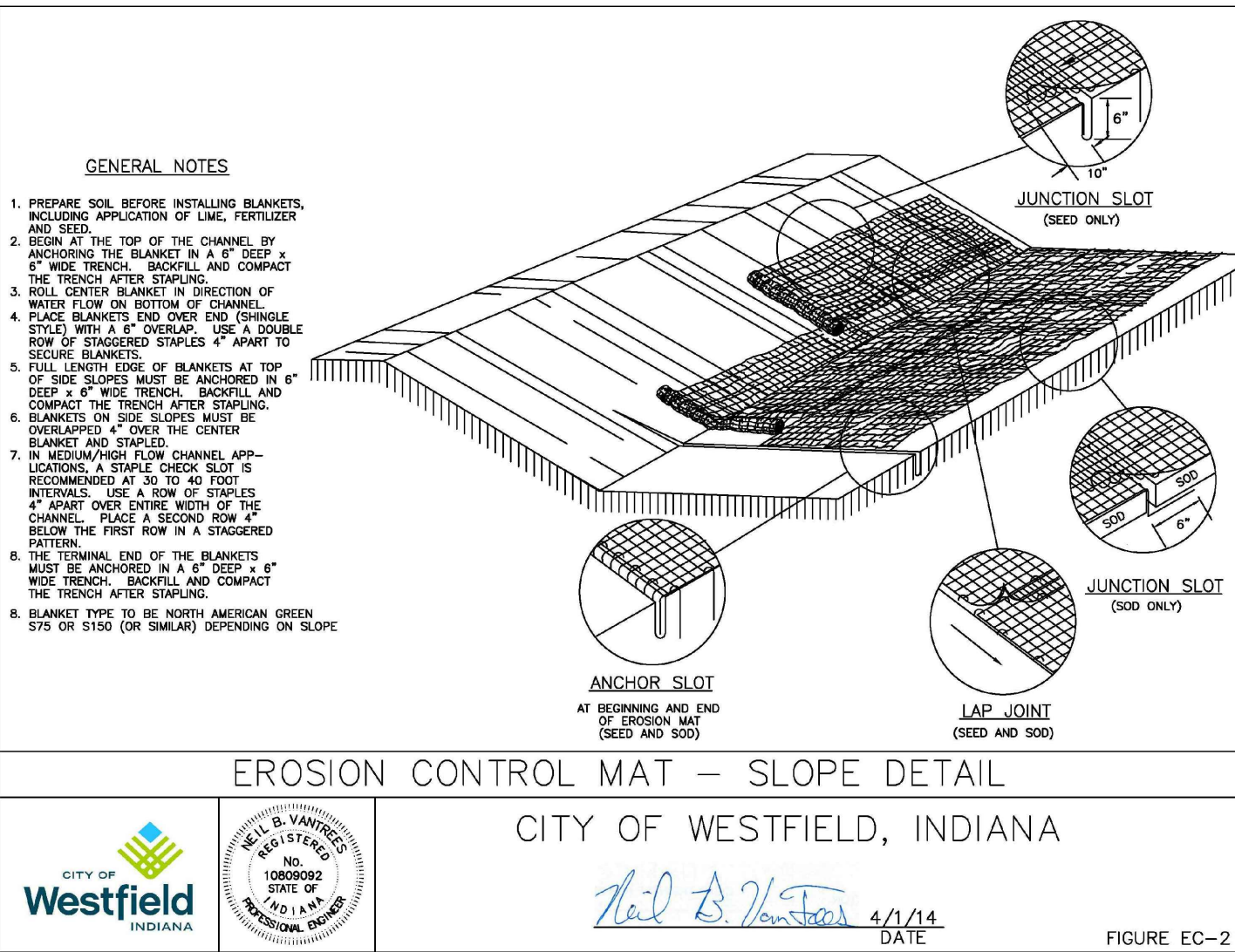
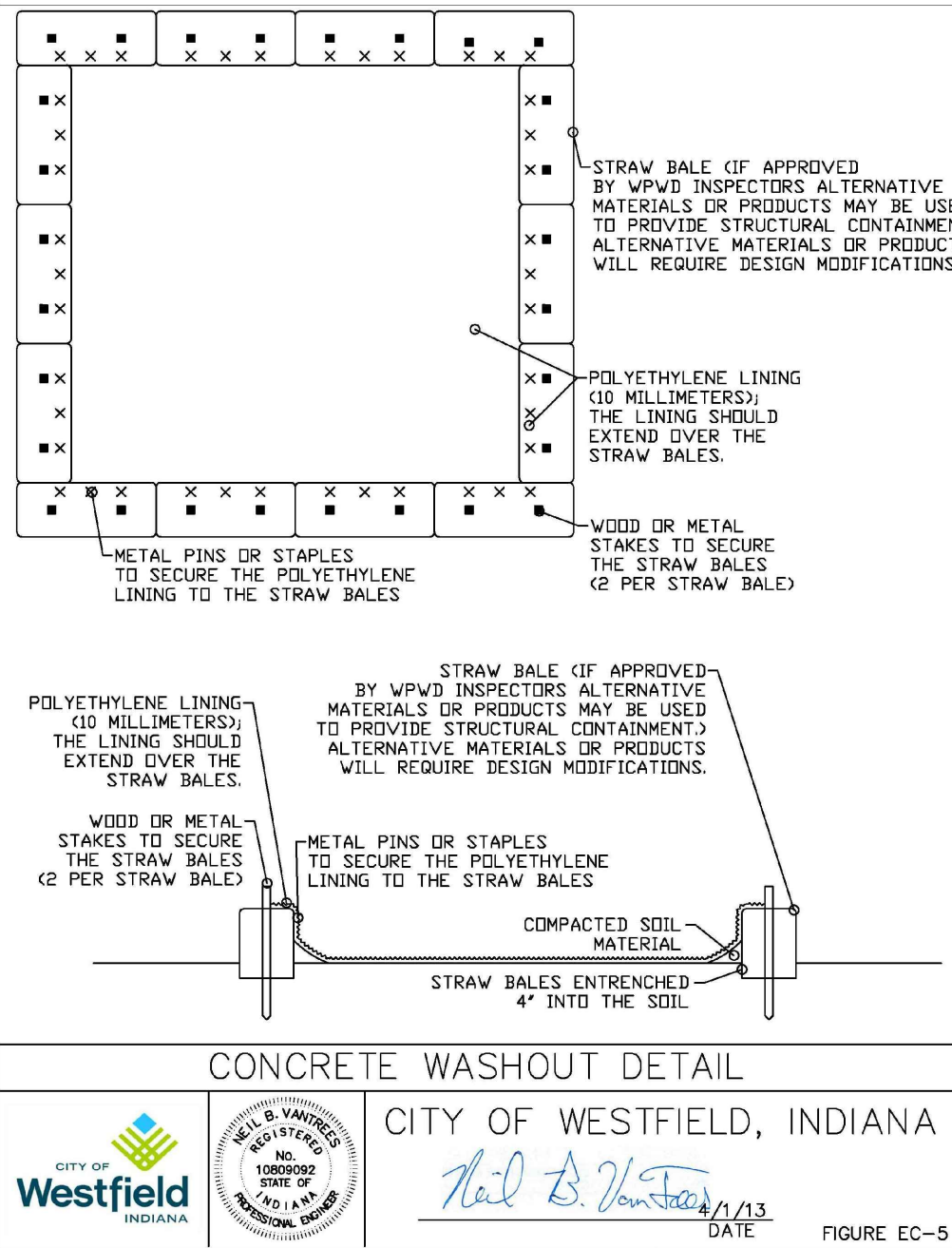
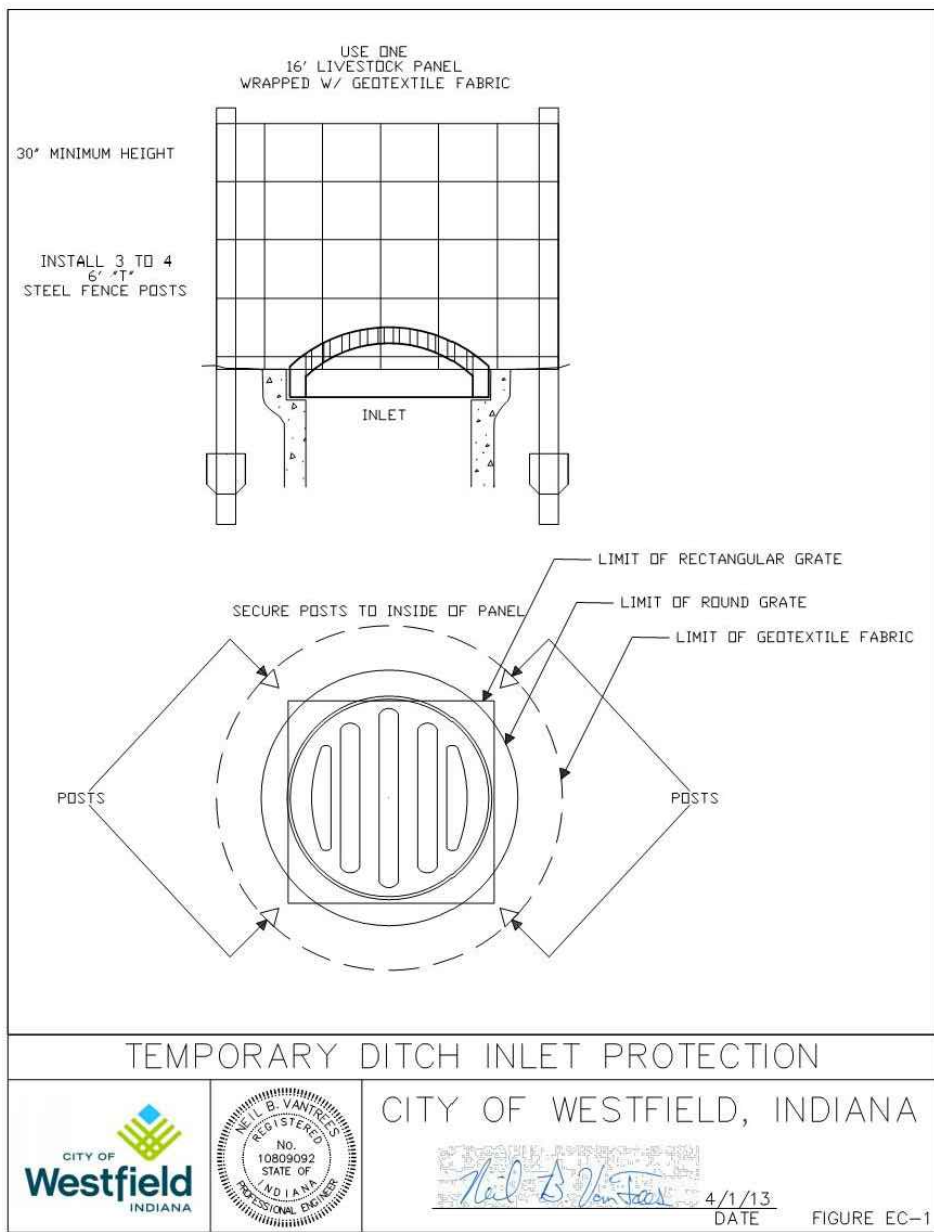
REVISION SCHEDULE

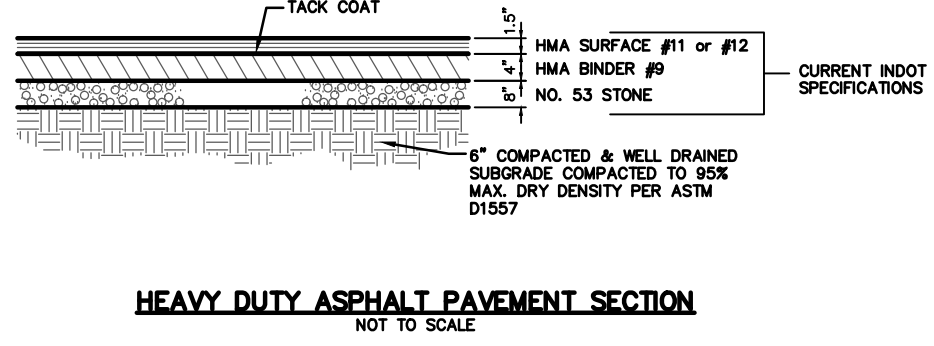
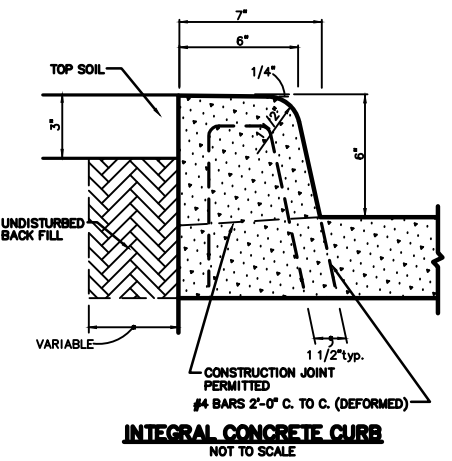
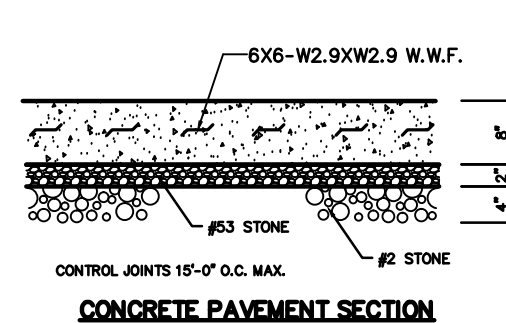
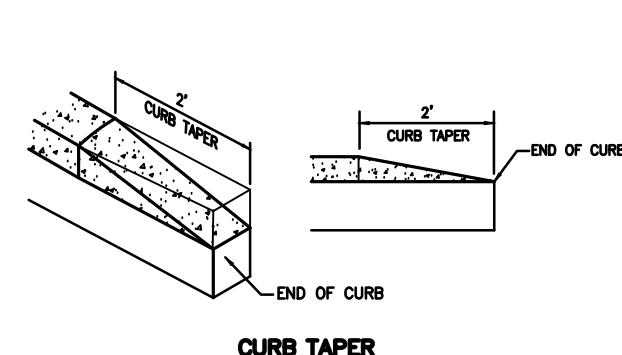
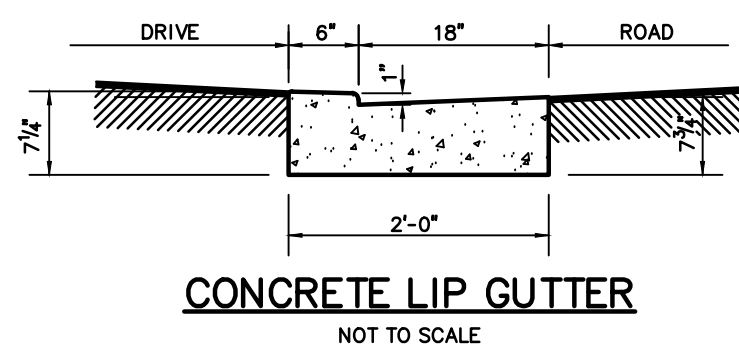
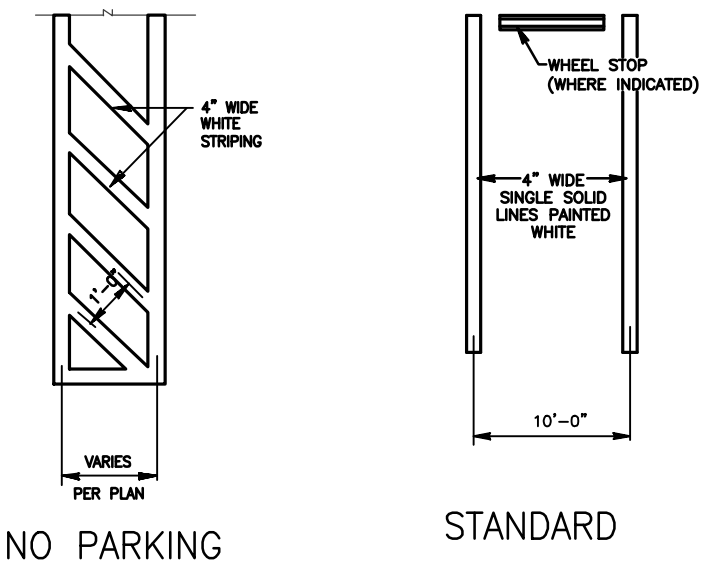
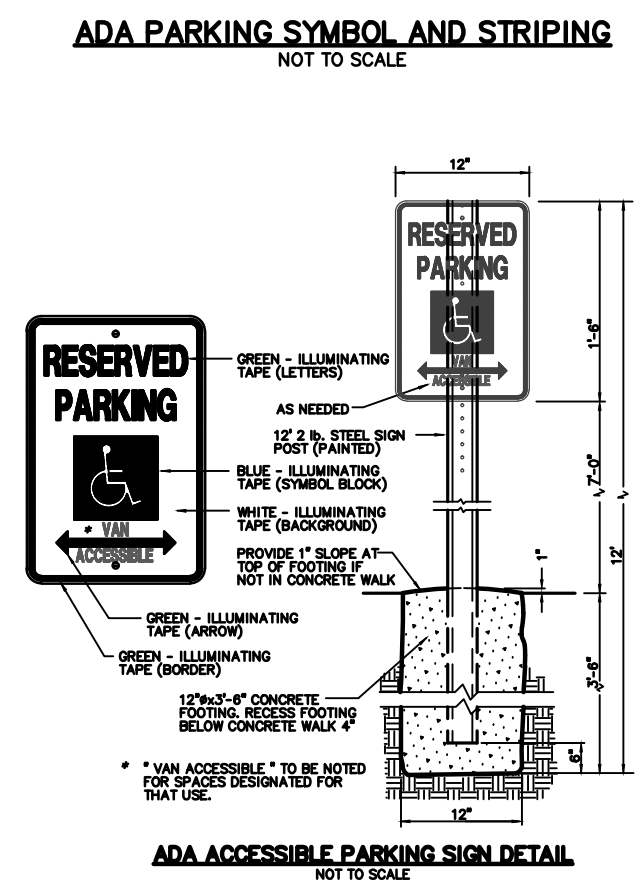
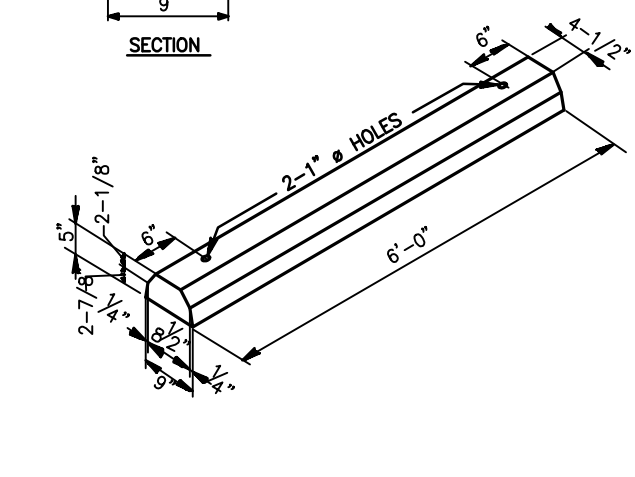
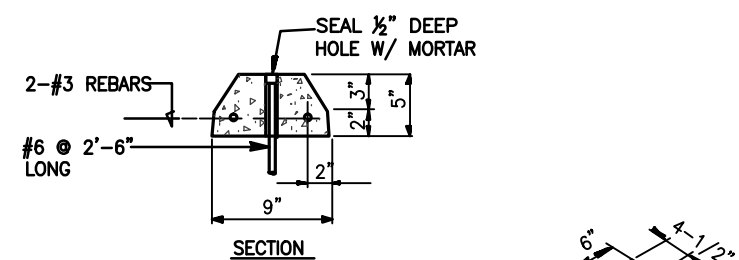
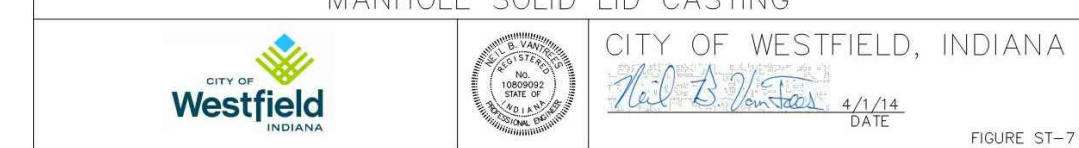
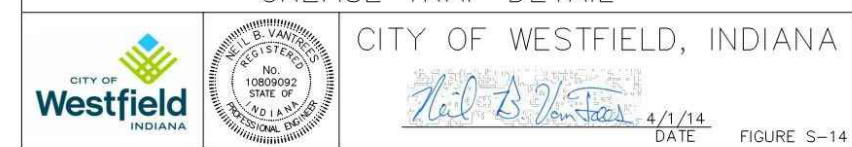
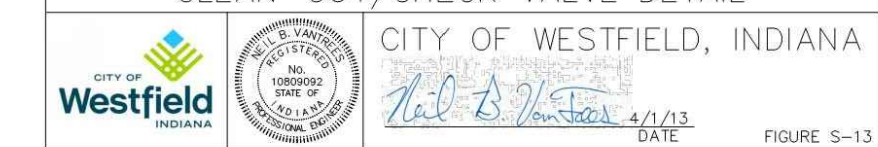
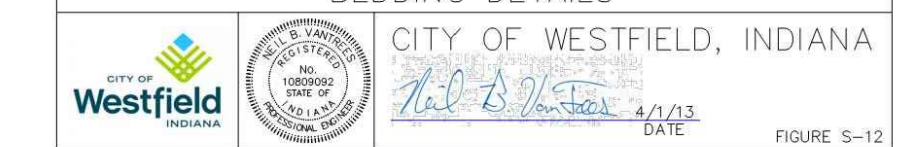
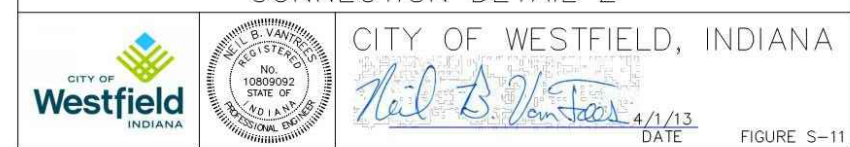
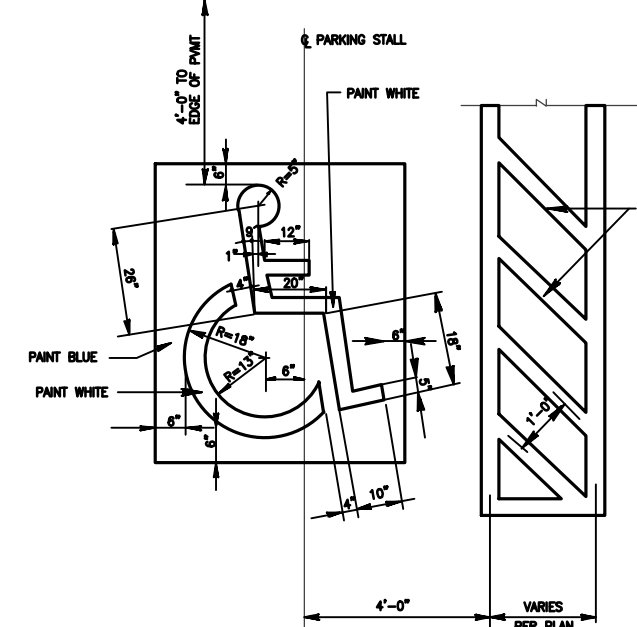
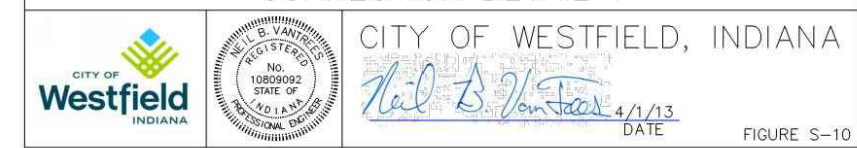
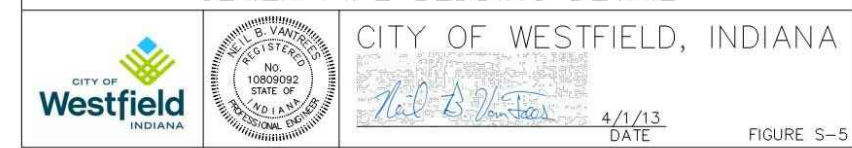
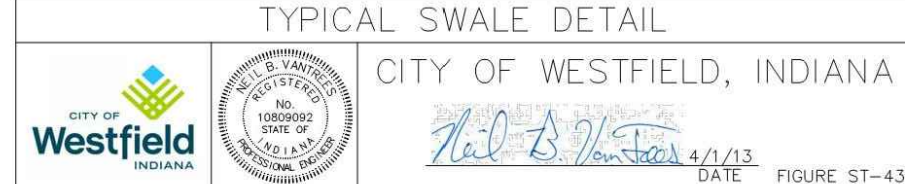
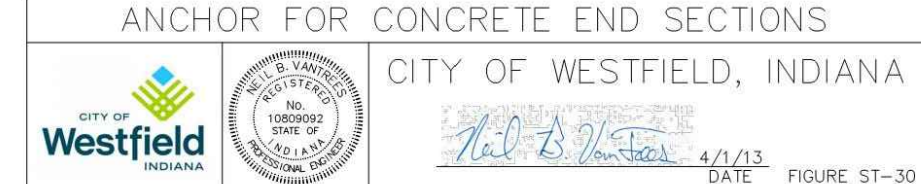
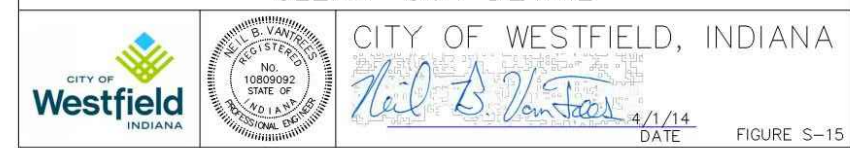
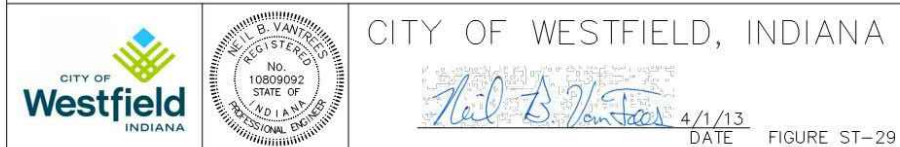
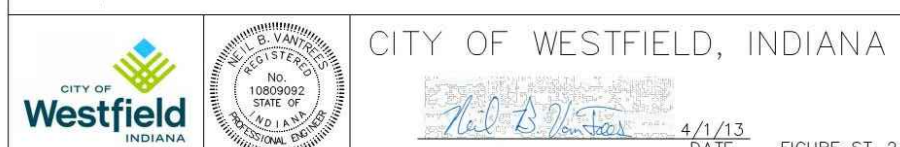
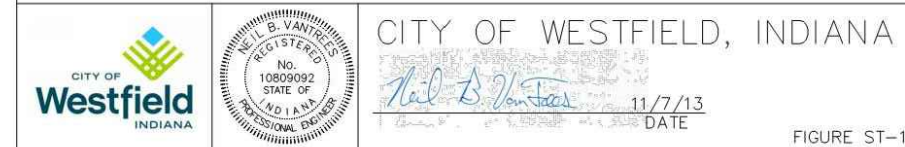
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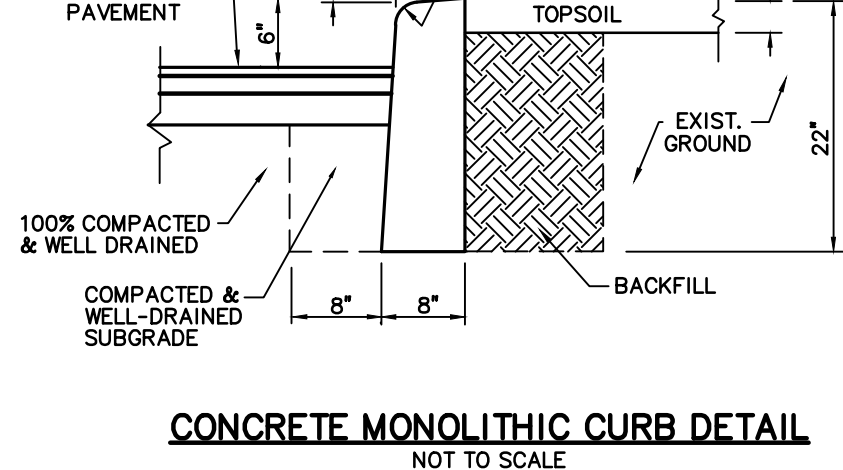
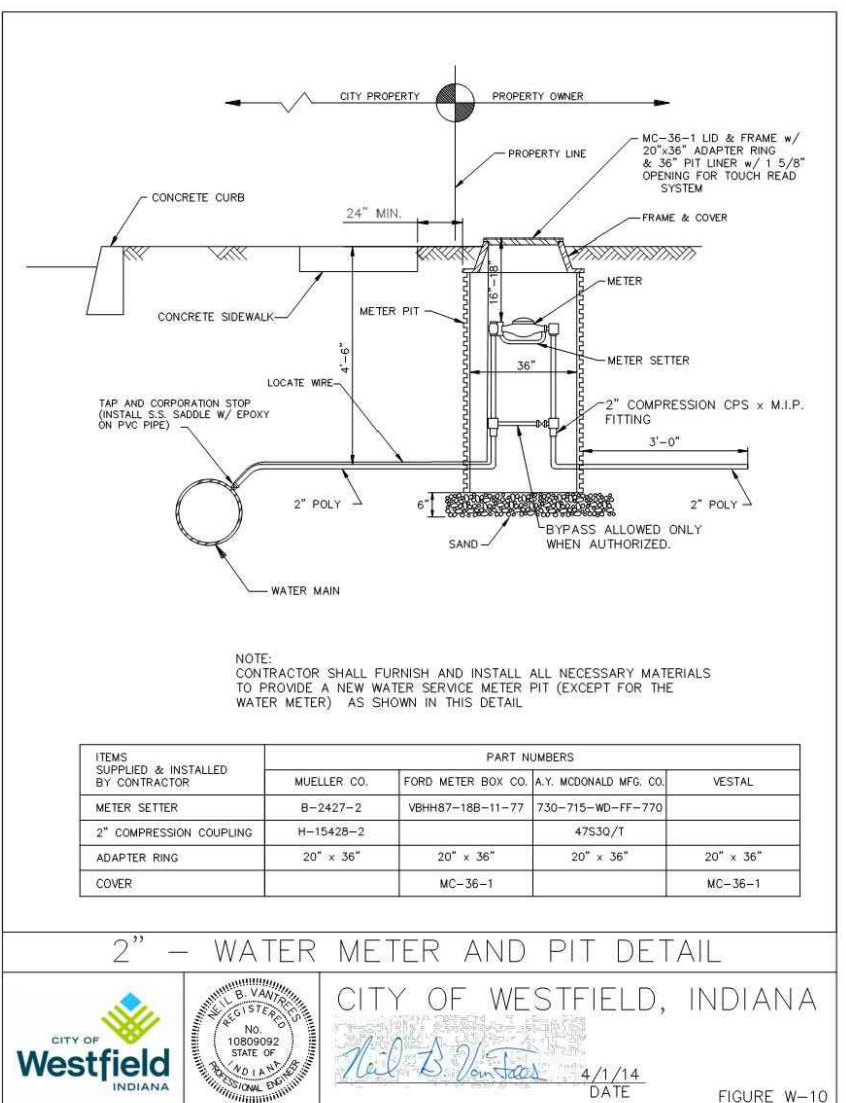
Project Number 2014.01793

EROSION
CONTROL PLAN

C400







CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

03401.03
Materials

SECTION 03401 GENERAL

03401.01
Introduction

This section covers all work necessary for the construction of the storm sewer piping systems and related items complete, including catch basins and inlet drains, manholes, junction chambers, diversion chambers, outfall structures, and miscellaneous structures.

This specification covers the following types of materials for storm sewers, culverts, underdrains, inlet drains, conduits, and miscellaneous applications:

- Reinforced Concrete Pipe and Fittings
- Polyvinyl Chloride Pipe (PVC)
- Corrugated Metal Pipe
- Structural Plate Arches
- Aluminum or Aluminized Steel Pipe and Structural Plate
- Multi-Plate Pipe and Pipe Arches
- PVC Composite Pipe
- Corrugated Polyethylene Pipe-SSD (Perforated and Non-Perforated)

All lots shall have access to a subsurface or storm drain or open ditch.

Storm sewer systems shall have a maximum of four hundred (400) feet between structures.

This specification requires project plans and construction specifications to be submitted to and approved by all appropriate regulatory agencies prior to beginning any work.

Before construction and before fabrication, the Contractor shall submit to the Westfield Public Works Department (WPWD) for approval calculations on the thickness or strength class and drawings showing pipe lengths, joints, and other construction and installation details.

Pipe Marking

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the plant, and the date of manufacture. Each length shall likewise be marked to designate the class or strength of the pipe. The marking shall be made on the exterior or interior of the pipe hard near the bell or groove end and pipe shall be plainly visible.

03401.02
Minimum Size
for Storm
Sewers

The minimum diameter of all storm sewers shall be 12 inches. When the minimum 12 inch diameter pipe will limit the rate of release for the required manhole, the rate of release for detention storage shall be controlled by an orifice plate or other device, subject to acceptance of the WPWD.

03400-1

Pipe shall be furnished circular or as a pipe-arch shape as required and shall be fabricated with helical corrugations and a continuous welded seam extending from end to end of each length of pipe.

Each end of each pipe with the welded seam shall have two annular corrugations referred to permit joining with huggar bands.

Coupling bands shall be huggar bands.

Multi-plate Pipe and Pipe Arches

Multi-plate pipe and pipe arch structures shall be in accordance with AASHTO M-167. They shall be made with steel sections with corrugations 6 inches wide by 2 inches deep running at right angles to the section.

Bolts and nuts shall be special heat-treated galvanized 3/4 inch diameter bolts in accordance with ASTM specifications.

Multi-plate pipes and pipe arches shall be designed in accordance with the manufacturer's design criteria and in accordance with the drawings.

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

ABS or PVC composite pipe and fittings shall conform to ASTM D2680, Latest Revision.

Corrugated Polyethylene Pipe and Fittings

Corrugated polyethylene pipe shall comply with the requirements for materials, test methods, dimensions, and marking in accordance with AASHTO M-252 for pipe diameters 6" - 10".

The resin material shall meet ASTM D3350 cell classification 3350A0C.

The pipe lengths shall be connected using a gasketed, bell and spigot joint. This joint shall consist of a factory installed, gasketed double bell polyethylene coupling, a factory welded bell or integral bell. The spigot end of the pipe shall be furnished with a factory installed elastomeric profile "O-ring" rubber gasket that meets ASTM F477.

The pipe shall be shipped with a removable wrap to protect the gasket. Provide lubrication to the joint prior to pushing together. At least two (2) corrugations of the spigot end must insert into the bell end.

All HDPE pipe shall be certified through the Plastic Pipe Institute (PPI) Third Party Certification Program. All HDPE pipe delivered and installed shall bear the Third Party Administered PPI Seal.

Subsurface Drain Tiles

Double wall, smooth bore perforated, corrugated polyethylene tile, manufactured under specification ASTM F601 shall be required for all subsurface drain tile installed in swales, ditches, double wall, smooth bore perforated, corrugated polyethylene drain tile shall be required for curb sub-grade drainage.

Polyethylene tile shall possess male and female pipe ends, which allow the construction of overlapping gasket pipe joints, in conformance with the requirements of ASTM D3212. The

03400-6

03501.10
Laying Pipe

All pipes shall be re-inspected for soundness and damage due to handling immediately before being lowered into the trench. Any pipe found to be unround or damaged will be rejected and shall be removed immediately from the site of the work.

Except by permission of the WPWD not more than 100 feet of trench shall be opened at any one time. Not more than 30 feet of trench may be opened in advance of the completed pipe laying operation, and not more than one street crossing may be obstructed by the same trench at any one time.

No portion of a storm sewer pipe, open culvert, manhole, inlet, or subsurface drain tile system shall be installed directly or indirectly onto frozen ground or with frozen backfill materials.

Where ground water is encountered, the contractor shall make every effort necessary to secure a dry trench bottom prior to installation of the storm water system. The contractor shall be required to maintain the groundwater level below the base of the excavation. The City nor the Westfield Public Works Department, will not assume any liability for the actions of the Developer or Contractor in the performance of the required dewatering operation. If trench conditions outlined in this section cannot be achieved, the WPWD may terminate installation until such efforts can be achieved.

All pipes shall be laid accurately to the required line and grade as shown on the drawings, and in the manner prescribed by the pipe manufacturer and appropriate ASTM Specifications, so form a close, concentric joint with the adjoining pipe and to bring the invert of each section to the required grade. The supporting of pipe on block will be permitted.

Pipe laying shall precede upspool, beginning at the lower end of the sewer.

Practically, watertight work is required, and the Contractor shall construct the sewers with the type of joint specified.

Joints between precast structures shall be sealed with (1) An approved rubber gasket manufactured and installed in accordance with ASTM C-443, latest revision, (2) A 1/2 inch diameter non-applastic mastic (Kerl Seal or approved equal) conforming to AASHTO M-199 and Federal Specifications SS-521-A, or a (3) mortar or hand trowel sealed on the outside and (4) mortar sealed on the inside and brushed smooth.

The annular space between the pipe and precast structure walls shall be filled inside and outside with a gross mixture composed of 2 parts of fine aggregate and one part of Portland Cement or Class "A" Concrete. Collars shall be formed around the annular space between the pipe and precast structure and trowel and broom finished.

All pipes shall be laid to the line and grade as shown on the drawings. Variations from a uniform line and grade as shown on the drawings shall be cause for the line to be rejected.

The ends of the pipe shall be satisfactorily cleaned just before laying, and the joint shall be made in a satisfactory manner in accordance with the recommendations of the manufacturer on the particular type of joint. All joint work shall be done by experienced workmen.

All pipes shall be bedded as described in this specification under Pipe Bedding. Bell holes shall be excavated in advance of pipe laying so the entire pipe barrel will bear uniformly on the prepared subgrade.

Each length of pipe shall be mechanically pulled "home" with a winch or come-along against the section previously laid and held in place until the bedding and arching are prepared for the next pipe section. Care shall be taken in laying the pipe so no to damage the bell or the spigot end of

03500-4

Manholes, Inlets, and Other Structures

Storm sewer manholes and inlets shall be constructed of precast reinforced concrete. Material and construction shall conform to the latest edition of the Indiana Department of Transportation (INDOT) Standard Specifications, Sections 702 and 720.

Materials for manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall comply with the following:

- Cement shall be Portland cement and shall meet the requirements of ASTM Specification C150, ACI 301, and ACI 318. Concrete for precast manhole sections shall be 3000 psi concrete. Monolithic manholes shall use 4000 psi concrete. Ready-mix concrete shall conform to ASTM C94, Alternate 2. Maximum size of aggregate shall be 3/4 inch. Slump shall be between 2 and 5 inches.
- Forms for chamber and structures shall be plywood or other approved material. Steel forms shall be used for the inside face of monolithic concrete manholes. Doghouse structures shall be permitted with approval from the WPWD.
- Reinforcing steel shall conform to ASTM A615, Grade 60 deformed bars, or ASTM A616 Grade 60 deformed bars.
- Mortar Material:
 - Sand - ASTM Designation C144, passing No. 8 sieve.
 - Cement - ASTM Designation C150, Type 1.
 - Water - shall be potable.

The manufacturer shall provide openings for sewers entering and leaving the manhole. Any additional openings needed to be made in the field shall be made by drilling holes at least 1/2 inch in diameter with a maximum spacing of 3 inches.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. The manhole steps shall equal or exceed OSDHA requirements.

Any other special manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall be constructed as detailed on the drawings.

Manhole bases shall be set on a minimum of six (6) inches of # 8 aggregate.

Concrete end sections shall have a minimum of a twenty-four (24) inch precast top plate bolted to the end section per Standard Detail (ST-30). Corrugated end sections with toe plates shall require WPWD approval.

Catch Basins

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

Catch Basins, for sediment control, locations to be determined by a Professional Engineer, and approved by the WPWD. Catch Basins shall be located within easily accessible dedicated enclosures or right of way of sufficient size to facilitate the required maintenance of these structures

03400-2

Catch basins and curb inlet structures which are two (2) feet by two (2) feet in size shall not have a depth deeper than four (4) feet from the invert of the lowest pipe to the lowest part of the rim elevation of the casting. All beehive castings on a two (2) foot by two (2) foot base shall have a square riser with a round hole. All structures which do not meet these criteria shall be a manhole type, which is forty-eight (48) inches in diameter.

Cuttings

Cast iron or ductile iron frames and gratings for catch basins and drain inlets shall be as shown on the drawings. Bearing surfaces shall be clean and shall provide uniform contact. Castings shall be tough, close-grained gray iron, smooth, clean, free from blisters, blow holes, shrinkage, cold shuts, and all defects and shall conform to ASTM A48 Class No. 30-8.

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

The following castings types are required:

- Manholes - Neenah R 1772 A or equivalent
- Beehive Inlets - Neenah R 4342 or equivalent
- "Roll Curb" Inlets - Neenah 3501 - TR or TL or equivalent
- "Chair Back" Curb Inlet - Neenah 3287 - 10T or equivalent
- Other types shall require approval of the WPWD.

Curb inlet castings which possess open backs or have grate bars parallel to traffic flow (are not "bicycle" safe) will not be accepted by the WPWD.

Storm sewer casing manhole covers, beehive inlets, curb inlets or other approved casing shall have the following phrases cast in recessed letters two (2) inches in height:

- "Storm Sewer"
- "Drains to River" or "Drains To Waterway"
- "Dump No Waste"

Other phrases shall require approval of the WPWD.

All casting frames shall have a horizontal bearing surface around the entire perimeter of the frame in order to support the cover or grate.

Reinforced Walls

Bench walls shall be shaped and formed for a clean transition with proper hydraulics to allow the smooth conveyance of flows through the structure. The bench wall shall form a defined channel, to a minimum height of the spring line of the pipe.

Catch Basins, for sediment control, locations to be determined by a Professional Engineer, and approved by the WPWD. Catch Basins shall be located within easily accessible dedicated enclosures or right of way of sufficient size to facilitate the required maintenance of these structures

Each bench wall shall be formed using full depth Class "A" concrete. Solid concrete block, stone or sand shall not be permitted as a base or filler for the construction of the bench wall.

03400-3

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01
Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

Pipe grade shall be such that, in general, a minimum of 2.0 feet of cover is maintained over the top of the pipe. If the pipe is to be placed under pavement, then the minimum pipe cover shall be 2.5 feet from the top of pavement to top of pipe. Uniform slopes shall be maintained between inlets, manholes and inlets to manholes. Final grade shall be set with full consideration of the capacity required, sedimentation problems, and other design parameters. Minimum and maximum allowable slopes shall be those shown in Table 03501-1. A minimum of 18 inches of vertical separation between storm sewers, water and sanitary sewers shall be required. When this is not possible, the sanitary sewer must be enclosed in concrete or ductile iron within 5 feet, each side, of the crossing. The waterline, water class pipe must be used for the storm and sanitary sewers. Minimum horizontal separation between storm sewers, water and sanitary sewers shall be 10.0 feet and 8.0 feet to the structures.

Rear Yard Slope

Rear yard swales shall have a minimum slope of 2% gradient. Swales less than a 2% gradient are required to have double wall, smooth bore perforated drain tile installed two (2) feet below the invert of the swale. Minimum swale slope shall be greater than 1% gradient. Subsurface drains shall have a minimum slope of 0.5% gradient.

Proposed road grades will be required to be graded within two (2) inches of the proposed sub-grade prior to installation of SSD. Trench width for SSD shall be a minimum of three (3) inches on both sides of the SSD, with a minimum trench width of twelve (12) inches.

03501.02
Alignment

Storm sewers shall be straight between manholes and/or inlets.

03501.03
Manholes/Inlets

All manholes and inlets must be pre-stamped with an appropriate message per the City of Westfield Public Works Department Standards and Specifications. Manholes and/or inlets shall be installed to provide human access to continuous underground storm sewers for the purpose of inspection and maintenance. The casting access minimum inside diameter shall be no less than 22 inches or a rectangular opening of no less than 22 inches by 22 inches. Manholes shall be provided at the following locations:

- Where two or more storm sewers converge.
- Where pipe size or the pipe material changes.
- Where a change in horizontal alignment occurs.
- Where a change in pipe slope occurs.

03500-1

graded gravel or sand is used to backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe, it shall be hand placed. If fine sand, silt, or clayey gravels are used for initial backfilling over the pipe, the material shall be hand placed in 6 to 8 inch layers and hand compacted on both sides of the pipe to an elevation 12 inches (300 mm) over the top of the pipe. Care should be taken to not compact directly over the pipe.

In yielding subsahils, the trench bottom shall be undercut to the depth necessary and backfilled with graded, crushed stone to form a firm foundation.

Where excavation occurs in rock or hard shale, the trench bottom shall be undercut and a minimum of 6 inches (150 mm) crushed stone bedding placed prior to pipe installation.

03501.12
Concrete Curbles (Class "A" Bedding)

Concrete curbles shall be constructed of Class "A" concrete and of the design shown on the detailed drawings.

03501.13
Manholes and Other Structures

Manholes and other structures are to be constructed at locations shown on the drawings and in accordance with the following specifications:

Precast concrete manhole sections shall conform to ASTM Designation C478, except as modified herein.

- The joint design of the precast sections shall consist of a bell or groove on one end of the unit of pipe and a spigot or tongue on the adjacent end of the joining section.
- The joint shall consist of a flat rubber gasket attached to the spigot end of the precast manhole section and be secured to Sections 6.1.6, 6.1.7 and 9 of ASTM Designation 443, latest revision.

Openings in manhole sections for sewer connections shall be cut at the point of manufacture and shall be circular or horseshoe shaped with grooved or roughened surfaces to improve mortar bond. Doghouse structures shall be permitted with approval from the WPWD.

Manhole bases shall be cast-in-place concrete, reinforced as shown on the Standard Detail Sheet. Manhole bases shall be cast on a minimum of 6 inches of compacted crushed stone.

Manhole chambers or inlets (flow lines) shall be performed and poured with Class "A" concrete to the spring line of the connecting pipes. The finished invert shall be a semi-circular shaped, trowel and broom finished, smooth channel directing the flow to the downstream sewer.

Manhole frames and lids shall be of good quality cast iron, conforming to ASTM Designation A48 and as shown on Detail #2 on the Standard Detail Sheet (See Section 2.11 C-1). Unless specifically designated otherwise, manhole castings shall be the non-locking type. The joint between the casting frame and cone section shall be fully mortared or gasketed and coated with hot bit or a cold tar or coal tar epoxy coating upon reaching its final set to become a watertight joint. The casting frame shall be bolted through all risers and into the cone section.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. Steps shall be placed as shown on the drawings.

03500-6

Reinforced Concrete Pipe and Fittings

Reinforced concrete pipe and fittings shall conform to ASTM C76, latest revision, for circular pipe and ASTM C597 for elliptical pipe.

Reinforced concrete pipe and fittings for normal conditions shall be reinforced in accordance with ASTM C76, Class III, IV or V, Wall B (minimum). Acceptance shall be on the basis of Subsection 4.1.1. of ASTM C76.

Circumferential reinforcing in circular pipe shall be required. Only approval from the WPWD will elliptical reinforcing or combination of elliptical and circumferential reinforcing or part circular reinforcing shall be permitted, in circular pipe.

Concrete pipe shall be steam cured and shall not be shipped from point of manufacture for at least five days after having been cured.

Joints shall conform to the requirements of ASTM C443. Gaskets shall be of an oil resistant type having a maximum swell of 90% when tested in accordance with ASTM D471. Lubricant for joints shall be approved by gasket manufacturer.

All rubber gaskets shall be similar to and equal to "Press-Seal" or "Tylan" conforming to ASTM Designation C443, latest revision. The gasket shall be attached to the spigot of the pipe and shall be the sole element depended upon to make the joint flexible and practically watertight.

Butyl mastic joint sealant in rope or towel applied form specifically made for permanently sealing joints in tongue and groove concrete sewer pipe. The material shall adhere tightly to the pipe surface and form a tight, flexible joint. The material shall have been in use for at least five years. Test results and material specifications shall be submitted to the WPWD and shall be approved prior to use on the project.

Polyvinyl Chloride Pipe and Fittings

Polyvinyl chloride (PVC) pipe and fittings shall comply with ASTM D3034.

Corrugated Metal Pipe and Pipe Arches

The following specifications shall govern the manufacture of the corrugated steel pipe and pipe arches.

- Specifications for Zinc Coated (galvanized) Steel Sheets (ASTM A444).
- Manufacture of Corrugated Steel Culverts and Underdrains (AASHTO M-36).
- Structural Plate or Pipe, Pipe Arches, and Arches (AASHTO M-197).
- Bituminous Coated Corrugated Steel Pipe and Arches (AASHTO M-190).
- Sheet Material (ASTM A525).

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type C coating.

Each pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type C coating.

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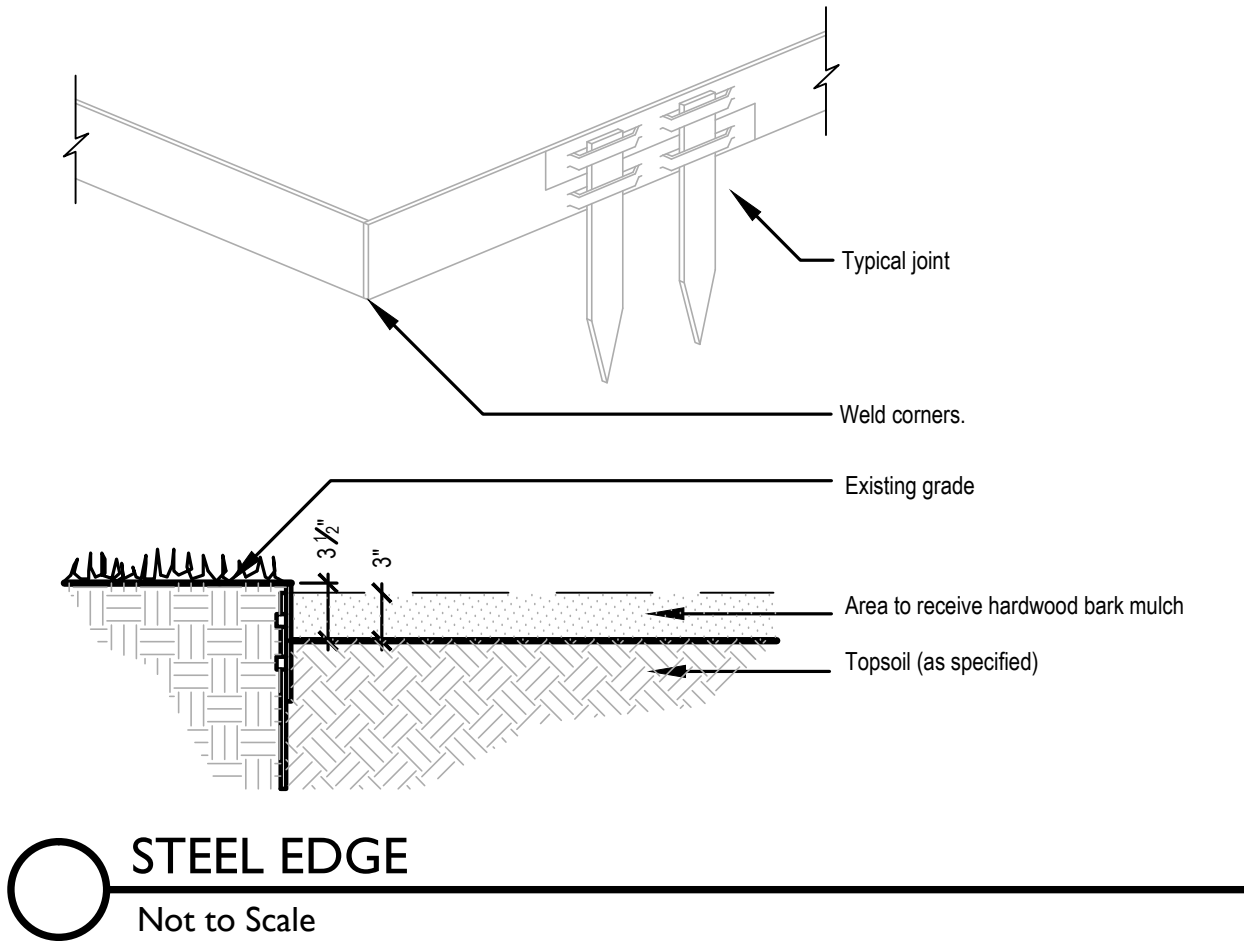
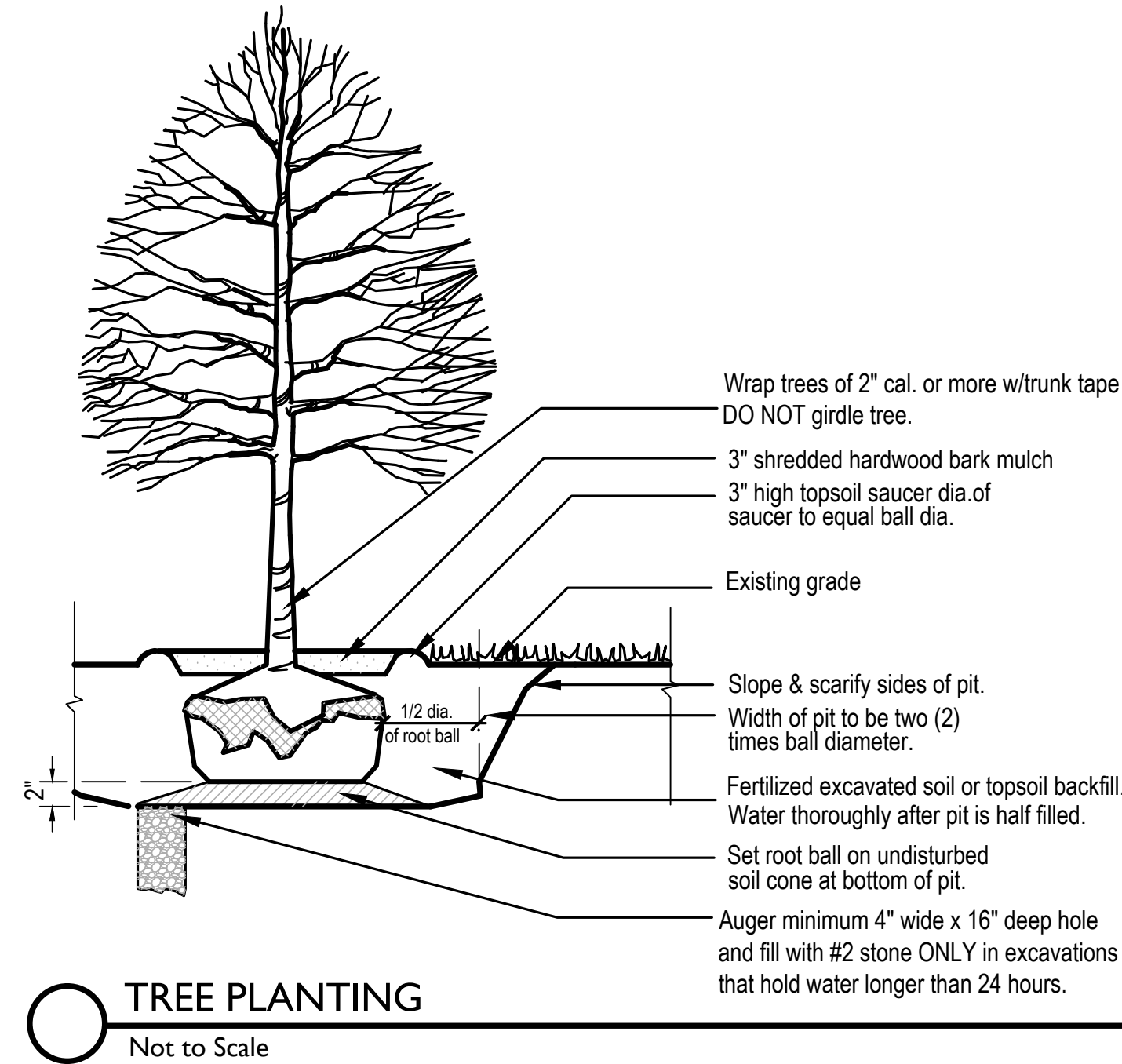
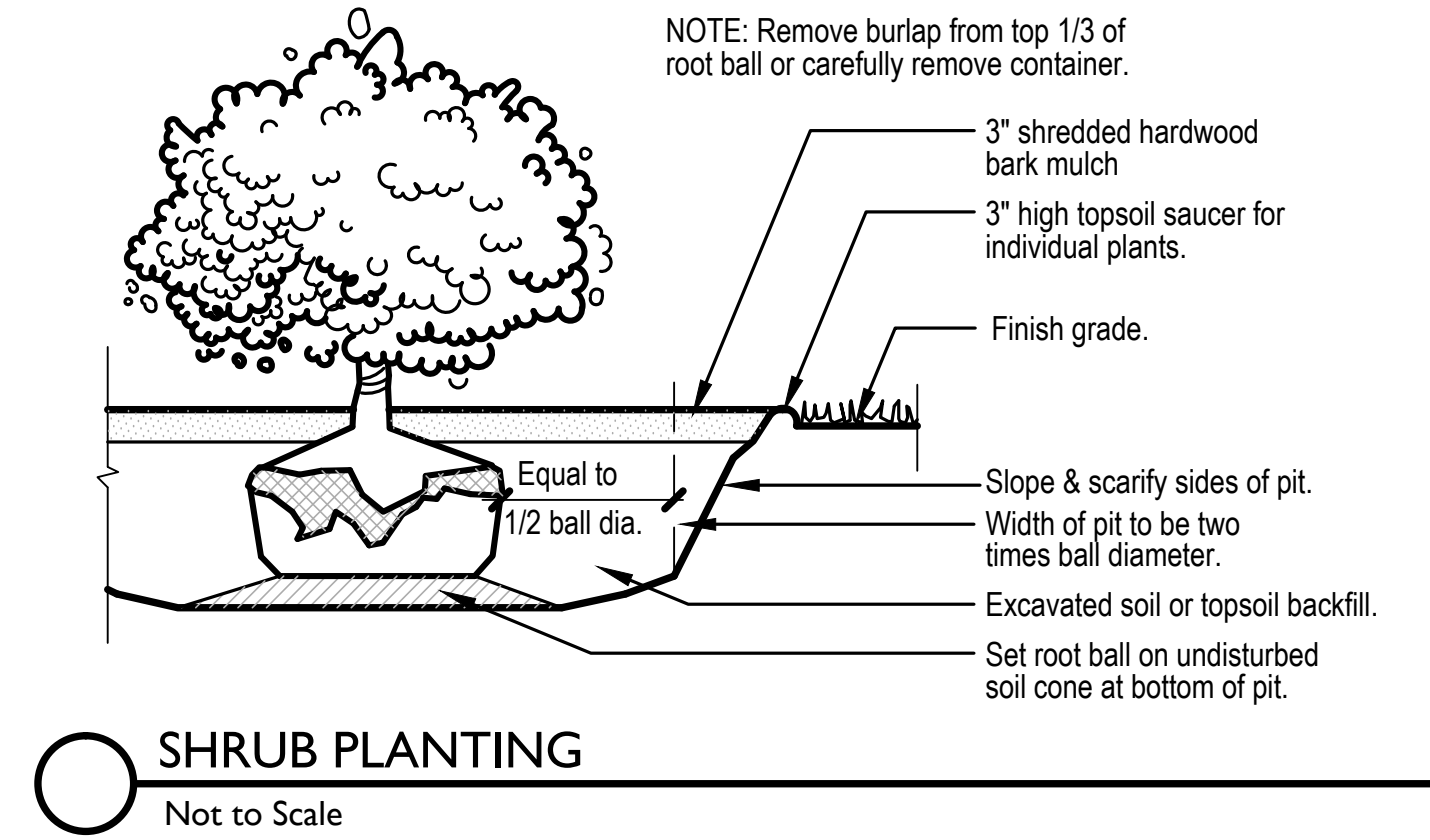
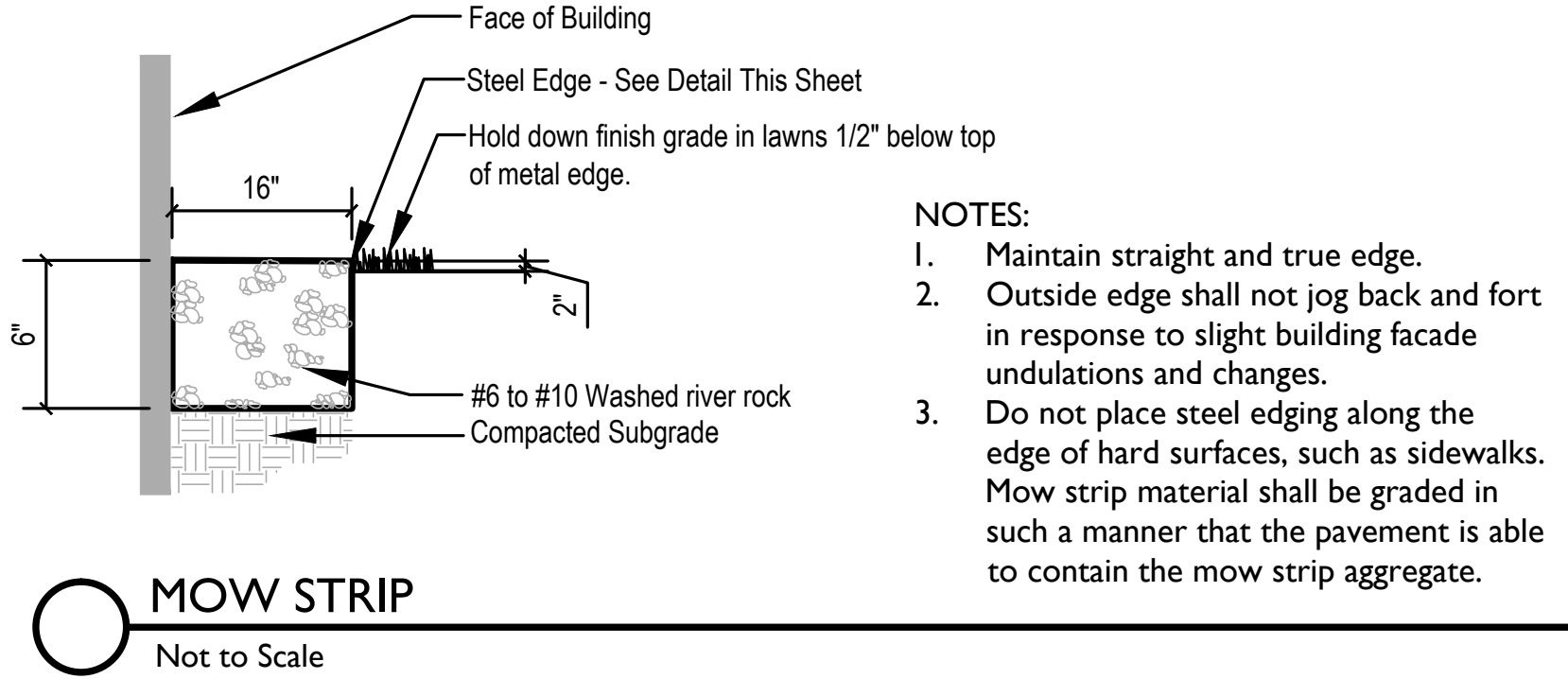
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PRINT DATE: 1/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/29/2015 2:24:53 PM
EDITED BY: AP/AZEAU
DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS.DWG\02014.01793.CE.L100.LP.DWG

PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Container	Notes
TREES					
Ace-s	Acer saccharum 'Legacy'	Legacy Sugar Maple	1.5" cal.	B&B	matched
Cer-c	Cercis canadensis	Eastern Redbud	clump form	B&B	3-5 stems
Gin-b	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Sugar Maple	1.5" cal.	B&B	columnar form
Gle-t	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	1.5" cal.	B&B	symmetrical, matched, strong central leader
Que-r	Quercus rubra	Road Oak	1.5" cal.	B&B	dug in spring
Ulm-x	Ulmus x 'Princeton'	Princeton Elm	1.5" cal.	B&B	symmetrical, matched, strong central leader
SHRUBS					
Bux-x	Buxus x koreana 'Green Mountain'	Green Mountain Boxwood	24" ht.	container	space @ 3'-0" o.c.
Ite-v	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" ht.	container	space @ 3'-0" o.c., allow to mass
Phy-o	Physocarpus opulifolium 'Seward'	Summer Wine Ninebark	24" ht.	container	space @ 4'-0" o.c., allow to mass
Rh-a	Rhus aromatica 'Gro Low'	Gro Low Sumac	24" spread	container	space @ 4' o.c., allow to mass
GROUNDCOVERS, PERENNIALS AND GRASSES					
Cal-x	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	pot	space @ 3'-0" o.c.
Pan-x	Panicum virgatum 'Cloud Nine'	Cloud Nine Switch Grass	#2	pot	space @ 3'-0" o.c.

Areas to receive lawn

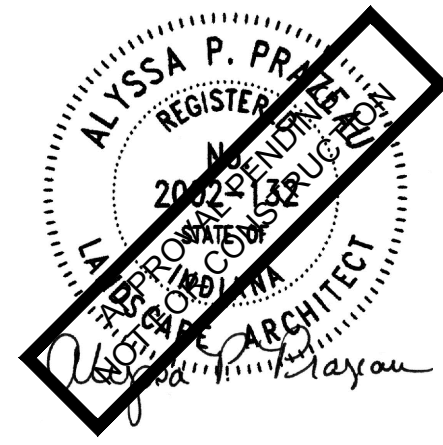


GRAND PARK FIELDHOUSE, LLC



GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN



CERTIFIED BY

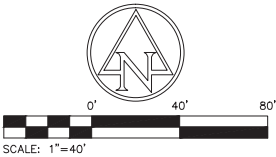
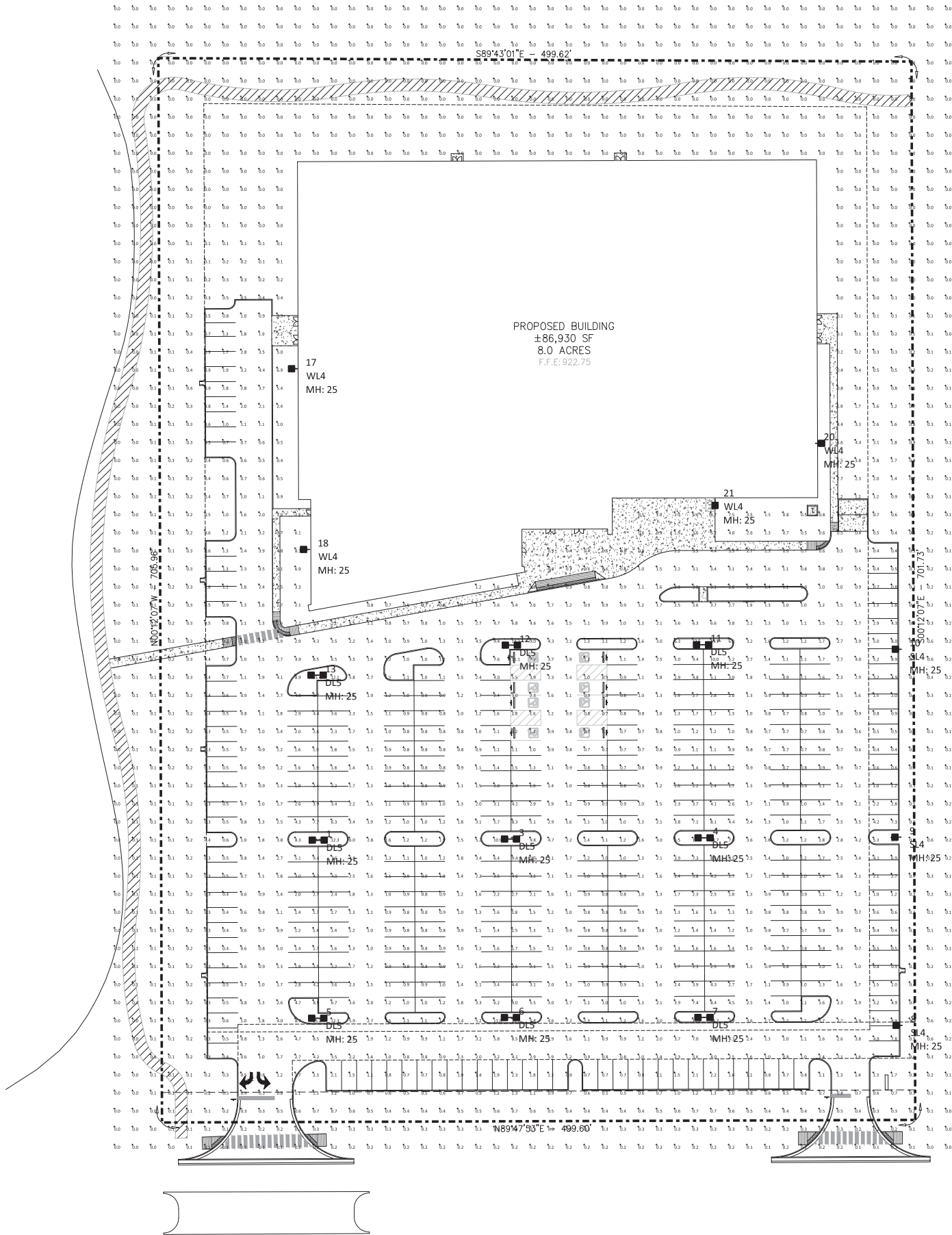
ISSUANCE INDEX	
DATE:	01/30/2015
PROJECT PHASE:	DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING DETAILS

L101



SITE LIGHTING NOTES:

1. ALL POLES ARE 23' TALL MOUNTED ON BASES 2'-0" A.F.G. POLE HEIGHT TO MATCH PARKING LOT POLE HEIGHTS WITHIN GRAND PARK.
2. LIGHT LEVELS ARE MAINTAINED WITH A .92 LIGHT LOSS FACTOR.
3. FOOTCANDLE VALUES ARE SHOWN AT GRADE LEVEL.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BASEBALL	Illuminance	Fc	1.17	15.7	0.0	N.A.	N.A.
DRIVEWAYS ADJACENT BUILDING	Illuminance	Fc	1.15	8.3	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	2.22	15.7	0.4	5.55	39.25

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Arr. Watts
	9	DL5	D180	0.920	TWIN ASSEMBLY CBMC# SLC-D-23-507G-5BC DUAL 194 WATT LED FIXTURES	193.8	387.6
	3	SL4	SINGLE	0.920	SINGLE PERIMETER ASSEMBLY CBMC #SCL-C-23-507G-5BC SINGLE 194 WATT LED FIXTURE	194.5	194.5
	4	WL4	WALL MOUNT	0.920	WALL MOUNTED CBMC #SCL-C-WMB SINGLE 194 WATT LED FIXTURE	194.5	194.5

CBMC LIGHTING DISTRIBUTION CB06461-R1

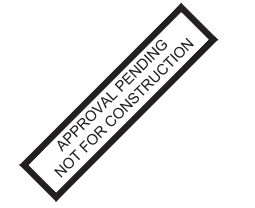
5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

GRAND PARK
FIELDHOUSE, LLC

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

GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN



ISSUANCE INDEX		
DATE:	01/30/2015	
PROJECT PHASE:	DEVELOPMENT PLANS	

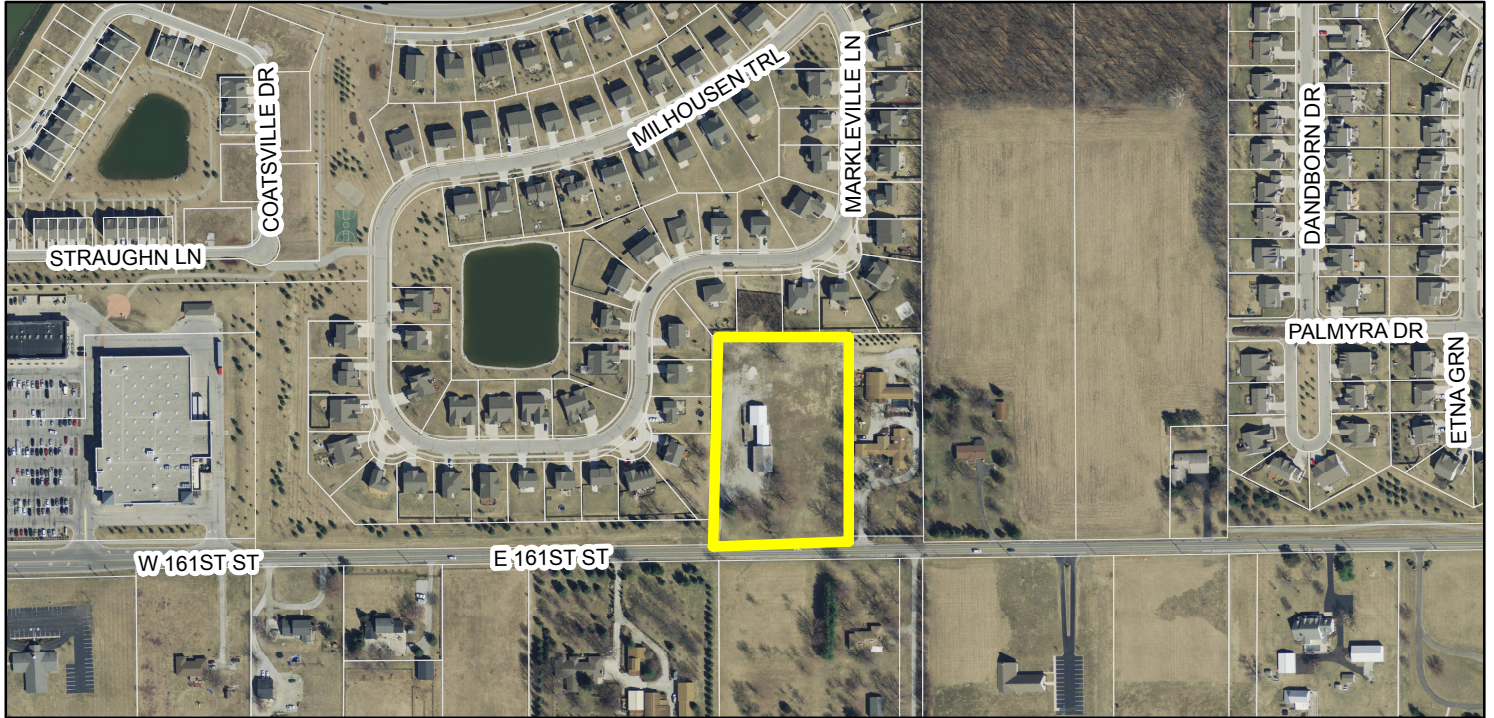
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NO.	DESCRIPTION	DATE

Project Number 2014.01793

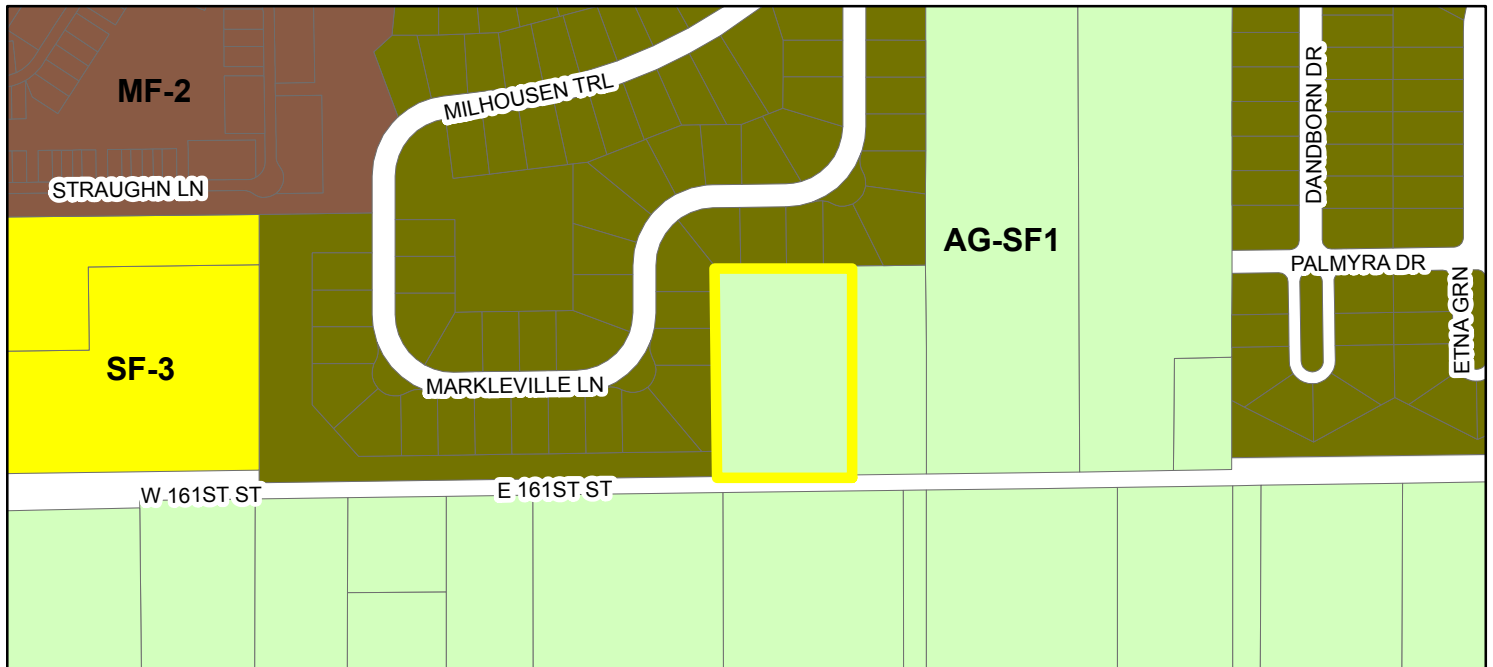
SITE
LIGHTING
PHOTOMETRY
PLAN
C900

Aerial Location Map

Site

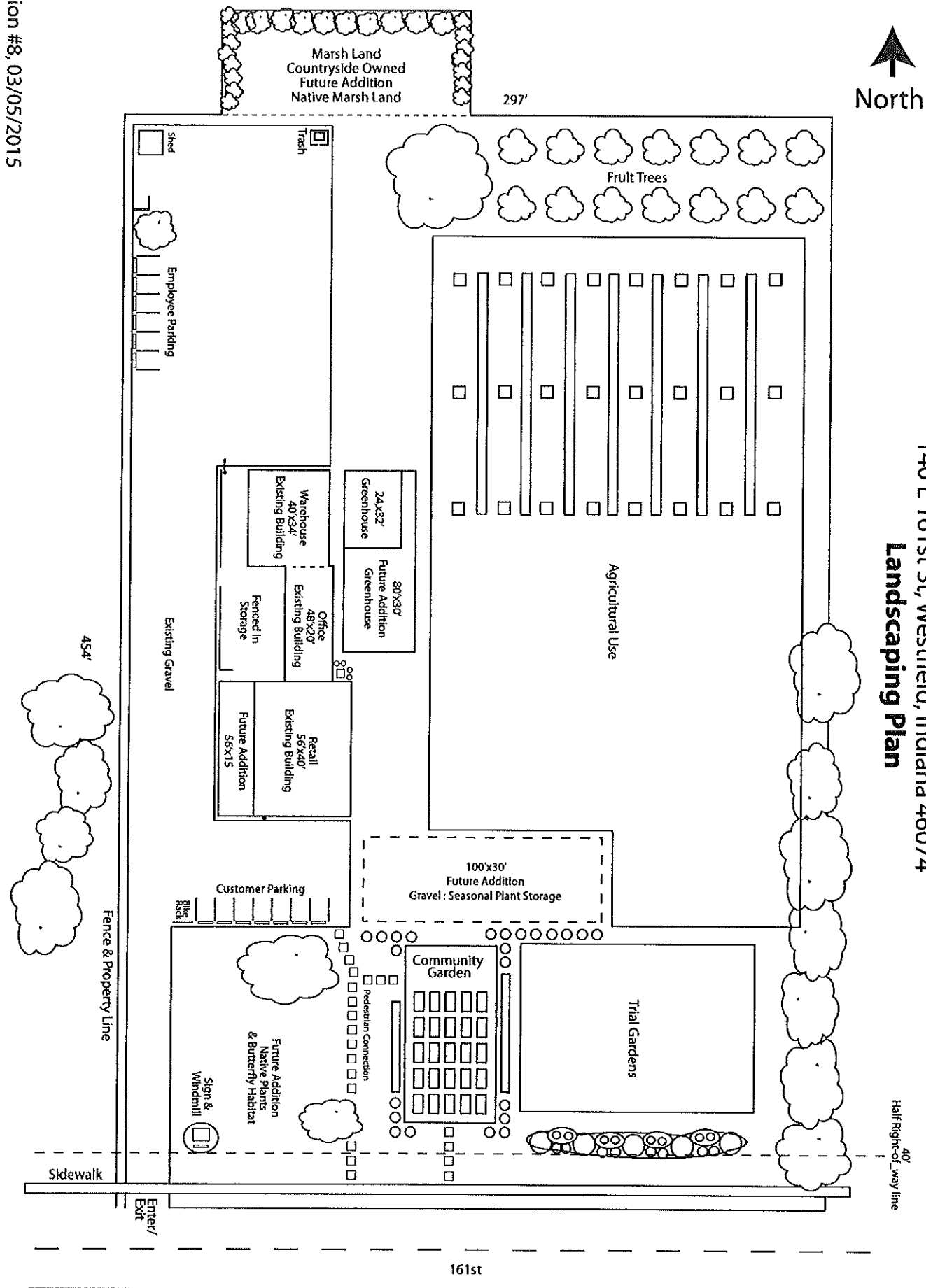


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- SF-3 (Single Family - 3)
- MF-2 (Multiple Family - 2)
- SF-3 Cluster



LAND DESCRIPTION (HISTORIC DESCRIPTION)

TRACT 1

STUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND BEING PARCELS/LOTS DESCRIBED AS FOLLOWS:

DEACON OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION 36, THENCE NORTH 80 DEGREES 40 MINUTES WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SECTION 36 TO THE EAST CORNER NORTH 80 DEGREES 40 MINUTES EAST PARALLEL TO THE EAST LINE OF SAID QUARTER A DISTANCE OF 281.23 FEET TO A POINT, THENCE SOUTH 80 DEGREES 40 MINUTES WEST ALONG A LINE 80 DEGREES 40 MINUTES EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 36 A DISTANCE OF 281.23 FEET TO THE EAST LINE OF SAID QUARTER SOUTH 80 DEGREES 40 MINUTES WEST A DISTANCE OF 287.23 FEET TO THE POINT OF BEGINNING.

HAWKES, J. C. JR., IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA
MORE PARTICULARLY DESCRIBED AS FOLLOWS.

[illegible]

COMPUTO LDC

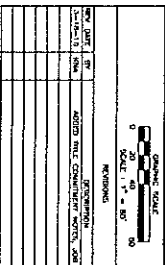
43	MAO NAL FOUND
37	MAO NAL EXT
03	D/R FROM RCO WITH YELLOW CAP STAMPED "WALTS 2003" EXT
04	D/R FROM RCO WITH CAP STAMPED "WALT" FOUND

AREAS DETERMINED TO BE OUTSIDE
THE AREA OF CONCERN ARE

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RISK MAP #1803/C01205. AREA IN ZONE "X" MAP DATED FEBRUARY 10, 2003

RIGHT OF WAY
CONVEYANCE CASES

RIGHT OF WAY
CONVEYANCE CASES



 MILLER SURVEYING INC.		27 MAY 2013 10:00 AM 10:00 AM	
PROJECT: RECONSTRUCTION QUAD 1		DATE: 27 MAY 2013	
LOCATION: SW 1/4, RICHMOND COUNTY, INDIANA		SCALE: 1" = 40'	
RECONSTRUCTION QUAD 1		TOTAL SHEETS: 27	
DATE: 27 MAY 2013		SHEET: 0	
PROJECT: RECONSTRUCTION QUAD 1		TOTAL SHEETS: 27	
DATE: 27 MAY 2013		SHEET: 0	

[illegible]

1. The "gross sales and delivery fees" reported in most reports of a "dealer" that rely on the "dealer's calculation of total discounts" are not the "gross sales and delivery fees" reported in the dealer's report to the dealer's customers.
2. The "dealer's" report to the dealer's customers is not the "dealer's" report to the dealer's customers.
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5. The "dealer's" report to the dealer's customers is not the "dealer's" report to the dealer's customers.

[illegible]

PLAYS OF DECADES, CONTINUOUS SECTION 12 AS RECORDED IN PLAT CANNOT BE SAVED AND INSTRUMENT ALIENOR ABANDONED.

[illegible][illegible]

SURVEYOR'S REPORT

11. TOWNSHIP 18 NORTH, RANGE 3 EAST HAMILTON COUNTY, INDIANA



Petition Number: 1503-SE-01 & 1503-VS-05

Subject Site Address: 140 East 161st Street (the “Property”)

Petitioner: Noah Herron d/b/a Urban Farmer Seeds and Plants (the “Petitioner”)

Request: The petitioner is requesting approval of a Special Exception and associated Variances of Development Standard to allow an Agritourism Use in the AG-SF1: Agriculture-Single Family Rural District (Chapter 13: Use Table).

Current Zoning: AG-SF1: Agriculture-Single Family Rural District (“AG-SF1”)

Current Land Use: Vacant

Approximate Acreage: 3.10 acres +/-

Exhibits: Exhibit 2: Location Map
Exhibit 3: Existing Conditions
Exhibit 4: Narrative Description and Request
Exhibit 5: Conceptual Renderings
Exhibit 6: Conceptual Site Plan
Exhibit 7: Street Frontage Landscape Plan
Exhibit 8: Signage Examples

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The subject property is 3.10 acres +/- in size and located at 140 E. 161st Street, on the north side of 161st Street; approximately a quarter mile east of the Kroger Supermarket (**see Exhibit 2**). The Property is zoned AG-SF1 and currently contains structures totaling 4,560 square feet +/- (**see Exhibit 3**). The surrounding adjacent properties to the north and west are zoned Single Family-3 Cluster District and are improved with single-family dwellings located in the Countryside subdivision. The properties to the east and south are zoned AG-SF1 and are improved with large lot single-family dwellings.

Property History: The prior use of the property was an excavating/construction operation, which is not a permitted use under the current zoning classification. The Property has been unoccupied, with the exception of equipment stored within the existing structures, for approximately the past ten (10) years.

Special Exception Request: The Petitioner has filed a Special Exception request to allow the use of the Property for an agricultural/retail use for the Urban Farmer Seeds and Plants business. The Department has determined the proposed use is an Agritourism Use¹, as defined by the Unified Development

¹ The UDO defines “Agritourism Use” as “[a]n agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits, apple or strawberry picking, seasonal or holiday activities, family-oriented



Ordinance. The Petitioner would utilize the Property to provide agricultural-related opportunities and experiences as described in **Exhibit 4**. As shown in **Exhibit 5** and **Exhibit 6**, the Petitioner is proposing to utilize and improve the existing Property and structures. The reuse of the existing structures will require interior renovations; however, the Petitioner also anticipates future expansion, as shown in **Exhibit 6**. Seasonal activities contemplated on the Property include a community garden, educational tours, pumpkin patch, and the sale of Christmas trees and other local products.

An Agritourism Use is permitted only by Special Exception in the AG-SF 1 District. As a result, the Petitioner has filed the appropriate Special Exception application.

Variance of Development Standard Request: In addition to the Special Exception request, the Petitioner, in coordination with the Department, also requests the following Variances of Development Standard:

1. Minimum Lot Area (Article 4.2(C)). In reviewing the proposed Special Exception request, the Department identified that the existing half right-of-way along the Property's 161st Street frontage was not consistent with the City's Thoroughfare Plan. As a result, in coordination with the Public Works Department, the Petitioner, as shown in **Exhibit 6**, will dedicate (as part of the development plan review and approval process) property for the necessary right-of-way improvements related to the development of the Property. As a result of the dedication of this additional right-of-way, the Property will be less than the minimum required three (3) acres in the AG-SF1 District.
2. Minimum Building Setback, Front Yard (Article 4.2 (E)(1)). As a result of the right-of-way dedication, as described above, the Petitioner requests a reduction to the Minimum Building Setback in the Front Yard from one hundred (100) feet to forty (40) feet to accommodate the existing and proposed structures.
3. Landscaping. In working with the Petitioner, the Department identified that variances from the following landscaping standards would be necessary in order to accommodate the Petitioner's proposed landscape plan. The proposed landscape plan is intended to accommodate the unique nature of the proposed use and the Petitioner's intended character for the Property, as well as provide landscaping appropriate with the character and uses of the surrounding properties.
 - a. Perimeter Parking Area (Article 6.8(O)(2)). The standard requires a five (5) foot wide planting area extending along the perimeter of a Parking Area. Required within the Parking Area is one (1) tree per thirty (30) linear feet and one (1) shrub per three (3) linear feet of Parking Area length. As a result of parking spaces oriented and abutting an existing six (6) tall wood fence, the Petitioner is requesting this standard not apply to the Property.
 - b. Foundation Plantings (Article 6.8(L)). The standard requires plant materials for long expanses of Building Facades. Due to the location of the gravel drive aisle and the limited visibility of the structure from adjoining properties or 161st Street, the Petitioner is requesting this standard not apply to the Property.

activities , creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site, related beverage or food sales, and related ancillary uses and buildings."



- c. External Street Frontage Landscaping Requirements (Article 6.8(M)). The standard requires a minimum three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per one hundred (100) lineal feet of Lot Frontage on 161st Street. The Petitioner is requesting this standard not apply; rather, the community garden, trialing garden and butterfly habitat (as shown in Exhibit 7) proposed along 161st Street replace the otherwise required External Street Frontage Landscaping Requirements.
4. Public Parking Area Surface (Article 6.14(G)(7)). Public Parking Areas are required to be paved with a dust proof or hard surface. As noted in Exhibit 6, gravel already exists on the Property. In order to preserve the agricultural environment and desired character of the proposed use of the Property, the Petitioner is requesting the standard not apply to the Property.
5. Sign Area (Article 6.17(H)(1)). The standard for determining the total Sign Area Allocation is one (1) square foot of Sign Area for each one (1) linear foot of building fronting on a public Right-of-way. The total Sign Area may be divided between Monument, Wall and Awning signs. As shown in Exhibit 6, the total linear of footage of building fronting 161st Street is forty (40) feet. Because of the nature and scale of the proposed use, as well as the orientation of the current structures, the Petitioner does not feel forty (40) square feet of signage is adequate for the Property. As a result, the Petitioner requests to double to total Sign Area Allocation to eighty (80) square feet. Examples of signs are included as Exhibit 8.

Comprehensive Plan: The Comprehensive Plan identifies this Property within the “Suburban Residential” land use classification. Development policies include: (i) protection of existing suburban character of the area; (ii) ensure that the infill development is compatible in mass, scale, density, materials and architectural style; and (iii) ensure proper buffering to existing residential development.

Spring Mill Station Plan: The Spring Mill Station Plan (the “Plan”), an addendum to the Comprehensive Plan adopted by the Council in April 2014, identified a geographic study area (named “Spring Mill Station”) generally located at the four corners of the intersection of Spring Mill Road and 161st Street. The planning process of adopting the Plan resulted in the formation of the Spring Mill Station Task Group (the “SMSG”), which primarily consists of representatives of the surrounding neighborhoods.

Although the Property is located just outside the boundaries of Spring Mill Station, the Department encouraged the Petitioner to meet with the SMSG. The SMSG has provided a letter as a result of their meeting with the Petitioner, which will be presented at the public hearing.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Special Exception and Variances of Development Standard. The petitions are scheduled to receive its public hearing at the March 10, 2015, Board of Zoning Appeals meeting. Notice of the public hearings were properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.



Conditions: The UDO² and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO³ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Special Exceptions: The UDO (Chapter 12: Definitions) 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".

Special Exception Decision Criteria: A Special Exception may be approved by the Board of Zoning Appeals only upon the determination in writing that the Special Exception at the proposed location meets the following⁴:

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare;
2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area;
3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District;
4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services;

² Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

³ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

⁴ Article 10.11(D) Processes and Permits; Special Exceptions; Review Criteria



5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding rights-of-way;
6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan; and
7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.

Variances of Development Standard Decision Criteria: Variances of Development Standard may be approved only upon the determination that⁵:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property.

STAFF COMMENTS

If the Board of Zoning Appeals is inclined to approve the Special Exception and Variances of Development Standard, then the Department recommends approving the petitions with the following conditions and findings:

Recommended Conditions:

1. The Special Exception shall be substantially similar as described in the Petitioner's Narrative Description and Conceptual Site Plan, attached hereto as Exhibits 4 and 6, respectively. Any substantial alteration to the scope and operation of the Special Exception, as determined by the Director, shall require approval by the Board of Zoning Appeals; and
2. The Variances of Development Standard shall only apply to an Agritourism use.

Recommended Findings of Approval (Special Exception):

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Finding: It is unlikely that approving the requested Special Exception would be injurious to the public health, safety, morals, and general welfare of the community because the use as proposed is consistent with the character of the area and the use itself offers a service benefiting the community and surrounding subdivisions.

⁵ Article 10.11(G)(2) Processes and Permits; Variances, Decision Criteria

2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed Special Exception should not have a negative impact on surrounding properties because: (i) the operation and design of the use are intended to mitigate the impact on surrounding properties; and (ii) the use is otherwise contemplated as appropriate in the AG-SF1 District.

3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District:

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The proposed operation and design of the use should mitigate potential impact on surrounding properties. As such, the use is compatible with permitted uses of the AG-SF1 District and potential conflicts resulting from other future and adjacent uses should be diminutive.

4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services:

Finding: The use should have little or no impact on utilities, streets, drainage or other necessary facilities.

5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding Rights-of-way:

Finding: Development Plan review and approval of the Special Exception will be required, at which time the development plan will be reviewed for compliance with the applicable design standards related to ingress and egress. Any additional improvements that may be warranted at that time to minimize conflict and interference with the adjacent right-of-way will be required. .

6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan:

Finding: See Page 3, "Comprehensive Plan". The Comprehensive Plan states the basic policy is to preserve and protect the stability and integrity of the area as infill development occurs (page 38, Comprehensive Plan).

7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.



Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The use and property will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

Recommended Findings of Approval (Variances of Development Standard):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Finding: It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community because the AG-SF1 District acknowledges the use as appropriate and the resulting improvements and parcel will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance(s) should not have a negative impact on surrounding properties because: (i) the use is acknowledged as appropriate in the AG-SF1 District; (ii) the parcel will otherwise comply with or exceed the applicable standards of the AG-SF1 District; and (iii) the approval of the variance(s) will allow for the use and improvement of the Property in a manner substantially consistent with the quality and character of the surrounding area and Comprehensive Plan.

3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property.

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the Property, as proposed, in accordance with the Unified Development Ordinance. The use is contemplated by the Unified Development Ordinance and the proposed improvements and parcel would otherwise be permitted and comply with the Unified Development Ordinance.

If the Board of Zoning Appeals is inclined to deny the Special Exception or Variances of Development Standard, then the Department recommends the following findings:

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Finding: It is unlikely that approving the requested Special Exception would be injurious to the public health, safety, morals, and general welfare of the community because the use as proposed is consistent with the character of the area and the use itself offers a service benefiting the community and surrounding subdivisions.

2. The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area:



Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed Special Exception should not have a negative impact on surrounding properties because: (i) the operation and design of the use are intended to mitigate the impact on surrounding properties; and (ii) the use is otherwise contemplated as appropriate in the AG-SF1 District.

3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District:

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The proposed operation and design of the use should mitigate potential impact on surrounding properties. As such, the use is compatible with permitted uses of the AG-SF1 District and potential conflicts resulting from other future and adjacent uses should be diminutive.

4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services:

Finding: The use should have little or no impact on utilities, streets, drainage or other necessary facilities.

5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding Rights-of-way:

Finding: Development Plan review and approval of the Special Exception will be required, at which time the development plan will be reviewed for compliance with the applicable design standards related to ingress and egress. Any additional improvements that may be warranted at that time to minimize conflict and interference with the adjacent right-of-way will be required. .

6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan:

Finding: See Page 3, "Comprehensive Plan". The Comprehensive Plan states retail uses should be restricted in Existing Suburban areas (page 39, Comprehensive Plan) and the proposed use is not an appropriate transition use from Spring Mill Station (page 17, Spring Mill Station Plan).

7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.

Finding: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The use and property will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

Recommended Findings of Denial (Variances of Development Standard):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:



Finding: It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community because the AG-SF1 District acknowledges the use as appropriate and the resulting improvements and parcel will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is likely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance(s) will likely have a negative impact on surrounding properties because the Special Exception is inconsistent with the surrounding area and will likely have an undesirable impact in preserving the character and quality of the area.

3. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property.

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the Property, as proposed, in accordance with the Unified Development Ordinance. The use is contemplated by the Unified Development Ordinance and the proposed improvements and parcel would otherwise be permitted and comply with the Unified Development Ordinance.



Petition Number: 1505-SPP-11 & 1505-ODP-12

Subject Site Address: 1321 West 186th Street - Southwest corner of 186th Street and Casey Road, north of the existing Water's Edge (the "Property")

Petitioner: GT Property Development, LLC by Weihe Engineering, Inc.

Request: Primary Plat and Overall Development Plan review for "**William Trace**" consisting of **88 single-family residential lots**.

Current Zoning: Springmill Trails PUD District Ordinance No. 11-19

Current Land Use: Agricultural / Residential

Approximate Acreage: 40.26 acres+/-

Exhibits:

1. Department Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Springmill Trails PUD

Property History: 1101-PUD-02 PUD District (Ordinance 11-19) (09/12/2011)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 40.26-acre +/- site is located on the southwest corner of Casey Road and 186th Street (see **Exhibit 2**), and is currently undeveloped. The request is for approval of a Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) (collectively, the "plans") for an eighty-eight (88) lot single-family residential subdivision.

The property is zoned in the Springmill Trails PUD District, with the SF5: Single-Family High Density ("SF5") District, pursuant to Ordinance No. 11-19, adopted by the Council on September 12, 2011



(recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011).

The comments contained herein are in review of the filed Primary Plat and Overall Development Plan (the "plans") scheduled for the May 4, 2015, Advisory Plan Commission meeting.

The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition has been properly noticed and is scheduled for a public hearing at the Plan Commission's May 4, 2015, meeting.

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

1. Location Map

Comment(s): Compliant.

2. Scale

Comment(s): Compliant

3. Primary Plat

a) Proposed name of subdivision.

Comment(s): Compliant.

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

Comment(s): Compliant.

c) Title, scale, north arrow and date.

Comment(s): Compliant.

d) 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.

Comment(s): Compliant.

e) Easements (locations, widths and purposes). (Article 8.3)

Comment(s): Petitioner will continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers. Please include the Department on all correspondence.

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

Comment(s): Location, size and capacity of existing utility services will be reviewed and determined by the applicable agencies through the review process.

g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment(s): Compliant



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

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1505-SPP-11 & 1505-ODP-12



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

Comment(s): Compliant.

- i) 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%).

Comment(s): Compliant.

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

Comment(s): Compliant.

- k) Building setback lines (*Article 4.5*)

Comment(s): Compliant.

- l) Legend and notes.

Comment(s): Compliant.

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

Comment(s): Petitioner will continue to coordinate with WPWD.

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

Comment(s): Compliant.

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

Comment(s): Compliant.

- p) 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(s): Please continue to copy the Department on all correspondence with these agencies throughout the review process.

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

Comment(s): Compliant.

- r) 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

- i) 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.



Comment(s): No legal drain is involved, but County Surveyor will provide comments during TAC review process.

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:

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

Comment(s): Please see development and design standard comments contained herein.

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

Comment(s): Please see the PUD District Ordinance standards contained herein.

3. 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(s): Please coordinate with the WPWD to confirm compliance with the applicable standards.

4. 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(s): Please coordinate with the applicable utility service providers and WPWD to ensure sufficient capacity.

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

1. Development Plan Scope
2. General Plan Requirements
 - a) Title, scale, north arrow and date

Comment(s): Compliant.

- b) Proposed name of the development

Comment(s): Compliant.

- c) 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.

Comment(s): Compliant.



d) Address and legal description of the property.

Comment(s): *Compliant.*

e) Boundary lines of the property including all dimensions.

Comment(s): *Compliant.*

f) 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(s): *Compliant.*

g) 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.

Comment(s): *Compliant.*

h) 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.

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant. Petitioner will continue to coordinate with the Hamilton County Surveyor's Office and WPWD.*



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

Comment(s): *No legal ditches or streams appear to be on or immediately adjacent to the Property, if not, but please provide that information on a separate Overall Development Plan document.*

p) 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(s): ***Petitioner will continue to work in coordination with applicable utility service providers.***

q) Identify buildings proposed for demolition.

Comment(s): *Compliant.*

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

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities." No amenities are provided within the neighborhood.*

s) 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).

Comment(s): *N/A. All uses are the same (SF5).*

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

Comment(s): *Compliant.*

PUD DISTRICT STANDARDS (Ordinance 12-45)

- | | |
|------------------------------------|-------------------------------------|
| 1. Minimum Lot Area: | 5,400 sq. ft. (60' front load lots) |
| 2. Minimum Lot Frontage: | 40 feet (60' front load lots) |
| 3. Minimum Building Setback Lines: | |
| a) Front Yard: | 20 feet |
| b) Side Yard: | 6 feet |
| c) Rear Yard: | 15 feet |
| d) Minimum Lot Width: | 60 feet |
| 4. Maximum Building Height: | 25 feet |

Comment(s): *Compliant.*

5. Additional Standards:

- a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
- b) No yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.
- c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District



- d) A minimum of three dwelling types shall be constructed within the District
- e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

Comment(s):

- 1. ***Please provide figures breaking down Common Areas C & D only. Waiting to confirm if Common Areas C & D are sufficient to meet the 21% open space requirement. If not, then Common Areas A & B (detention/retention ponds) need to be redesigned as community amenities.***

6. Landscaping Standards:

- 1. ***Minimum On-Site Landscaping per the PUD:***

Landscaping	Required	Provided	Difference
Shade Trees	528	352	-176
Ornamental or Evergreen	352	352	0
Shrubs	1,408	599	-1,232

- 2. ***Additional landscaping to be installed by builder as each lot develops. Will be confirmed during the Improvement Location Permit review.***
- 3. ***Buffer yards are not required along Casey Road pursuant to Section 8.3 of the PUD. Buffer yards are required along 186th Street; however, pursuant to Section 8.3(C) the most restrictive standards apply. The UDO road frontage standards apply (See Development Standard comments below).***

Comment(s): Compliant.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

Comment(s):

- 1. ***Please ensure that street trees are provided in accordance with Article 6(J)(2) of the UDO. If street trees are not installed in the eight (8) foot tree lawn then they shall be installed no less than four (4) feet from the sidewalk and no more than ten (10) feet from the sidewalk.***

2. Lot Standards (Article 6.10)

Comment(s): Please ensure that corner lots are wide enough to allow for a driveway separation of at least 30' from the R/W line to the beginning of the drive way.

3. Setback Standards (Article 6.16)

Comment(s): Compliant.

4. Vision Clearance Standards (Article 6.19)

Comment(s): Compliant.



5. Yard Standards (Article 6.21)

Comment(s): *Compliant. Please note that corner lots will have two front yards.*

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): *Compliant.*

2. Easement Standards (Article 8.3)

Comment(s): *Please coordinate with WPWD and utility services providers to ensure the location and adequate size of all easements.*

3. Monument and Marker Standards (Article 8.5)

Comment(s): *To be reviewed on the Secondary Plat document.*

4. Open Space and Amenity Standards (Article 8.6)

- a) A minimum of 21% Open Space is required across Residential District 2 per the PUD.

Comment(s): *Not Compliant.*

1. *Without an open space master plan of Residential District 2, William Trace development is required to have 21% open space. Common Area ponds are required to function as an amenity for the neighborhood. Proposed Common Area ponds should have more accessibility and road frontage.*
2. *Common Areas should be connected with pedestrian trails to provide further connectivity, especially to the future Little Eagle Creek Trail/contemplated development to the west.*

5. Pedestrian Network Standards (Article 8.7)

Comment(s): *Compliant.*

6. Storm Water Standards (Article 8.8)

Comment(s): *Please coordinate with WPWD.*

7. Street and Right-of-Way Standards (Article 8.9)

Comment(s): *Not Compliant.*

1. *Jack View Drive cul-de-sac (west) should provide a ROW stub to the property line in order to connect to contemplated development to the west.*
2. *Jack View Drive cul-de-sac (east) should be eliminated as cul-de-sacs are discouraged and only permitted in certain circumstances.*

8. Street Light Standards (Article 8.10)

Comment(s): *Compliant.*

9. Street Sign Standards (Article 8.11)

Comment(s): *Please coordinate with WPWD and the Indiana Manual on Uniform Traffic Control Devices.*



10. Surety Standards (Article 8.12)

Comment(s): Please coordinate with WPWD.

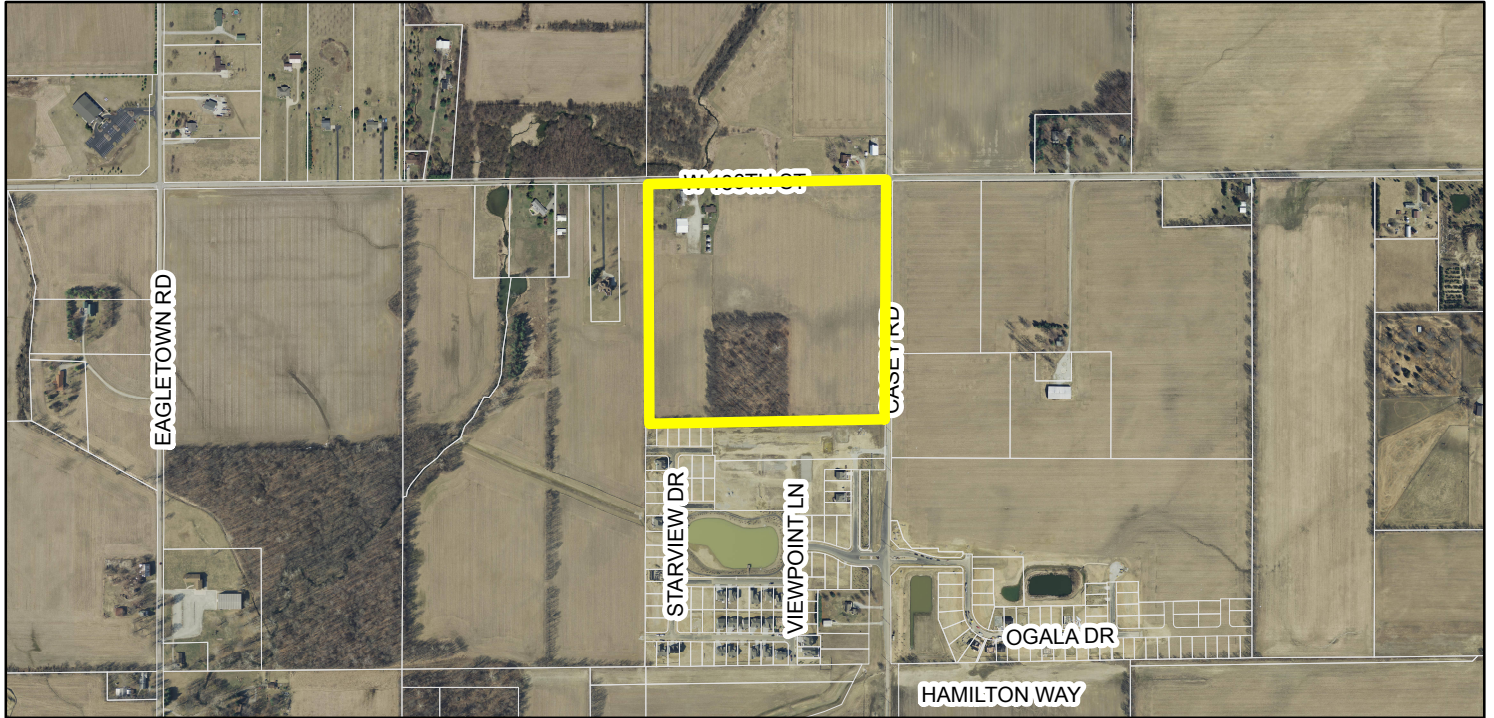
11. Utility Standards (Article 8.13)

Comment(s): Please coordinate with WPWD and applicable utility service providers.

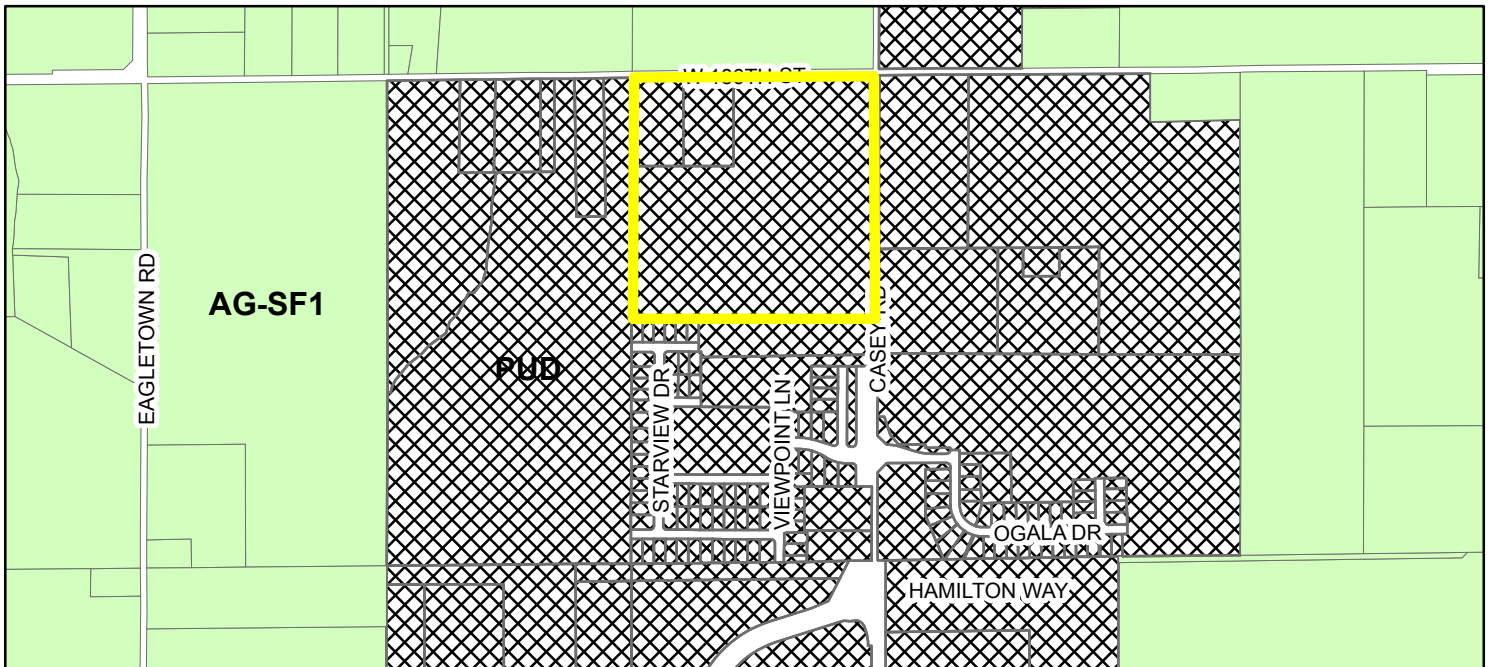
DEPARTMENT COMMENTS

1. No action is required at this time, except to hold a public hearing.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as noted in this report. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If you have any questions about the comments contained herein, please feel free to contact me prior to the APC meeting scheduled for this petition (May 4, 2015) at jlauer@westfield.in.gov or (317) 910-2927.

Aerial Location Map



Zoning Map



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

PRIMARY PLAIN



ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

WHEREAS, the Westfield City Council is subject to the provisions of 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
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
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 Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

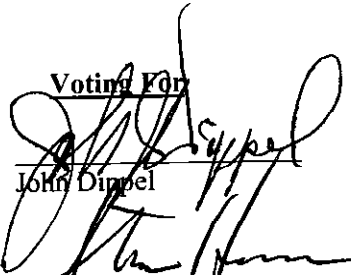
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate.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

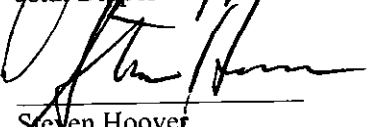
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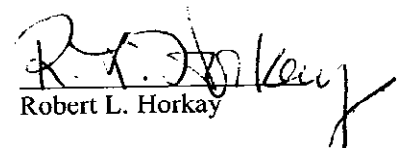
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

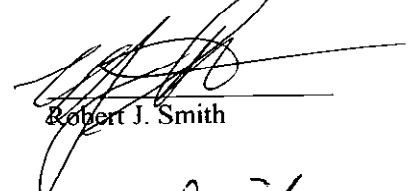
Voting For


John Dippel

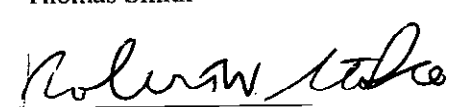

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

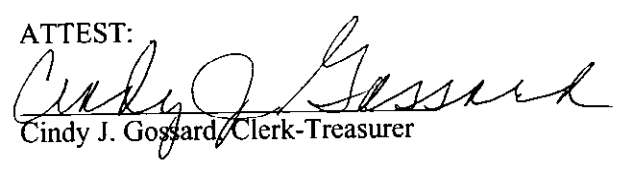
Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

ATTEST:


Cindy J. 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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

"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 C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. 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 requirement 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.
 - e. All windows shall have shutters and/or treatment. For windows in brick 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-brick 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 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. 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.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) 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.
 - e. All windows shall have shutters and/or treatment. For windows in brick 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-brick 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 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. 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.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

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

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. 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 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. 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. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embaling School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (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. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

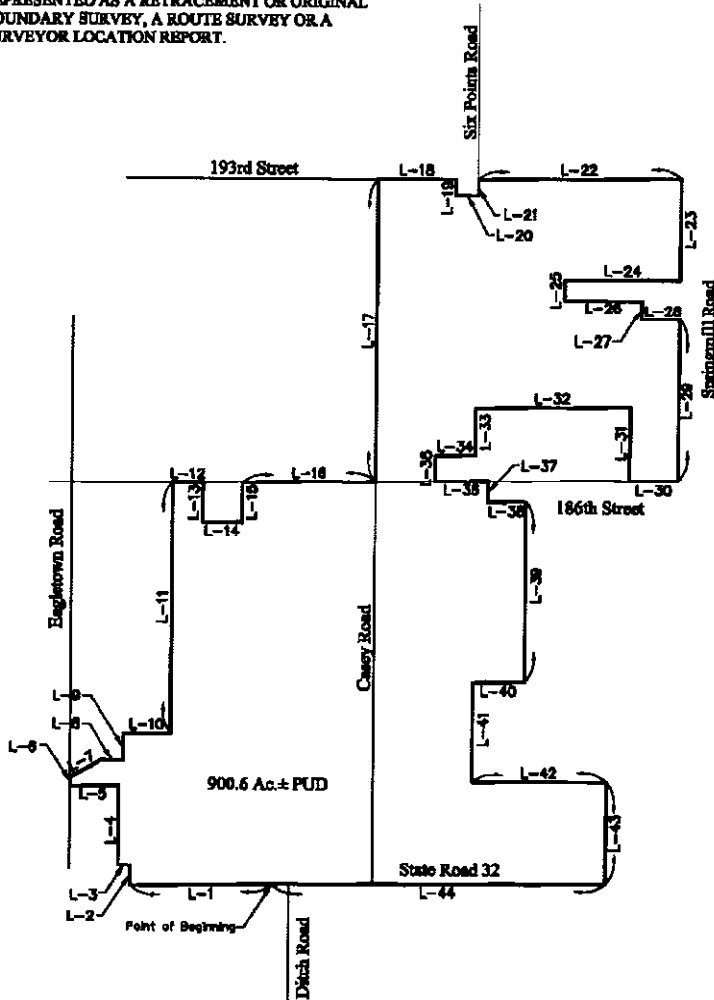
Exhibit A

Legal Description

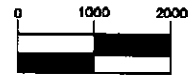
A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

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



Scale: 1"=2000'
GRAPHIC SCALE



(IN FEET)
1 inch = 2000 ft.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2345.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Willing Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

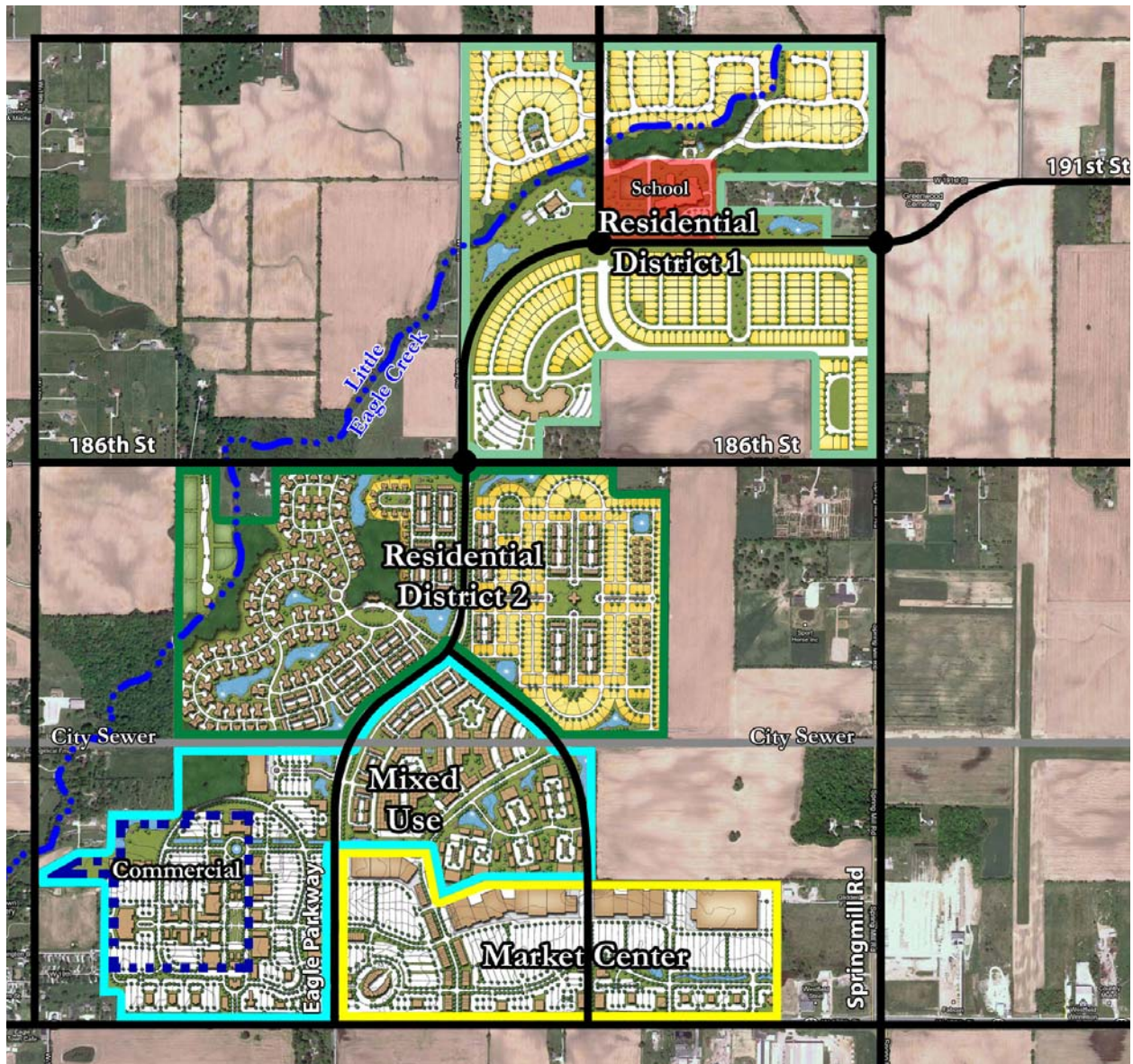


Exhibit C

Illustrative Site Development Plan

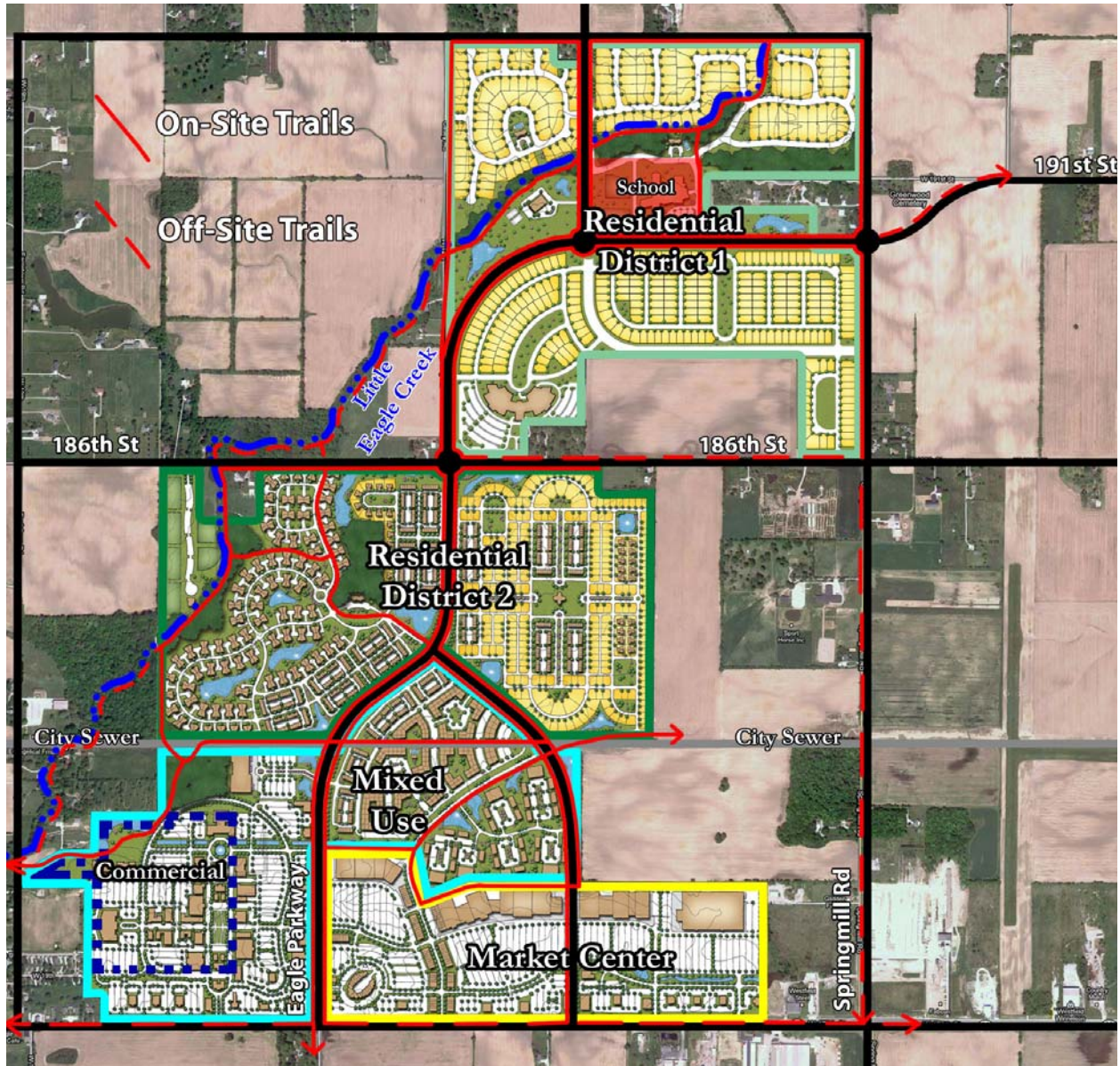


Exhibit D

Construction Phasing Schedule

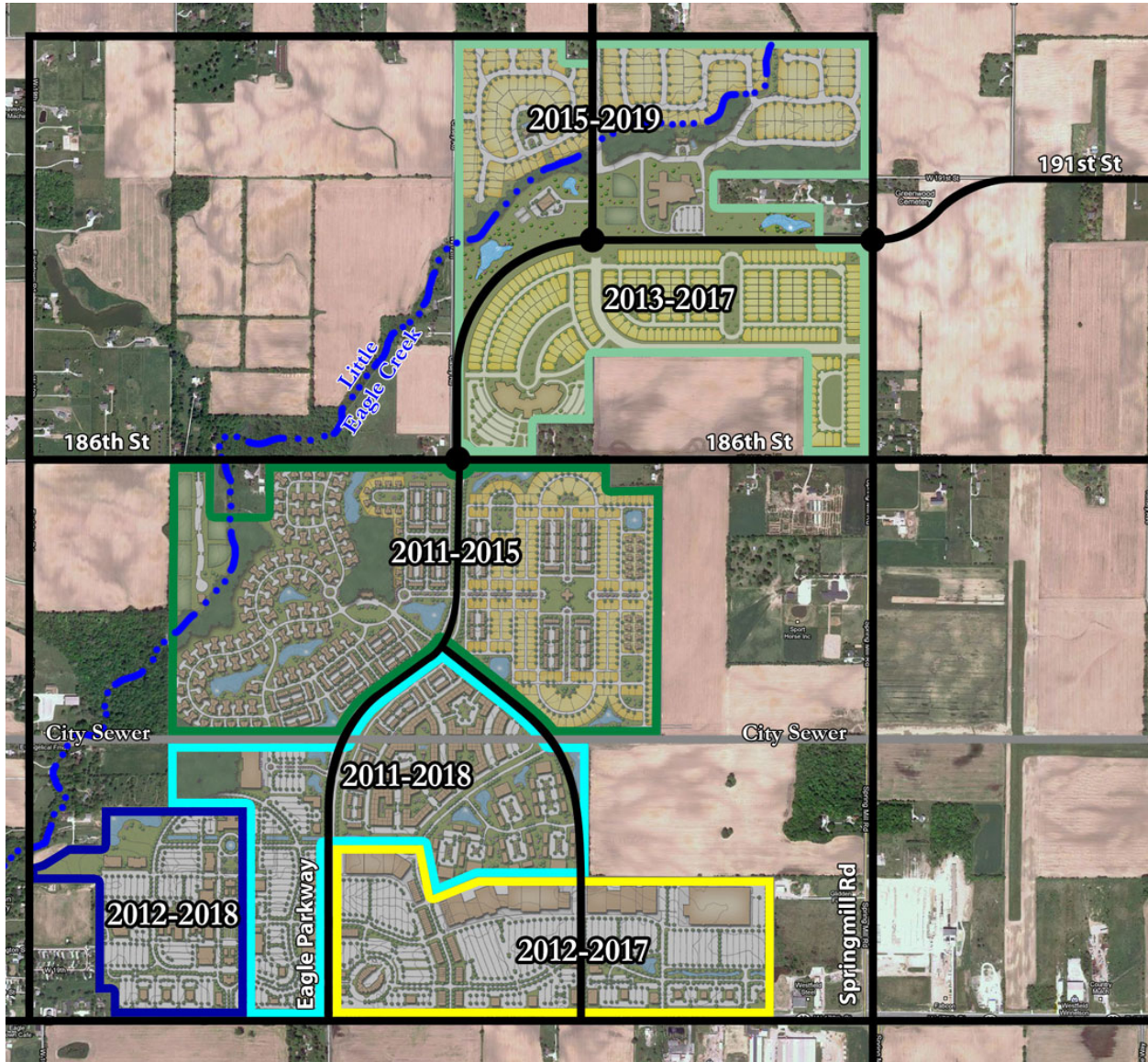


Exhibit E
Amenity Plan

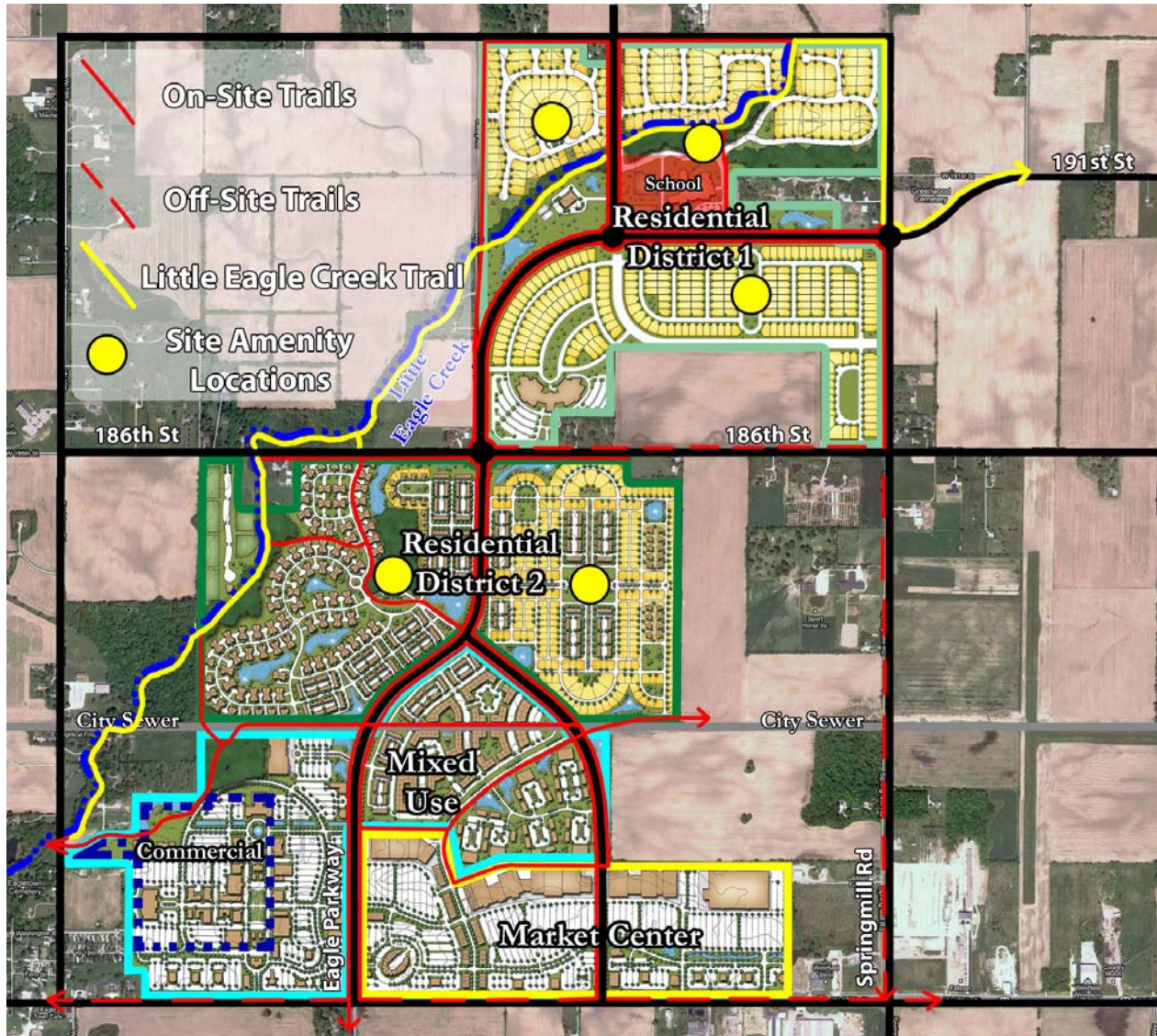


Exhibit F

Residential Photo Examples















Petition Number: 1505-DDP-07 ("Urban Farmer")

Subject Site Address: 140 E. 161st Street (the "Property")

Petitioner: Noah Herron by Terra Site Development, Inc.

Request: Detailed Development Plan review for "**Urban Farmer**," an agritourism business, consisting of **one (1) commercial lot**.

Current Zoning: AG-SF1: Agriculture / Single-Family-1

Current Land Use: Unoccupied/Exiting structures

Approximate Acreage: 3.24 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Special Exception & Variance Staff Report

Property History:

Special Exception - (1503-SE-01)
Variance of Development Standard - (1503-VS-05)

Staff Reviewer: Jeffrey M. Lauer, 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 3.24-acre +/- site is located at 140 East 161st Street (north side of 161st Street) (see **Exhibit 2**), and is currently undeveloped, but contains some existing structures that are proposed to be reused. The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for one (1) commercial lot to accommodate an agritourism business called "Urban Farmer."

The Property is zoned in the AG-SF1: Agriculture / Single-Family 1 District ("AG-SF1"). The Special Exception (1503-SE-01) and Variance of Development Standard (1503-VS-05) for this property were approved by the Board of Zoning Appeals at its March 10, 2015 meeting. The Special Exception permitted the Agritourism Use on the Property. The Variance of Development Standard permitted certain variances



from the Unified Development Ordinance (the “UDO”), as indicated by the staff report associated with that petition (see **Exhibit 4**).

The comments contained herein are in review of the filed Detailed Development Plan scheduled for the May 4, 2015, Advisory Plan Commission meeting.

The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition has been properly noticed and is scheduled for a public hearing at the Plan Commission’s May 4, 2015, meeting.

Zoning District Standards (Article 4.16)

AG-SF1: Agriculture / Single-Family-1

- | | |
|---|-------------------|
| 1. <u>Minimum Lot Area:</u> | Three (3) acres |
| 2. <u>Minimum Lot Frontage:</u> | 250 feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 100 feet |
| b. Side Yard: | 30 feet |
| c. Rear Yard: | 30 feet |
| 4. <u>Minimum Lot Width:</u> | 100 feet |
| 5. <u>Maximum Building Height:</u> | 2.5 stories |
| 6. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All Others: | 800 square feet |

Comment(s): Compliant.

- ***Please show all building setback lines on the Detailed Development Plan document.***
- *Minimum Lot Area is permitted less than three (3) acres per the approved 1503-VS-05.*
- *Minimum Front Yard Building Setback is permitted at forty (40) feet per the approved 1503-VS-05.*

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1” – 100’:

- a. Title, scale, north arrow and date

Comment(s): Compliant.



b. Proposed name of the development

Comment(s): *Compliant.*

c. 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

Comment(s): *Compliant.*

d. Address and legal description of the property

Comment(s): *Compliant.*

e. Boundary lines of the property including all dimensions

Comment(s): *Compliant.*

f. 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(s): ***Please provide the existing pavement width of 161st Street.***

g. 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

Comment(s): *Compliant.*

h. 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

Comment(s): *Compliant.*

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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



Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *No floodplains located on the Property.*

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

Comment(s): ***Appears compliant; however, if legal ditches and streams exist on the Property, please show on one Detailed Development Plan document.***

p. 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, telephones and cable

Comment(s): *This information will be provided by applicable utility service providers during the TAC review process.*

q. Identify buildings proposed for demolition

Comment(s): *Compliant.*

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

Comment(s): *N/A.*

s. 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)

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)

Comment(s): *N/A.*

4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall



generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

Comment(s): Compliant, but also see Development Plan comments below.

5. **Open Space and Development Amenity Plan:** A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

Comment(s): N/A.

6. **Lighting Plan:** A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan

Comment(s): Compliant. No new outdoor lighting is proposed. Please confirm this is the case. If so, then no photometric plan is required to be submitted.

7. **Sign Plan:** A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

Comment(s): To be reviewed and approved through a separate sign permit process.

8. **Building Elevations:** Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):

Comment(s): Information is provided is compliant (Please see Architectural Standard comments below).

9. **Integrated Developments:** Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof

Comment(s): N/A.

10. **Traffic Impact Study:** A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study

Comment(s): Please coordinate with Westfield Public Works Department ("WPWD") to determine if the above is necessary.



11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of:
(i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development
Comment(s): *Compliant.*

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Architectural Standards (Non-Residential Uses) (Article 6.3)
Comment(s): *Compliant. Existing buildings on the Property are consistent with 1503-SE-01. Future buildings/structures proposed are contemplated and shall remain consistent with existing structures.*

2. Building Standards (Article 6.4)
Comment(s): *Compliant.*

3. Height Standards (Article 6.6)
Comment(s): *Please indicate the heights of all existing structures*

4. Landscaping Standards (Article 6.8)
a. Minimum Lot Landscaping:

Plant Type	Required	Provided	Difference
Shade Trees	32	-	-
Ornamental or Evergreen Trees	32	-	-
Shrubs	81	-	-

Comment(s): *Not Compliant. Please provide more information to ensure compliance with the above standards. The installation of landscaping needs to be individually shown or provide labels of the amount of landscaping on the site or a chart that tabulates all landscaping provided.*

- b. Foundation Plantings
Comment(s): *N/A pursuant to 1503-VS-05*

- c. External Street Frontage Requirements
Comment(s): *N/A pursuant to 1503-VS-05*

- d. Buffer Yard Standards
Comment(s): *N/A. AG-SF1 adjacent to SF-3 Cluster.*

- e. Interior Parking Area Landscaping
Comment(s): *N/A pursuant to the 1503-SE-01.*



f. Perimeter Parking Area Landscaping
Comment(s): N/A pursuant to 1503-VS-05.

5. Lighting Standards (Article 6.9)
Comment(s): Existing lighting permitted pursuant to Article 6.9(C)(1). Lighting existed prior to 2002. No new lighting proposed.
6. Lot Standards (Article 6.10)
Comment(s): Compliant.
7. Parking and Loading Standards (Article 6.14)
Comment(s): Please provide more information to ensure lighting of parking areas during business hours and "minimum security illumination" during non-business hours. Gravel parking area permitted pursuant to 1503-VS-05.
8. Performance Standards (Article 6.15)
Comment(s): To be monitored for compliance.
9. Setback Standards (Article 6.16)
Comment(s): Compliant pursuant to 1503-VS-05.
10. Vision Clearance Standards (Article 6.19)
Comment(s): Please ensure a 75' vision clearance line at access point onto 161st Street.
11. Yard Standards (Article 6.21)
Comment(s): Compliant.

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
Comment(s): Compliant.
2. Easement Standards (Article 8.3)
Comment(s): Please coordinate with WPWD and utility services providers to ensure the location and adequate size of all easements. Petitioner is working with the Department and WPWD to establish an easement on the north side of the property in order to resolve surrounding drainage issues.
3. Monument and Marker Standards (Article 8.5)
Comment(s): Compliant, pursuant to the submitted survey of existing property.
4. Open Space and Amenity Standards (Article 8.6)
Comment(s): N/A.



5. Pedestrian Network Standards (Article 8.7)
Comment(s): *No internal streets proposed.*
6. Storm Water Standards (Article 8.8)
Comment(s): *Please coordinate with WPWD. Petitioner is working with the Department and WPWD to establish a drainage easement on the north side of the property to address surrounding drainage issues. The approximate easement location must be shown on the Detailed Development Plan document.*
7. Street and Right-of-Way Standards (Article 8.9)
Comment(s): *Pursuant to the UDO, 1503-SE-01 and 1503-VS-05, a forty (40) foot ROW is required to be dedicated and an eight (8) foot asphalt path installed within the ROW.*
8. Street Light Standards (Article 8.10)
Comment(s): *Compliant.*
9. Street Sign Standards (Article 8.11)
Comment(s): *Please coordinate with WPWD and the Indiana Manual on Uniform Traffic Control Devices, if necessary.*
10. Surety Standards (Article 8.12)
Comment(s): *Please coordinate with WPWD.*
11. Utility Standards (Article 8.13)
Comment(s): *Please coordinate with WPWD and applicable utility service providers.*

DEPARTMENT COMMENTS

1. No action is required at this time, except to hold a public hearing.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as noted in this report. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If you have any questions about the comments contained herein, please feel free to contact me prior to the APC meeting scheduled for this petition (May 4, 2015) at jlauer@westfield.in.gov or (317) 910-2927.

LOCATION: C:\Users\jackson\Documents\1_Docs\William Trace\Drawings\WilliamTrace\Exhibit.dwg
DRAWN BY: J. JACKSON
DATE/TIME: April 30, 2015 - 4:02pm
PLOTTED BY: Jackson

OFFSITE ESMT

WILLIAM TRACE at SPRINGMILL TRAILS



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IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 80'
0 40 80 160

PREPARED FOR:
WILLIAM TRACE AT SPRINGMILL TRAILS
CT PROPERTY DEVELOPMENT, LLC

SHEET NO.

P101

PROJECT NO.
W150051

OVERALL DEVELOPMENT PLAN
Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Hamilton County, Indiana

REVISIONS AND ISSUES
APPROVAL PENDING
NO FOR
CONSTRUCTION

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150051
DWG NAME: P101.DWG
DESIGNED BY: J. JACKSON
DRAWN BY: J. JACKSON
CHECKED BY: J. JACKSON
DATE: 04-14-2015

10505 N. College Avenue
Indianapolis, Indiana 46250
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), PANEL 120 OF 300, MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 PORTIONS OF THE WITHIN DESCRIBED REAL ESTATE ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY A 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM. THE APPROXIMATE LIMITS OF FLOOD ZONE AE AND THE FLOODWAY HAVE BEEN SHOWN HEREON BY SCALE FROM THE FIRM. FLOOD PLAIN INFORMATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM), AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.
- THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, MARCH 2015
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.

BENCHMARKS

- ORIGINATING BENCHMARK - LEE 12**
A DEPARTMENT OF NATURAL RESOURCES BRASS TABLET, STAMPED "LEE 12", SET IN TOP OF A CONCRETE POST IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF 186TH STREET AND CASEY ROAD.
ELEVATION=910.25 NAVD 88
- TEMPORARY BENCHMARK - TBM #1**
A RAILROAD SPIKE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1180 FEET SOUTH OF 186TH STREET.
ELEVATION=910.90 NAVD 88
- TEMPORARY BENCHMARK - TBM #2**
A PLASTIC COATED BENCH TIE IN THE WEST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF CASEY ROAD, APPROXIMATELY 1660 FEET SOUTH OF 186TH STREET.
ELEVATION=915.25 NAVD 88

LANDSCAPING NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- SEE LANDSCAPE PLANS, SHEETS P103 & P104 FOR MORE INFORMATION.

LEGEND: EX. CONDITIONS

TRANSFORMER	—E(U)—	—E(U)—
GUY ANCHOR	—COM(U)—	—COM(U)—
ELECTRIC JUNCTION BOX	—CHU—	—CHU—
UTILITY POLE	—	—
UTILITY POLE W/ TRANSFORMER	—	—
COMMUNICATIONS PEDESTAL	—	—
BEEHIVE INLET	—	—
SANITARY SEWER MANHOLE	—	—
FIRE HYDRANT	—	—
WATER VALVE	—	—
SPIGOT	—	—
SIGN	—	—
POST	—	—
SOIL BORING	—	—
SPOT ELEVATION	—	—

LAND DESCRIPTION

(RECITED FROM AN ALTA/CASM LAND TITLE SURVEY DATED 10/16/2014 PREPARED BY MILLER SURVEYING, INC. UNDER JOB NUMBER B35496)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 1323.61 FEET TO A HARRISON MONUMENT MARKER AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 1324.37 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1326.22 FEET TO THE POINT OF BEGINNING, CONTAINING 40.26 ACRES, MORE OR LESS.

UNDERGROUND WATER
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
MIXED OR UNIDENTIFIED OVERHEAD UTILITY
SANITARY SEWER
STORM SEWER
RIGHT OF WAY LINE
FARM FENCE
BOUNDARY LINE
FLOW LINE
SECTION LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR

CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
ROW RIGHT OF WAY
TC TOP OF CURB
INV INVERT
ASPHALT
CONCRETE (CONC)
STONE

LEGEND: PROPOSED CONDITIONS

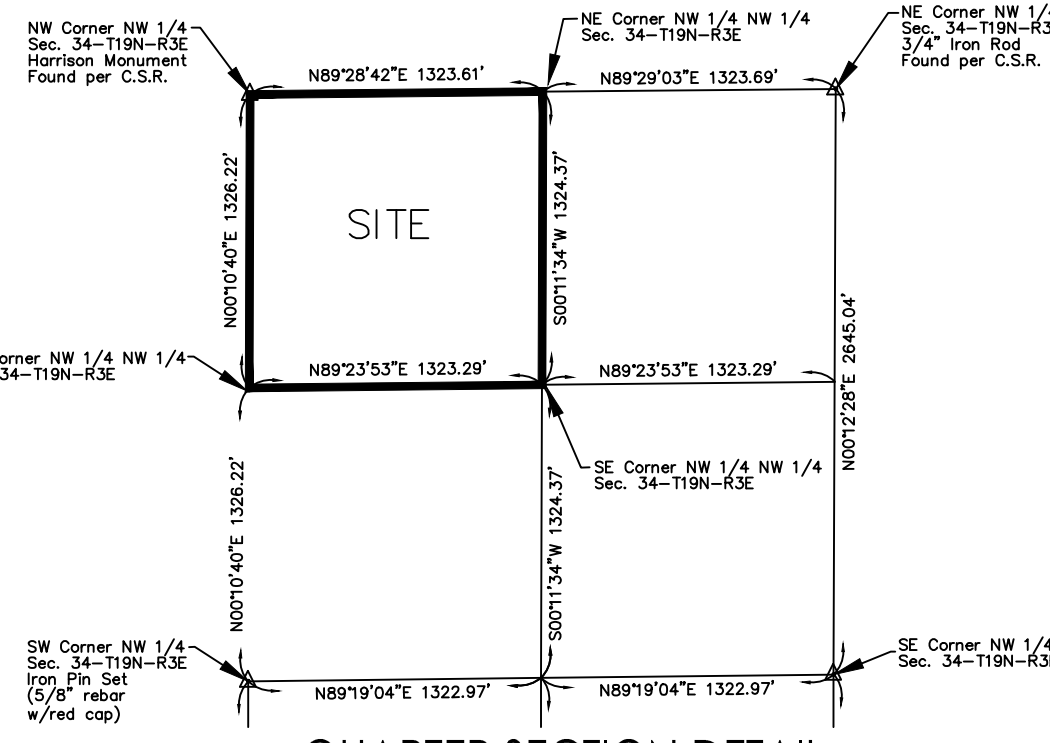
— = RIGHT-OF-WAY LINE
— = STORM SEWER LINE
— = SWALE
— = SANITARY SEWER LINE
— = WATER MAIN
— = MANHOLE
— = FLOW DIRECTION
— = STORM BEEHIVE INLET
— = STORM CURB INLET
— = MANHOLE
— = DRAINAGE & UTILITY EASEMENT
— = SANITARY SEWER EASEMENT
— = SUBSURFACE DRAIN
— = CONCRETE END SECTION
— = SUBSURFACE DRAIN
= TYPICAL 55' WIDE X 60' DEEP BUILDING PAD



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PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 50'
0 25 50 100



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

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800 | 452 - 6408
317 | 843 - 0546 fax

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

WEIHE
ENGINEERS

Land Surveying/Civil Engineering
Landscape Architecture

PROJECT NO.: W150051
DWG NAME: P101.DWG
DESIGNED BY: JCS
DRAWN BY: DCS
CHECKED BY: DCS
DATE: 04-03-2015

REVISIONS AND ISSUES
APPROVAL PENDING
NO FOR CONSTRUCTION

WILLIAM TRACE AT SPRINGMILL TRAILS
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.

P101

PROJECT NO.
W150051

OVERALL DEVELOPMENT PLAN

Part of the NW 1/4 of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

Petition Number: 1505-PUD-07

Petitioner: Site Solutions Property Group, LLC

Request: A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

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

Current Land Use: Agricultural/Unimproved

Approximate Acreage: 40.95 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. PUD Ordinance
5. Neighbor Meeting Summary
6. Petitioner's Narrative

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015 City Council meeting. The petition will receive a public hearing at the May 4, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on May 4, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on April 1, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately Forty-one (41) acres located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Lantern Park", that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner's narrative (see **Exhibit 6**) characterizes the

proposed development as a high quality development which will provide continued buffering for the adjacent larger single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Minimum Building Lines: The PUD Ordinance modifies the eight (8) foot side yard setback, and the twenty-five (25) foot front and rear yard setbacks required by the UDO to five (5) feet for the side yard, and twenty (20) feet for the front and rear yards.
2. Minimum Lot Width: The PUD Ordinance modifies the fifty (50) feet minimum lot width required by the UDO to sixty (60) feet.
3. Minimum Lot Area: The PUD Ordinance modifies the 9,000 square foot minimum lot area required by the UDO to 7,200 square feet.
4. Maximum Building Height: The PUD Ordinance modifies the twenty-five (25) foot maximum building height allowed by the UDO to one and a half (1.5) stories.
5. Minimum Living Area: The PUD Ordinance modifies the 1,000 square foot minimum living area for single story residences required by the UDO to 2,000 square feet. In addition, the PUD Ordinance modifies the 750 square foot minimum ground floor living area for one and a half (1.5) story residences to a minimum total size of 2,300 square feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. Additionally, the PUD Ordinance dictates that any lot with a rear elevation facing east or north will be constructed as if it faces an external street. Lots with rear elevations facing west will not be held to this standard as the floodway will block the view of the homes from Union Street. The PUD Ordinance also replaces Article 6.3(C)(2) Streetscape Diversity with a Façade Variety Form.
2. Landscaping Standards (Article 6.8): The PUD Ordinance: (a) states that trees along the east and south borders will be preserved, the specific areas will be outlined in the development plan; (b) requires the area located in the floodway (Parcel B) to remain in its natural state, unless improved with ponds, wetland mitigation areas, or trails; (c) eliminate the requirement for street trees, while requiring one (1) of the lot’s shade trees to be placed in the front yard in lieu of the street

tree; and (d) modifies the minimum lot landscaping requirements to two (2) shade trees, one (1) ornamental tree, and four (4) shrubs for all lots.

Infrastructure Standards: As proposed, the PUD Ordinance establishes alternative Construction Standards (Article 7.3 in the UDO). These modifications are intended to accommodate the unique environmental and topographical characteristics of the Property and the Petitioner's vision for the development. The specific changes have been removed from the PUD and placed in a Developer Agreement.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 30% of the land in Parcel A. This does not include the area inside the floodway.
2. Amenities (Article 8.6): The PUD Ordinance requires that three (3) types of amenities be provided for the development; (a) walking/jogging/biking trail; (b) Fountains in the detention pond; and (c) town (2) bench sitting areas overlooking the pond and/or floodway. The PUD Ordinance also states that if development occurs in phases, two (2) amenities will be constructed with the first phase with the remaining constructed in the second phase.
3. Pedestrian Network Standards (Article 8.7): The PUD Ordinance requires that the perimeter trail along 161st Street to be installed with the first phase of development. The trail along Union Street is to be constructed upon platting of Parcel "B" or, if Parcel "B" is not under development at the time of Secondary Platting of the final section of Parcel "A", then a bond or other approved surety will be placed with the City prior to approval of said plat. The owner then has thirty-six (36) months to install the Union Street trail or the bond will be called upon.

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

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential

development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

DISCUSSION TOPICS

Streetscape Diversity for Perimeter Lots: The PUD Ordinance does not require rear enhancements to meet the Streetscape Diversity for Perimeter Lots provision from the UDO stating that adjacent homes may not have more than three (3) of the same architectural features that qualify for the rear enhancement points.

Perimeter Trail Construction: The PUD Ordinance does not require the perimeter trail along Union Street to be constructed in conjunction with the one along 161st Street, but allows for its installation to occur up to 36 months after Secondary Plat approval of the final section of Parcel “A”.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

STAFF COMMENTS

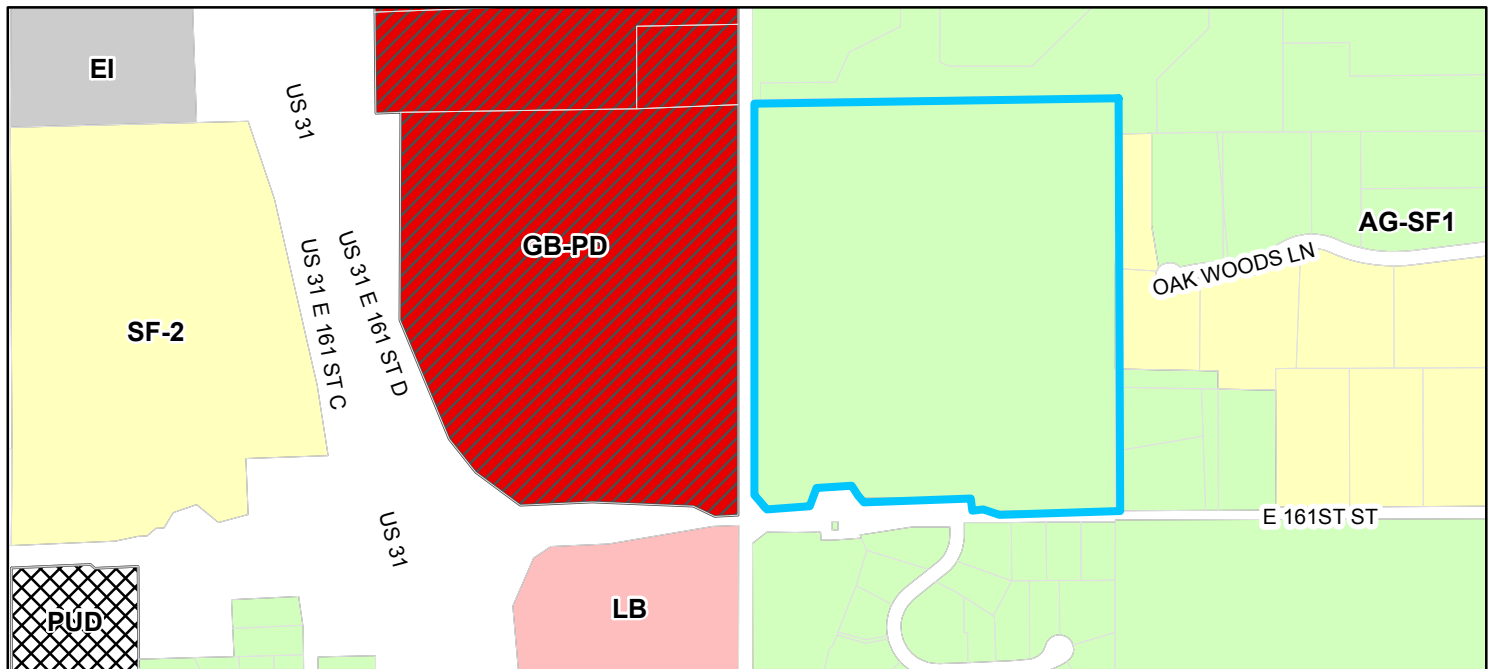
1. Hold a public hearing at the May 4, 2015 APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



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

Exhibit B Concept Plan

Plot Date: Apr 29, 2015 Plot Time: 1:35pm File Name: W:\Equator Real Estate\2015-07-18 Equator Real Estate - 161st & Union\Design\CAD\161st and Union\Sheet 70w LOTS Option 1C.dwg Layout: MColor By: dchesterfield

South Union Street

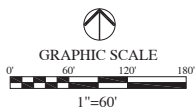
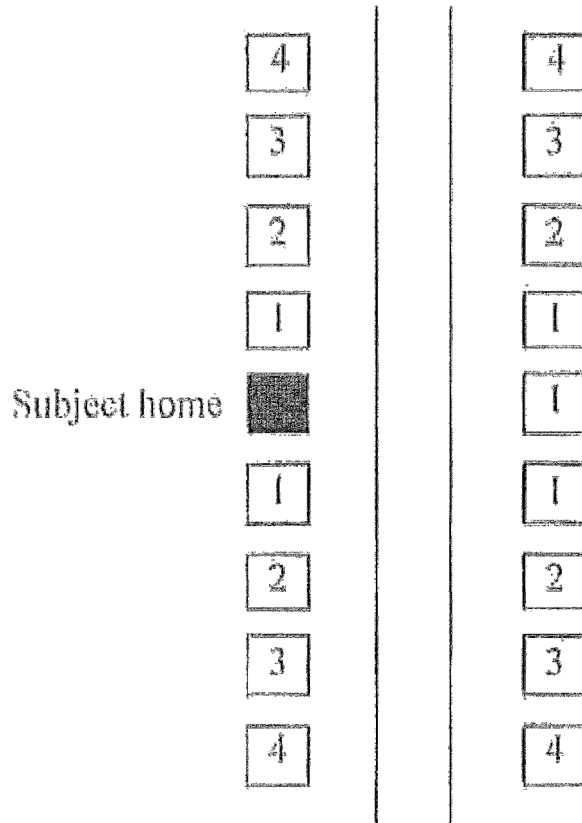


EXHIBIT C
CHARACTER EXHIBIT





EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

ORDINANCE NUMBER 15-11

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

This is a Planned Unit Development District Ordinance (to be known as the "LANTERN PARK 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. 1505-PUD-07**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate"):

WHEREAS, the Commission forwarded **Petition No. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 _____, 2015;

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 I 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 "**Lantern Park 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 of the date of approval, 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 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements: Concept Plan*. The Real Estate shall be developed in substantial compliance with the Concept Plan. The Real Estate shall be subdivided into two parcels. The western Parcel "B", consisting of approximately 16 acres of floodplain area, shall be developed as open space uses and no residential units may be located on it. The eastern Parcel "A", consisting of approximately 25 acres, will be for residential uses and the maximum number of units in the District may be increased to as many as sixty (60) so long as the overall aesthetics of the District do not substantially change. The development of the two parcels may be phased.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF-4: Single Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13* shall be permitted, additionally, the following shall be permitted in the District, so long as the requirements of this Ordinance are complied with, including maximum number of units: n/a.

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 Minimum Building Lines: Side Yard: 5 ft.; Front Yard: 20 ft.; Rear Yard: 20 ft.
- 6.2 Minimum Lot Width: 60 feet.
- 6.3 Minimum lot size shall be 7,200 sq. ft.
- 6.4 Maximum Building Height: One and a half (1.5) stories.
- 6.5 Minimum Living Area: Single Story: 2,000 sq. ft. – 1.5 Story: 2,300 sq. ft.

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*: Shall apply. In addition, the following shall also apply:

- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do, as an average, hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in Exhibit C, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- B. Single-family Districts (Residential Uses): In addition to *Article 6.3(C) Single-family Districts (Residential Uses)*, the following shall apply:
 - (1) Any lot (specifically lots 17 to 32 as shown on Exhibit “B” hereto) with a rear elevation facing east and or north, shall be constructed in a way to comply as if the rear elevation faced a Street with a minimum of 4 total Points, in accordance with Article 6.3(C)(1)(c), but shall not be required to meet the Streetscape Diversity for Perimeter Lots included in Article 6.3(C)(1)(b)(iv).
 - (2) Any lot (specifically lots 1 to 16 as shown on Exhibit “B” hereto) with a rear elevation facing west shall not be considered in the view of Union Street/Westfield.

(3) Lot 1 (as shown on Exhibit “B” hereto), which has a side elevation facing 161st Street shall have a side elevation requirement of four (4) points for the side facing 161st Street.

(4) Perimeter areas of thirty (30) foot tree preservation areas shall qualify as meeting the requirements of Article 6.8(M)(1) and/or Article 6.3(C)(1)(b)(ii)(d) and shall count as two (2) points.

(5) The planting of a minimum of two shade, ornamental or evergreen trees in the rear yard area shall count as a credit of one (1) point.

(6) Areas where entrance wall features or privacy fence/landscape features associated with the entrance wall extend along at least fifty (50%) percent of a side or rear lot line facing a public right of way providing a minimum of six (6) foot visual obstruction shall count as a credit of two (2) points.

(7) Buildings which utilize the one and one half story elevation, but which have no windows visible from the rear elevations, shall be awarded the one (1) point provided under Article 6.3(C)(1)(b)(ii)(a).

C. Building Materials: In addition to Article 6.3(C)(3) Building Materials, the following shall apply:

(1) Vinyl and aluminum siding shall be prohibited.

D. Garages: All Dwellings shall have a minimum of a two (2) car attached garage.

E. Article 6.3(C)(2) Streetscape Diversity: Shall be replaced by Exhibit D hereto. For the purposed of Exhibit D, a “Different Color Package” shall be defined as a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: masonry material, the trim, any accent siding (e.g., board and batten, shake).

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

A. The Detailed Development plan shall provide an approximate area of tree preservation to occur on the east and southern boundary of Parcel “A” of the District. The areas will be preserved subject to installation of required utilities, drainage and walking paths.

- B. The minimum buffer yard for Parcel “A” shall be thirty (30) feet, unless shown as wider on Concept Plan (Exhibit B hereto) and shall be landscaped in accordance with Buffer Yard A requirements. In areas of Tree Preservation the existing vegetation shall qualify as credit for the landscaping requirements. There shall be no landscaping requirements in the 30 foot buffer adjacent to the rear of lots 1 to 17 adjacent to the Parcel “B” Floodplain area.
- C. The Parcel “B” area located in the floodway shall be in the natural state and shall not require additional landscaping. It may, however, be improved with pond areas or wetland mitigation plantings and walking trails. Any perimeter path requirements under Article 8.7(D) (hereinafter the “Perimeter Path”) for Parcel “B” shall be installed in accordance with Section 11 hereof.
- D. There shall be no Street Trees planted along the public street between the curb and sidewalk. The individual lot planting requirement shall be a minimum of two (2) shade trees, one (1) ornamental tree and four (4) shrubs. At least one (1) shade tree (from the (2) required above) shall be located in the front yard of a lot in lieu of Street Trees. Such planting shall be made within ten (10) feet of the right of way line in the front yard. If the existence of a public utility easement prevents placement within ten (10) feet of the right of way line, the planting shall be as close as practical to the right of way line without interference with the public utility easement.

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*), except as otherwise modified or approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District, the modifications of which shall be contained in a separate Developer Agreement with the Department of Public Works.

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

- 9.1 *Article 8.6 Open Space and Amenity Standards* shall apply: however, the Minimum Open Space for the District shall be enhanced to require a minimum of thirty percent (30%). The Parcel “B” area contained in the floodway shall not be counted in the open space requirements. The Parcel “B” area shall be in the natural state and shall not require additional landscaping as a common area. Parcel “B” may, however, be improved with pond areas or wetland mitigation plantings. Parcel “B” shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel “B” may remain in private ownership or be deeded to a private or public agency for development and maintenance.

Section 10. Amenities. Amenities shall be provided in accordance with this section.

- 10.1 The following shall be included within the Parcel “A” of District:
- A. Walking/Jogging/Biking Trail;
 - B. Fountains in detention pond areas; and
 - C. Two (2) bench sitting areas overlooking pond and/or floodway.

- 10.2 The Overall Development Plan shall identify the area(s) to be set aside for amenities. The specific details of the amenity areas (Detailed Development Plans) shall be reviewed by the Department for further compliance at the time of the Improvement Location Permit review.

Section 11. Phasing.

11.1 Parcel “A” shall be developed in no more than three (3) platted sections. The amenities provided in Section 10.1 shall be installed in accordance with the provisions of section 11.3.

11.2 Parcel “B” shall be platted and recorded no later than contemporaneously with the approval of the final platted section of Parcel “A”.

11.3 Subject to the following, one (1) amenity shall be added with each platted section of Parcel “A”.

The stub of the Walking/Jogging/Biking Trail between lots 14 and 15 shall be installed in the final phase of platting of Parcel A.

The Perimeter Path adjacent to 161st Street on both Parcel A and Parcel B shall be installed in the first phase of Platting of Parcel A

11.4 If Parcel “B” has been approved or is in the process of being developed as a regional detention facility, wetland mitigation area, or other public use, all requisite public improvements on Parcel “B” (including but not limited to the Perimeter Path on Union Street and the path noted on Exhibit B as “Trail System to be constructed with Parcel B”) shall be installed upon the platting of Parcel “B” as provided in Section 11.2 hereof. If Parcel “B” is not under development at the time of final platting, the improvements will be required to be made within thirty six (36) months of the final approval of the plat and the then owner of Parcel “B” shall be required to place a bond or other approved surety with the City prior to the approval of the plat to secure the installation thereof.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]
[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. 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. Russell L. Brown

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2015 at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

J. Andrew Cook, Mayor

Prepared by:

Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A

Legal Description

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

Exhibit B Concept Plan

Plot Date: Apr 29, 2015 Plot Time: 1:35pm File Name: W:\Equator Real Estate\2015-07-18 Equator Real Estate - 161st & Union\Design\CAD\161st and Union\161st 70w Lots Option 1C.dwg Layout: MColor By: dchesterfield

South Union Street



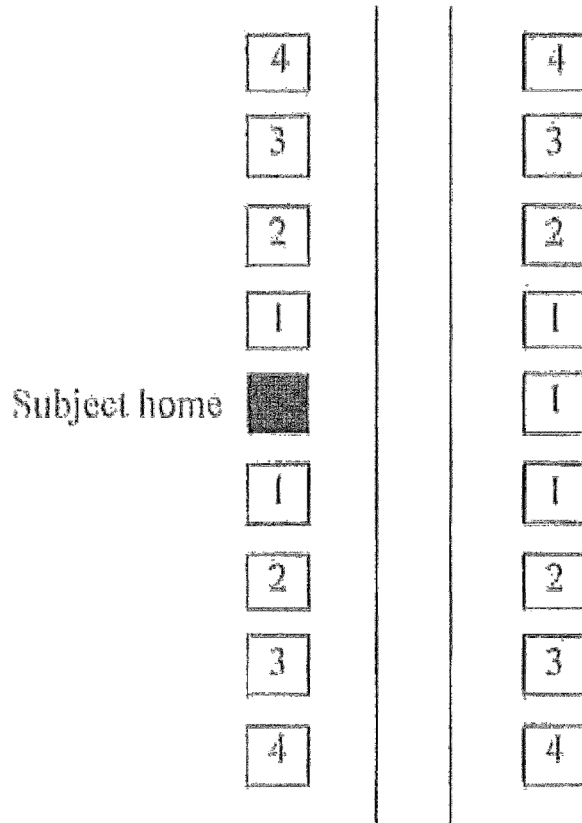
EXHIBIT 1C
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
APRIL 29, 2015

EXHIBIT C
CHARACTER EXHIBIT





EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Neighbor Meeting Summary

Project: Lantern Park

Date: Wednesday, April 1, 2015

Location: Bridgewater Clubhouse

Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
 - A study has not been done
- Will all trees be cut or will some be preserved?
 - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be “disastrous.” Why is there no access off of Union...traffic is too bad on 161st already? Will there be a turn lane?
 - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
 - The road will be widened to accommodate a turn lane
- Is a new lift station required?
 - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
 - Lots will be priced and sold individually, price will vary based on location
 - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
 - Would like to use current driveway as trail, already has small bridge over creek
 - There will also be a trail along 161st st
- Will a tree preservation plan be put in place?
 - Not sure yet
- Will room be provided to expand 161st to 4 lanes?
 - Yes, that is required by the City
- Will a deceleration lane be provided?
 - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161st. House are “all lined up like soldiers in a row.”
 - There will be a tree preservation easement blocking the view
 - Homes abutting external streets will need 7 points
 - All lots facing the exterior of the development will be treated as if they abut an external street
- If no vinyl siding is allowed, what materials will be used?
 - Combination of masonry, hardi-plank, efis

- No aluminum
- Which trees will be removed?
 - The center line of trees, along with those in the SE corner of the property
- “I don’t trust Pulte.” What you are saying doesn’t sound like them...Viking Meadows along 161st looks BAD.
 - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161st.
 - Entrance off Union is not feasible
 - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
 - Will address drainage with Public Works and Surveyor’s Office
 - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
 - Not sure of the size of the pond
 - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
 - Will be torn down.
- Do you own the property?
 - Conditional purchase upon zoning approval, as most developments are

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

SITE SOLUTIONS PROPERTY GROUP, LLC

Property on 161st and Union

The proposed planned unit development ordinance will provide the framework for residential development to occur at the northeast corner of 161st and Union. This large parcel of undeveloped property contains a significant portion of the property in the floodway, making flexible residential development opportunities important. The ordinance provides a framework within which a high quality development must be developed. The unique terrain of the property and the location near the new 161st and US 31 interchange make this property especially attractive for new, quality and desirable residential development. The proposed development, with the large undeveloped portion of the property on the west boundary, will provide continued buffering for the larger single family lots to the east and north, while providing an attractive and convenient location for new development. The amenities proposed for the development encourage walkability and access to other nearby public amenities. The overall goal of the PUD is to promote a high quality product which will serve as a buffer to existing single family development and serve as a showplace of the variety of new single family development available in Westfield for visitors to community accessing historic downtown Westfield, the future Grand Junction, and other nearby amenities along with future nearby contemplated development through the US 31 and 161st Street interchange.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 4, 2015
1504-SPP-06 & 1504-ODP-07
Exhibit 1

Petition Number: 1504-SPP-06 & 1504-ODP-07

Subject Site Address: Northwest corner of 186th St. & Moontown Rd.

Petitioner: Site Solutions Group, LLC

Representative: Brian Robinson, Stoeppelwerth & Associates, Inc.

Request: Petitioner requests Overall Development Plan and Primary Plat review for 80 single-family residential lots on approximately 37.42 acres+/- in the Andover North PUD District

Current Zoning: Andover North PUD (Ordinance 06-12)
Andover North PUD Amendment (Ordinance 15-05)
Underlying Zoning SF-2

Current Land Use: Agricultural/Undeveloped

Approximate Acreage: 37.415 acres +/-

Property History: Andover North PUD (Ordinance 06-12)
Andover North PUD Amendment (Ordinance 15-05)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Amendment Ordinance

Staff Reviewer: Pam Howard

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-2 District (Article 4.7)

- **Staff Comment – See Development Plan Review section below.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:

- a. **Clearance with Structures:** Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

- **Staff Comment - COMPLIANT**

- b. **Vision Clearance:** Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

- **Staff Comment -See section 6.19 below**

- c. **Right-of-way:** With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape

material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

- **Staff Comment - COMPLIANT**

- d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

- **Staff Comment – COMPLIANT**

- e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

- **Staff Comment - COMPLIANT**

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

- **Staff Comment – COMPLIANT**

- g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

- **Staff Comment – COMPLIANT**

2. Detention and Retention Areas:

- a. Natural Appearance:

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

- **Staff Comment - COMPLIANT**

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

- **Staff Comment - COMPLIANT**

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

• **Staff Comment - COMPLIANT**

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

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

• **Staff Comment - COMPLIANT**

- b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

• **Staff Comment - COMPLIANT**

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

• **Staff Comment - COMPLIANT**

4. Minimum Lot Landscaping Requirements

- a. Single Family Residential (per Lot under 8,000 SF)

- Shade Trees – 2
- Ornamental or Evergreen Trees – 1
- Shrubs – 4

• **Staff Comment - COMPLIANT**

- b. Single-Family Residential (per Lot over 8,000 SF)

- Shade Trees – 4
- Ornamental or Evergreen Trees – 2
- Shrubs – 4

• **Staff Comment - COMPLIANT**

- c. Open Space/Common Area (per acre)

- Shade Trees, Ornamental, or Evergreen Trees – 10
- Shrubs – 0

• **Staff Comment - COMPLIANT**

5. Foundation Plantings

- **Not Applicable to DPR. To be reviewed at building permit stage.**

6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

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

- **Staff Comment – COMPLIANT**

- b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

- **Staff Comment - Not Applicable.**

- c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

- **Staff Comment - COMPLIANT**

7. Buffer Yard Requirements

- a. General: Plantings should physically separate and visually screen different land uses and/or Zoning Districts from one another without precluding connectivity between uses.

- **Staff Comment - COMPLIANT**

- b. Location: Buffer Yards shall apply along the entire length of all abutting Lot Lines where conflicting Zoning Districts are adjacent. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required Buffer Yard. Buffer Yards shall not be required: (i) between uses within a Planned Unit Development District (unless the PUD District provides otherwise); (ii) internal to Subdivisions; or, (iii) adjacent to External Streets, rather, the External Street Frontage Landscaping Requirements set forth herein shall apply adjacent to External Streets.



- c. Responsibility for Installation: The Lot which is zoned for higher intensity uses at the time of development shall install the required Buffer Yard.
- d. Buffer Yard Type Required: For an SF-2 district abutting an AG-SF1 District, "Buffer A" is required (30' buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100' with no mounding or fence required)
 - **Staff Comment – COMPLIANT**

8. Parking Area Landscaping

- **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment - COMPLIANT**
- 1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- 3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- 4. 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.
- 5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

- 1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
 - **Staff Comment - COMPLIANT**
- 2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

- 1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
- 2. Business Districts
 - **Staff Comment - Not Applicable.**
- 3. Industrial Districts
 - **Staff Comment - Not Applicable.**



Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

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

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - COMPLIANT**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

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



- **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
 - **Staff Comment -COMPLIANT**
2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
 - **Staff Comment - COMPLIANT**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
 - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.
 - **Staff Comment - COMPLIANT**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment – COMPLIANT**

2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
 - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
 - **Staff Comment - Acknowledged. Included in covenants document.**
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - **Staff Comment – Areas identified, will be reviewed for compliance at the time of Improvement Location Permit review.**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - **Staff Comment – Not applicable to this submittal. Amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - **Staff Comment – COMPLIANT**

9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - **Staff Comment - See Article 6.8 Landscaping Standards above.**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - **Staff Comment – Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - **Staff Comment - COMPLIANT**
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - **Staff Comment -COMPLIANT**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
 - **Staff Comment - COMPLIANT**
4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - **Staff Comment - COMPLIANT**
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
 - **Staff Comment - COMPLIANT**
6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - **Staff Comment – COMPLIANT**

7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
 - **Staff Comment - COMPLIANT**
8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
 - **Staff Comment – COMPLIANT**
9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - **Staff Comment - COMPLIANT**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
 - **Staff Comment - COMPLIANT**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
 - **Staff Comment -COMPLIANT**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: –**COMPLIANT**
2. Private Streets: – **Not applicable.**
3. Design Principles: -- **COMPLIANT**
 - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:

- i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
- Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
- Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.
4. Improvement Standards: – **COMPLIANT**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **COMPLIANT**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **COMPLIANT**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **COMPLIANT**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.



- If requested core borings are for the acceptance of concrete Streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **COMPLIANT**

Street Sign Standards (Article 8.11) – **COMPLIANT**

Surety Standards (Article 8.12) – **COMPLIANT**

Utility Standards (Article 8.13) – **COMPLIANT**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

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

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - **Staff Comment – COMPLIANT**
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - **Staff Comment – COMPLIANT**

- c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
- Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **Staff Comment - COMPLIANT**
 - 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.
 - **Staff Comment – COMPLIANT**
 - Easements (locations, widths and purposes).
 - **Staff Comment - COMPLIANT**
 - Statement concerning the location and approximate size or capacity of utilities to be installed.
 - **Staff Comment - COMPLIANT**
 - Layout of Lots (showing dimensions, numbers and square footage);
 - **Staff Comment - COMPLIANT**
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - **Staff Comment - COMPLIANT**
 - 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%).
 - **Staff Comment – COMPLIANT**
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - **Staff Comment - COMPLIANT**
 - Building setback lines.
 - **Staff Comment – COMPLIANT**
 - Legend and notes.
 - **Staff Comment - COMPLIANT**

- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - **Staff Comment - COMPLIANT**
 - Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
 - A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**
 - 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.
 - **Staff Comment - COMPLIANT**
 - If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**
 - 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.
 - **Staff Comment - COMPLIANT**
 - 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.
 - **Staff Comment – Not applicable.**
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
- **Staff Comment – COMPLIANT**

DEVELOPMENT PLAN REVIEW

Andover North PUD Development Standards

Section 5 E: Lots abutting Buffer Yards 1, 2, 3, 4, and 5 shall have a minimum area of 15,000 square feet.

–COMPLIANT



Section 6 (as amended in Ordinance 15-05):

The maximum number of dwelling units contained in the Andover North PUD shall be two hundred forty (220) attached and detached single family residences as more particularly describe in the following table:

Product Type	Use	Max. Dwelling Units	Min. Dwelling units	Phase I Primary Plat (Sections 1-4)	Current Petition (Sections 5-7)	Total
K-1	SF Detached	N/A	25	24	10	34 COMPLIANT
K-2	SF Detached	N/A	N/A	17	25	42 COMPLIANT
Total "K" lots	SF Detached	N/A	65	41	35	76 COMPLIANT
L	SF Detached	150 if "M" is not developed, 105 otherwise	N/A	82	45	127 COMPLIANT
M	SF Attached	100	N/A	0	0	0 COMPLIANT

Section 7 A:

Product Type	K-1	K-2	L
Land Use	Single Family Detached	Single Family Detached	Single Family Detached
Underlying Zoning	SF-2	SF-2	SF-2
Acreage	N/A	N/A	N/A
Dwelling Unit Maximum	N/A	N/A	105
Maximum Density	N/A	N/A	N/A
Square Feet Per Residential Unit*	1800 single story, 2000 multi-story with 800 on ground floor	1600 single story, 1800 multi-story with 800 on ground floor	1400 single story, 1600 multi-story with 800 on ground floor
Minimum Lot Width (ft) ¹	80	80	50
Minimum Lot Depth (ft) ²	130	130	130
Minimum Lot Area (SQ FT) ³	15,000	10,400	6500
Maximum Lot Coverage (%)*	35	35	N/A



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 4, 2015
1504-SPP-06 & 1504-ODP-07
Exhibit 1

Minimum Front Setback (ft) ⁴	25	25	N/A
Minimum Rear Setback (ft)*	25	25	N/A
Minimum Side Setback (ft)*	7.5	7.5	N/A
Minimum Building Separation (ft.)*	15	15	12
Minimum Building Height (ft.)*	35	35	35

***Will be reviewed at time of building permit.**

1. Lot Width: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**

2. Lot Depth: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**

3. Lot Area: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**

4. Minimum Front Setback: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**

Section 7 B:

Streetscape Standards, Exhibit 6

1. Dusk to Dawn Lights: **Shall be reviewed at time of building permit.**
2. Mailboxes: **Shall be reviewed at time of building permit.**
3. Street Lights: **COMPLIANT**
4. Street Number: **Shall be reviewed at time of building permit.**
5. Street Signage: **COMPLIANT**
6. Duplicate Elevations: **Shall be reviewed at time of building permit. Must be submitted with each permit.**
7. Gas Lights: **Not applicable.**
8. Mini-Barns: **Not applicable.**
9. Clothes Lines: **Not applicable.**
10. Satellite Dishes: **Not applicable.**
11. Fences: **Not applicable.**



12. Overhangs: **Shall be reviewed at time of building permit.**

13. Roof Pitch: **Shall be reviewed at time of building permit.**

Architectural Standards, Exhibit 7: **Shall be reviewed at time of building permit.**

Development Standards for Roads, Drives and Alleys, Exhibit 8

1. Street Standards: **Roads will be dedicated to the City.**
2. Alley Lots: **Not applicable.**
3. Cul-De-Sacs: **COMPLIANT**
4. Curbing: Streets are public. **COMPLIANT**
5. Entrances, Curb Cuts, and Road Cuts: **COMPLIANT**
6. Frontage: There are no private streets within the development. - **Not Applicable.**
7. Private Streets: There are no private streets within the development. - **Not Applicable.**
8. Public Streets: Minimum width for public streets is twenty four (24) feet. The main roadway between Shady Nook Road and Moontown Road shall be thirty one (31) feet. -**COMPLIANT**
9. Shared Drive Width: **Shall be reviewed at time of building permit.**
10. Sidewalks: Sidewalks are required along all public streets on the side that abutting residences.-**COMPLIANT**
11. Horizontal Curve Radius: A minimum horizontal curve radius of three hundred feet (300') shall be required for the main roadway connecting Shady Nook Road and Moontown Road. All other roadways shall have a minimum horizontal curve radius of fifty feet (50').— **COMPLIANT**
12. Passing Blisters and Acceleration/Deceleration Lanes: **COMPLIANT**
13. Driveway Separation: **Shall be reviewed at time of building permit.**
14. Parking: Public Parking is to be provided in the L-Type Product area. **COMPLIANT– Will be reviewed at time of Building Permit**

Section 8 (as amended in Ordinance 15-05):

Landscaping

- A. No Buffer Yard plantings are required along the southern border of the real estate.
- B. Buffer Yard plantings are required in Buffer Yards identified in the Andover North PUD as 1 through 5. – **COMPLIANT**
- C. Substitutions may be made provided plan is prepared by a registered Landscape Architect. – **Acknowledged.**
- D. The Developer will preserve the tree row and stand adjacent to Buffer Yard 3 unless required by the City of Westfield, Hamilton County Surveyor's Office or any other governmental agency. – **COMPLIANT**
- E. No structures are permitted in the Buffer Yards. **COMPLIANT**
- F. A minimum of 30 percent of the gross area of the real estate shall remain open space, superseding Green Belt, Secondary Green and all other Open Space requirements of the Zoning Ordinance. –**COMPLIANT**



Section 9: Signage – Shall be reviewed at time of Sign Permit.

Section 10 (as amended in Ordinance 15-05):

Amenities. The following shall be provided:

- A. Dedicated Open Space Park (minimum of 5,000 SF). - **COMPLIANT**
- B. Trail. – **COMPLIANT, exact location will be determined in the field to ensure that it does not conflict with the preserved trees.**
- C. Trail Staging Area (includes benches and trail map) – **COMPLIANT**

In addition, the following amenities (or substitutions as approved by the Director or their designee) shall be included:

- A. Playground and/or “Tot Lot” (minimum of 4,000 SF) – **COMPLIANT**
- B. Basketball Court – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- C. Picnic Area – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- D. Dog Park – **COMPLIANT**
- E. Soccer field - **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- F. Softball diamond – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- G. Vistas – **COMPLIANT**
- H. Ten (10) pocket parks – **COMPLIANT**

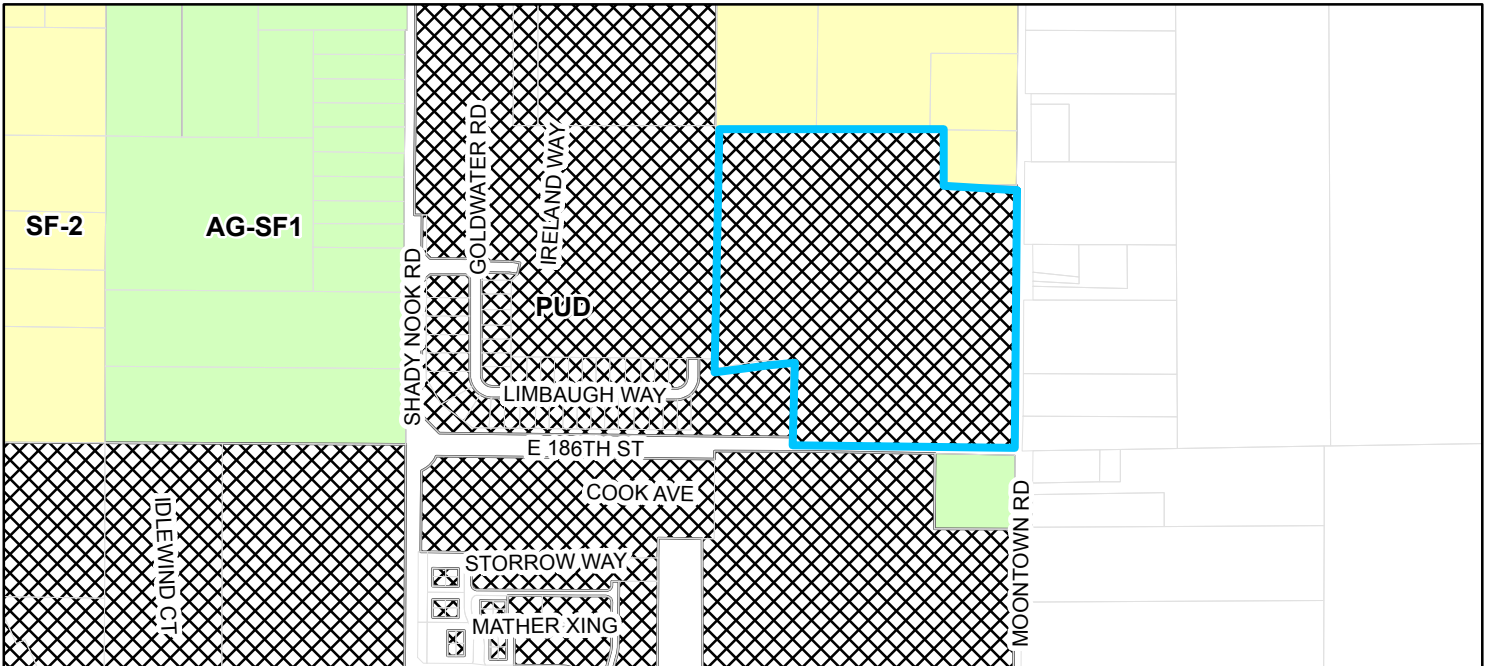
Staff Comments

1. 1504-SPP-06 (Primary Plat) and 1504-ODP-07 (Overall Development Plan) comply with the applicable zoning ordinances.
2. Staff recommends approving the petition with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to the issuance of an improvement location permit.
3. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Aerial Location Map



Zoning Map



THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acreage	Swimming Units (Dwelling Units)	Max. Density	Square Feet Per Residential Unit (Min./Max.)	Min. Lot Area (ft. ²)	Min. Lot Depth (ft.)	Min. Lot Area (ft. ²)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Height (ft.)
 K-1 Single-family detached	SPF-2	N/A	N/A	2,000	1800 single-story 2,000 multi-story (800 ground floor) ⁶	80	130	13,000 ⁶	35	25	25	7.5	15	35	
 S-2 Single-family detached	SPF-2	N/A	N/A	1,600	1600 single-story 1,800 multi-story (800 ground floor) ⁷	80	130	10,400	35	25	25	7.5	15	35	
 L Single-family detached	SPF-2	N/A	165	N/A	1400 single-story 1,600 multi-story (800 ground floor) ⁷	50	130	6,500	N/A	N/A	N/A	N/A	12 ⁸	35	

STREET TREE NOTE:

STREET TREES WILL BE PROVIDED. STREET LOCATIONS MAY BE MODIFIED BY EITHER: (A) AN AGREEMENT WITH CITIZENS WESTFIELD, PROVIDED THE STREET TREE LOCATIONS OTHERWISE COMPLY WITH ARTICLE 6.8(J)(2) OF THE UDO; OR (B) BY INCORPORATING INTO THE SECONDARY PLAT THE CITY'S 59'-WIDE STREET CROSS SECTION, AND RELATED UDO AMENDMENT (ORDINANCE 15-12) ALLOWING FOR A REDUCTION IN THE MINIMUM LOT AREA AND MINIMUM FRONT YARD BUILDING SETBACK LINE."

SITE DATA TABLE

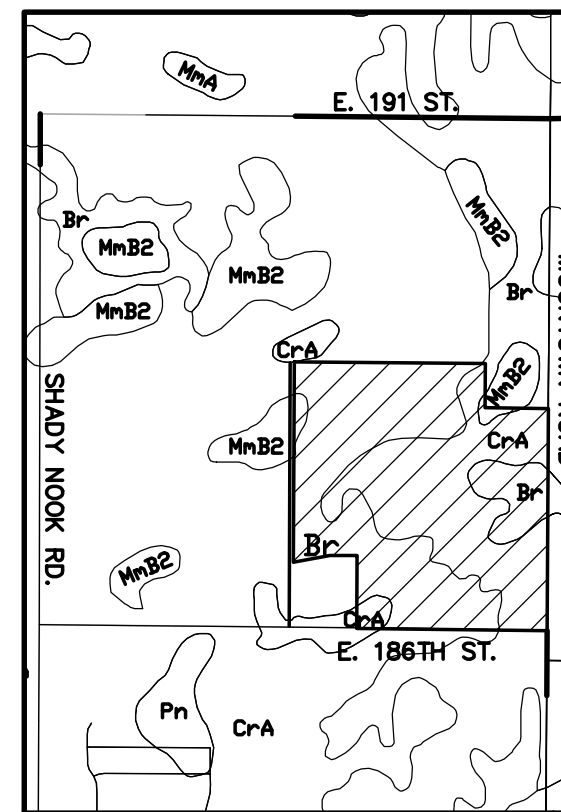
ACREAGE = 37.576 Ac.±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

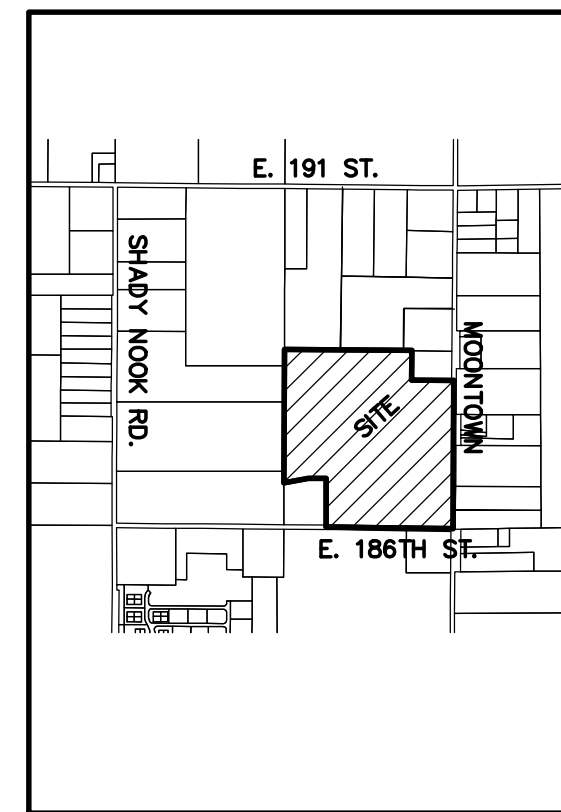
CRA Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20 -40 inches. The main soil features that affect urban development use are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam- this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential for action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20- 40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

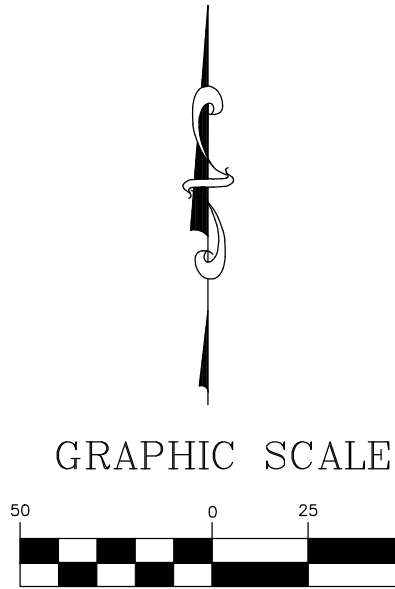


SOILS MAP
Cr,MmB2,Br
(N.T.S.)

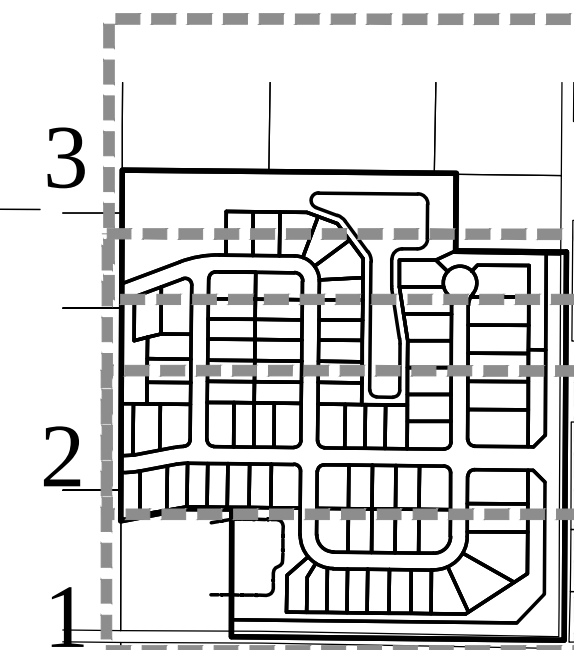


LOCATION MAP
SCALE: 1"=1500'

SCALE: 1 = 1000



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
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
*	HANDICAP RAMP



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

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

CERTIFIED: 2/27/15







STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT	ANDOVER NORTH SECTIONS 5-7
--------------	-------------------------------

		PREPARED FOR:	
SECTION:	29	TOWNSHIP:	19N
		RANGE:	R4E
DRAWN BY:	GDK	CHECKED BY:	BKR
SHEET NO.			
1			
OF 6 SHEETS			
S & A JOB NO.			
51940SSG			

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height (ft.)
K-1	Single-family detached	SF-2	N/A	N/A	N/A	1800 single-story 2000 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
K-2	Single-family detached	SF-2	N/A	N/A	N/A	1600 single-story 1800 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
L	Single-family detached	SF-2	N/A	105	N/A	1400 single-story 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12"	35

Part of the East Half of the Southeast Quarter of Section 29, Township 19 North, Range 4 East of the Second Principal Meridian, located in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence North 89 degrees 22 minutes 42 seconds West along the south line thereof a distance of 330.75 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 13 minutes 51 seconds East 380.01 feet; thence North 89 degrees 40 minutes 21 seconds West 141.07 feet; thence South 79 degrees 21 minutes 20 seconds West 193.14 feet to a point on the west line of said Half-Quarter Section; thence North 00 degrees 13 minutes 51 seconds East along said west line a distance of 1044.02 feet; thence South 89 degrees 27 minutes 26 seconds East 995.02 feet; thence South 00 degrees 21 minutes 32 seconds West 230.26 feet; thence South 89 degrees 14 minutes 28 seconds East 330.00 feet to a point on the east line of said Southeast Quarter; thence South 00 degrees 21 minutes 32 seconds West along said east line a distance of 1155.87 feet to the Southeast corner thereof; thence North 89 degrees 22 minutes 42 seconds West along the aforesaid south line of said Half-Quarter Section a distance of 991.18 feet to the place of beginning of this description, containing 37.576 acres, more or less.

STREET TREE NOTE:

STREET TREES WILL BE PROVIDED. STREET LOCATIONS MAY BE MODIFIED BY EITHER: (A) AN AGREEMENT WITH CITIZENS WESTFIELD, PROVIDED THE STREET TREE LOCATIONS OTHERWISE COMPLY WITH ARTICLE 6.00(2) OF THE UDQ; OR (B) BY INCORPORATING INTO THE SECONDARY PLAT THE CITY'S 59'-WIDE STREET CROSS SECTION, AND RELATED UDO AMENDMENT (ORDINANCE 15-12) ALLOWING FOR A REDUCTION IN THE MINIMUM LOT AREA AND MINIMUM FRONT YARD BUILDING SETBACK LINE."

SITE DATA TABLE

ACREAGE = 37.576 Ac±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac±
OPEN SPACE (excluding lake) = 7.82 Ac±
LAKE AREA = 2.66 Ac±

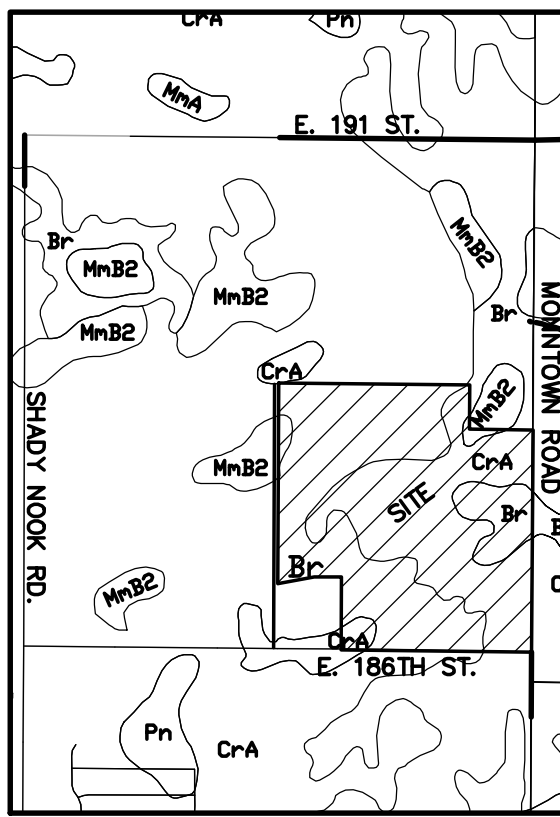
ANDOVER NORTH SECTIONS 5-7 PRIMARY PLAT ZONING PUD

SOIL DESCRIPTIONS

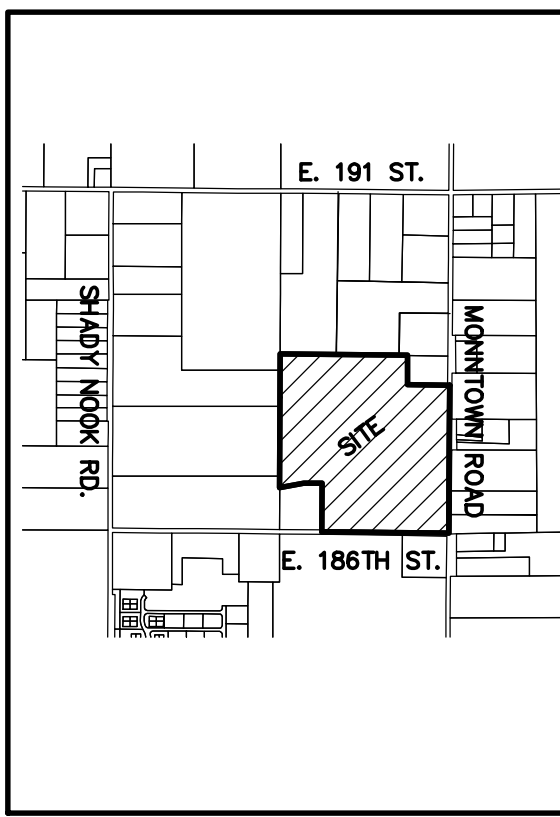
C-A Croasy silt loam, 0-3 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brokenston silty clay loam—this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has high available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.



SOILS MAP
MmB2, Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'



THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acres	Dwellings (Units) (Max.)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Blot Height (ft.)
K-1	Single-family detached	SF-2	N/A	N/A	N/A	1800 single story, 2000 multi-story (800 ground floor) ²	80	130	10,400 ²	35	25	25	7.5	15	35
K-2	Single-family detached	SF-2	N/A	N/A	N/A	1600 single story, 1800 multi-story (800 ground floor) ³	80	130	10,400	35	25	25	7.5	15	35
L	Single-family detached	SF-2	N/A	105	N/A	1400 single story, 1600 multi-story (800 ground floor) ⁴	50	130	6,500	N/A	N/A	N/A	N/A	12 ⁵	35

Part of the East Half of the Southeast Quarter of Section 29, Township 19 North, Range 4 East of the Second Principal Meridian, located in Washington Township, Hamilton County, Indiana, described as follows:

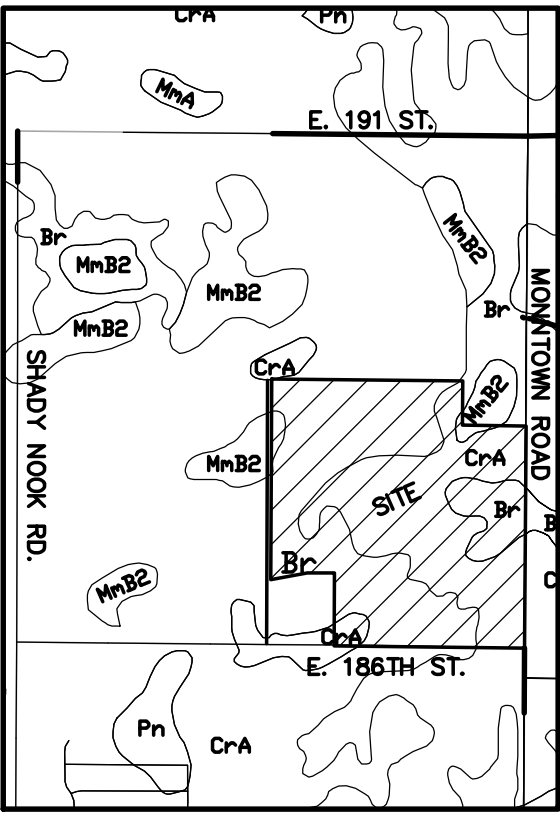
Commencing at the Southwest corner of said Half-Quarter Section; thence North 89 degrees 22 minutes 42 seconds West along the south line thereof a distance of 330.75 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 13 minutes 51 seconds East 380.01 feet; thence North 89 degrees 40 minutes 21 seconds West 141.07 feet; thence South 79 degrees 21 minutes 20 seconds West 193.14 feet to a point on the west line of said Half-Quarter Section; thence North 00 degrees 13 minutes 51 seconds East along said west line a distance of 1044.02 feet; thence South 89 degrees 27 minutes 26 seconds East 995.02 feet; thence South 00 degrees 21 minutes 32 seconds West 230.26 feet; thence South 89 degrees 14 minutes 28 seconds East 330.00 feet to a point on the east line of said Southeast Quarter; thence South 00 degrees 21 minutes 32 seconds West along said east line a distance of 1155.87 feet to the Southeast corner thereof; thence North 89 degrees 22 minutes 42 seconds West along the aforesaid south line of said Half-Quarter Section a distance of 991.18 feet to the place of beginning of this description, containing 37.576 acres, more or less.

STREET TREE NOTE:

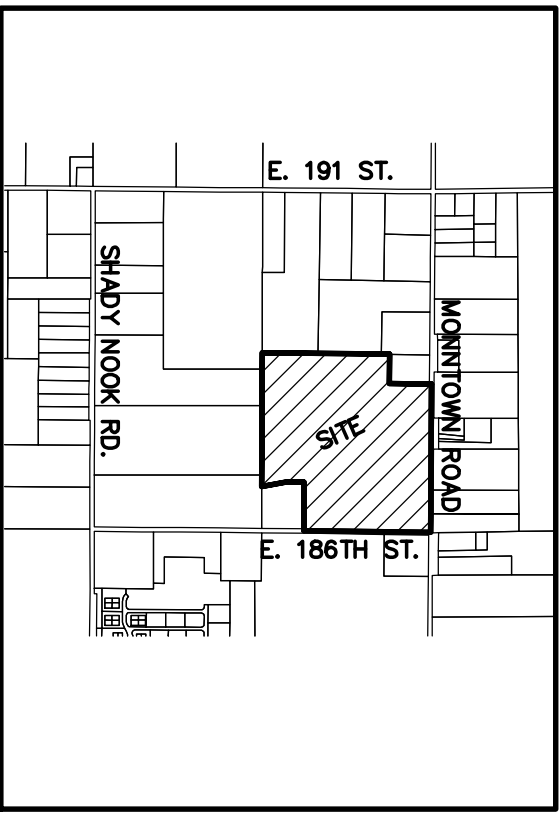
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OPEN SPACE (excluding lake) = 7.82 Ac±
LAKE AREA = 2.66 Ac±



SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'

SOIL DESCRIPTIONS

CrA Crosby silt loam, 0-3 percent slopes--this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Breckston silty clay loam--this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes--this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

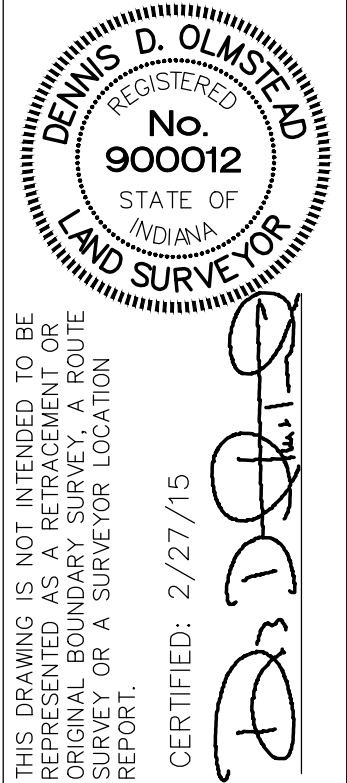
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	119.90'	325.00'	60.64'	N80°03'09"E	119.22'	21°08'16"
C15	31.29'	20.00'	19.88'	S44°33'25"E	28.20'	89°38'35"
C16	31.54'	20.00'	20.12'	S45°26'35"W	28.37'	90°21'25"
C17	51.35'	100.00'	26.26'	S14°58'35"W	50.79'	29°25'25"
C18	61.94'	100.00'	32.00'	S47°25'59"W	60.96'	35°29'22"
C19	44.41'	100.00'	22.58'	S77°53'59"W	44.04'	25°26'38"
C20	17.10'	100.00'	8.57'	N84°28'46"W	17.08'	9°47'53"
C21	38.12'	100.00'	19.29'	N68°39'36"W	37.89'	21°50'27"
C22	30.11'	100.00'	15.17'	N49°06'46"W	30.00'	17°15'14"
C40	78.54'	50.00'	50.00'	S44°22'42"E	70.71'	90°00'00"
C39	78.85'	50.00'	50.31'	N45°26'35"E	70.93'	90°21'25"
C38	31.29'	20.00'	19.88'	N44°33'25"W	28.20'	89°38'35"
C37	31.42'	20.00'	20.00'	S45°37'18"W	28.28'	90°00'00"
C24	31.42'	20.00'	20.00'	N44°22'42"W	28.28'	90°00'00"
C25	1.29'	175.00'	0.64'	N89°35'23"W	1.29'	0°25'20"
C26	33.08'	175.00'	16.59'	S84°47'05"W	33.03'	10°49'44"
C29	6.39'	175.00'	3.19'	N80°24'58"E	6.39'	2°05'30"
C30	31.05'	225.00'	15.55'	N83°19'26"E	31.03'	7°54'27"
C31	30.25'	20.00'	18.87'	N43°56'59"E	27.45'	86°39'23"
C36	31.42'	20.00'	20.00'	S44°22'42"E	28.28'	90°00'00"

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C35	31.42'	20.00'	20.00'	N45°37'18"E	28.28'	90°00'00"
C6	31.42'	20.00'	20.00'	S44°22'42"E	28.28'	90°00'00"
C7	31.54'	20.00'	20.12'	N45°26'35"E	28.37'	90°21'25"
C32	38.79'	20.00'	29.18'	N54°56'51"W	32.99'	111°08'16"
C33	30.55'	20.00'	19.16'	S44°23'17"W	27.67'	87°32'00"
C8	36.14'	50.00'	18.90'	N20°26'24"W	35.36'	41°24'35"
C9	24.03'	50.00'	12.25'	N27°22'27"W	23.80'	27°32'29"
C10	50.00'	50.00'	27.32'	N15°02'45"E	47.94'	57°17'54"
C12	76.06'	50.00'	47.58'	S1°54'22"E	68.94'	87°09'40"
C13	8.95'	50.00'	4.49'	S36°32'50"W	8.94'	10°15'16"
C14	27.19'	50.00'	13.94'	S15°50'32"W	26.85'	31°09'18"
C23	71.75'	100.00'	37.50'	S19°55'56"E	70.22'	41°06'26"
C27	51.14'	225.00'	25.68'	N85°52'52"E	51.03'	13°01'18"
C28	35.27'	175.00'	17.70'	N87°14'09"E	35.21'	11°32'52"
C11	79.25'	50.00'	50.72'	S89°06'15"W	71.21'	90°49'06"
C2	25.64'	75.00'	12.95'	S79°35'00"E	25.52'	19°35'24"
C3	43.72'	75.00'	22.50'	S53°05'21"E	43.10'	33°23'55"
C4	43.72'	75.00'	22.50'	S19°41'27"E	43.10'	33°23'55"
C5	4.73'	75.00'	2.37'	S11°10'6"E	4.73'	3°36'47"
C34	39.27'	25.00'	25.00'	N44°22'42"W	35.36'	90°00'00"

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

- 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
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.S.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - * HANDICAP RAMP



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
ANDOVER NORTH
SECTIONS 5-7
HAMILTON CO., INDIANA
PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: GDK CHECKED BY: BKR
SHEET NO. 3 OF 6 SHEETS
S & A JOB NO. 51940SSG



THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH

SECTIONS 5-7

PRIMARY PLAT

ZONING PUD

STREET TREE NOTE:

STREET TREES WILL BE PROVIDED. STREET LOCATIONS MAY BE MODIFIED BY EITHER: (A) AN AGREEMENT WITH CITIZENS WESTFIELD, PROVIDED THE STREET TREE LOCATIONS OTHERWISE COMPLY WITH ARTICLE 6.80(2) OF THE UDQ; OR (B) BY INCORPORATING INTO THE SECONDARY PLAT THE CITY'S 59'-WIDE STREET CROSS SECTION, AND RELATED UDO AMENDMENT (ORDINANCE 15-12) ALLOWING FOR A REDUCTION IN THE MINIMUM LOT AREA AND MINIMUM FRONT YARD BUILDING SETBACK LINE."

SITE DATA TABLE

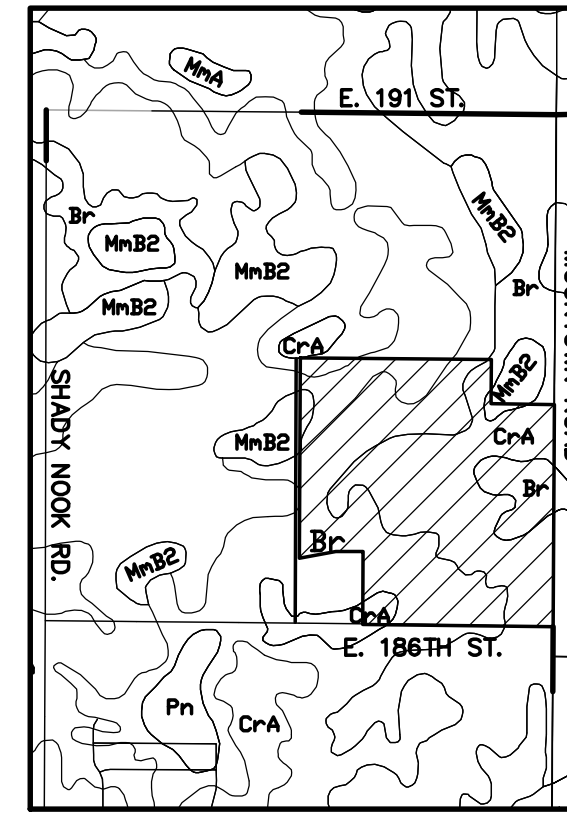
ACREAGE = 37.576 Ac±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac±
OPEN SPACE (excluding lake) = 7.82 Ac±
LAKE AREA = 2.66 Ac±

SOIL DESCRIPTIONS

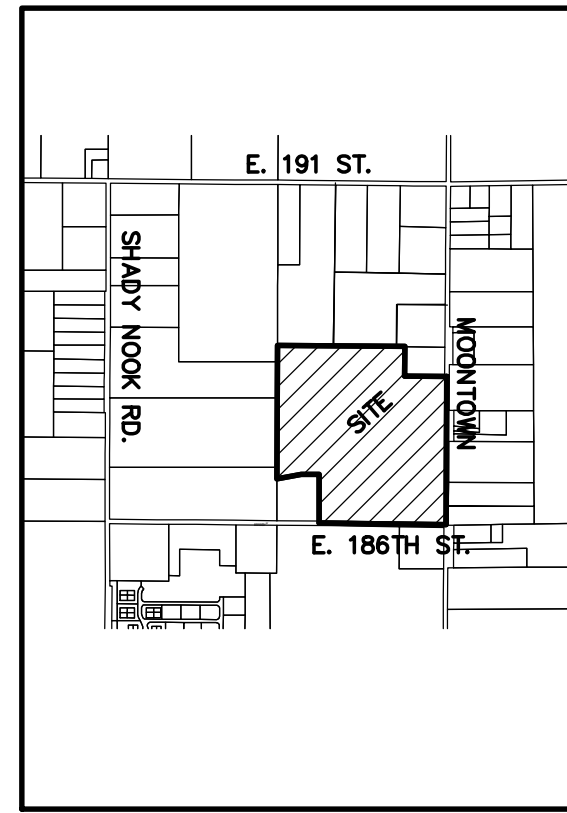
CrA Crosby silt loam, 0-3 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam—this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

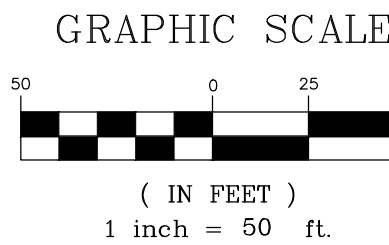
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SOILS MAP
Cr, MmB2, Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=150'



- 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
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- B.S.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

- 630 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- — PROPOSED SANITARY SEWER
- — PROPOSED STORM SEWER
- W — PROPOSED WATER LINE



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DATE	REVISIONS	BY
04/10/15	REVISED PER TAC COMMENTS	HAM



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
ANDOVER NORTH
SECTIONS 5-7
HAMILTON CO., INDIANA

SECTION: 29	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: GDK	CHECKED BY: BKR	
SHEET NO. 4	OF 6 SHEETS	S & A JOB NO. 51940SSG

THIS INSTRUMENT PREPARED BY:
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CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH

SECTIONS 5-7

PRIMARY PLAT

ZONING PUD

STREET TREE NOTE:

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SITE DATA TABLE

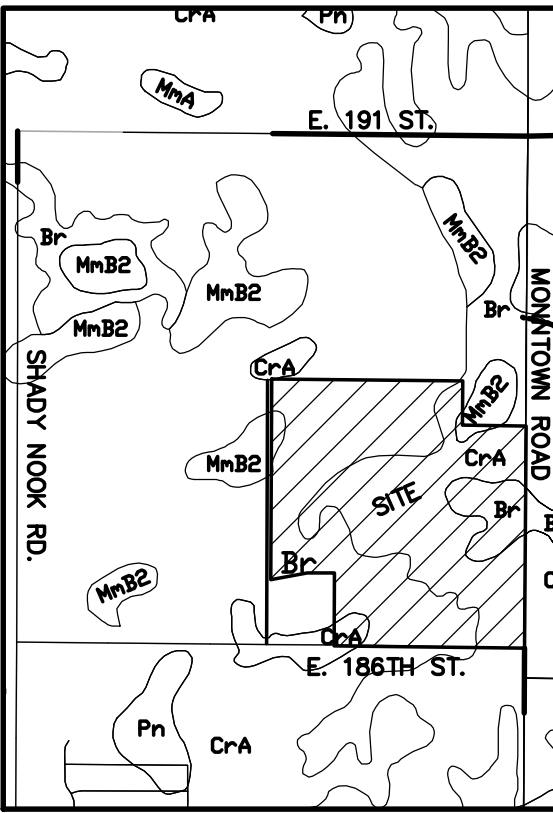
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LAKE AREA = 2.66 Ac±

SOIL DESCRIPTIONS

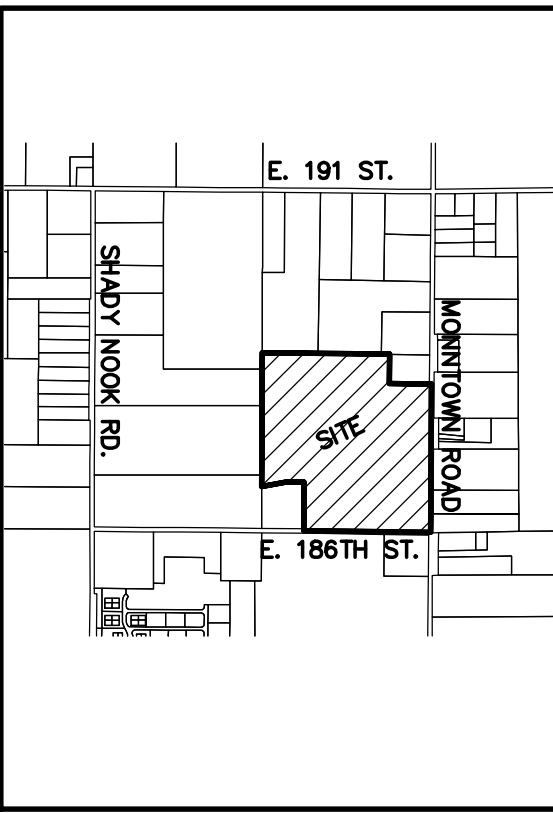
CrA Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Breckston silty clay loam- this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

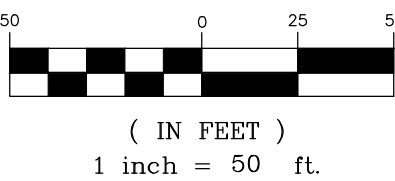


SOILS MAP
MmB2, Br
(N.T.S.)



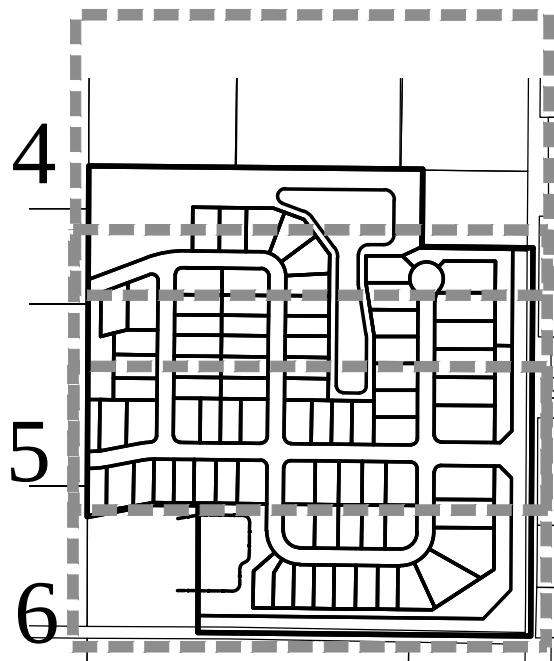
LOCATION MAP
SCALE: 1"=150'

GRAPHIC SCALE

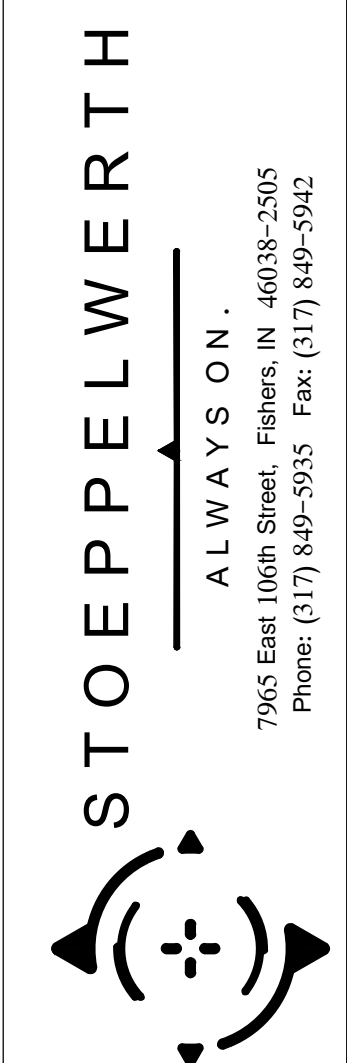
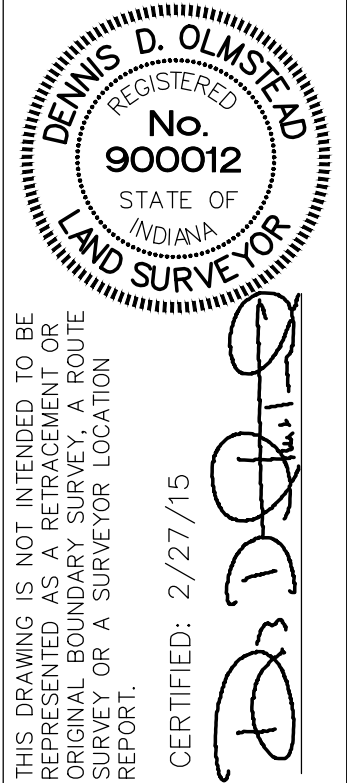


(IN FEET)
1 inch = 50 ft.

- 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 |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| B.S.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

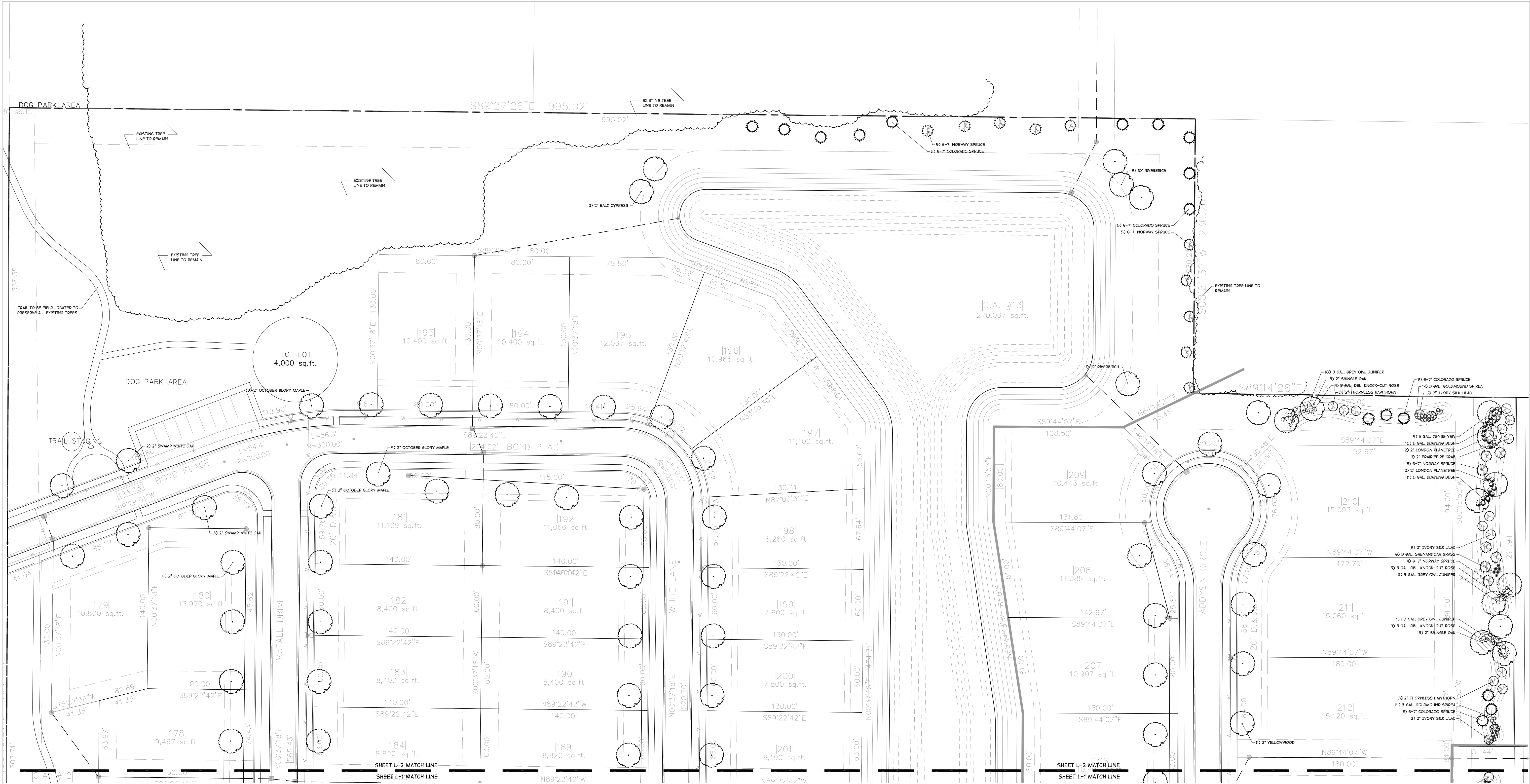


Know what's below.
Call before you dig.



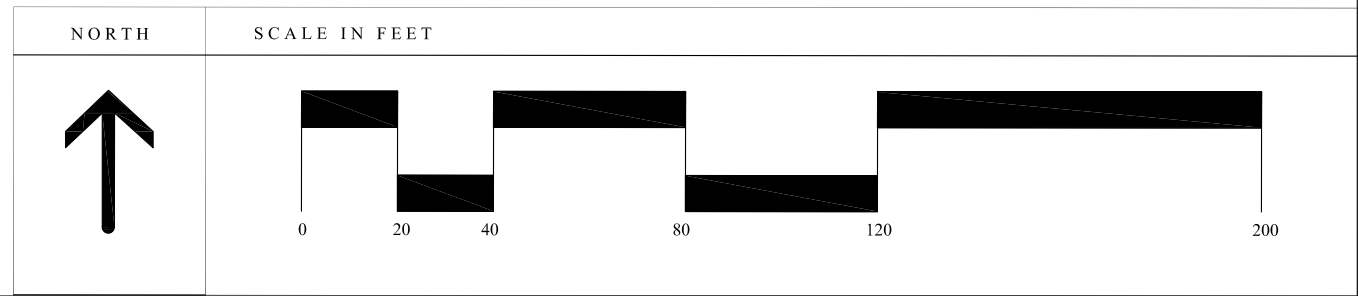
DEVELOPMENT PLAN
ANDOVER NORTH
SECTIONS 5-7
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: GDK CHECKED BY: BKR
SHEET NO. 6
OF 6 SHEETS
S & A JOB NO. 51940SSG

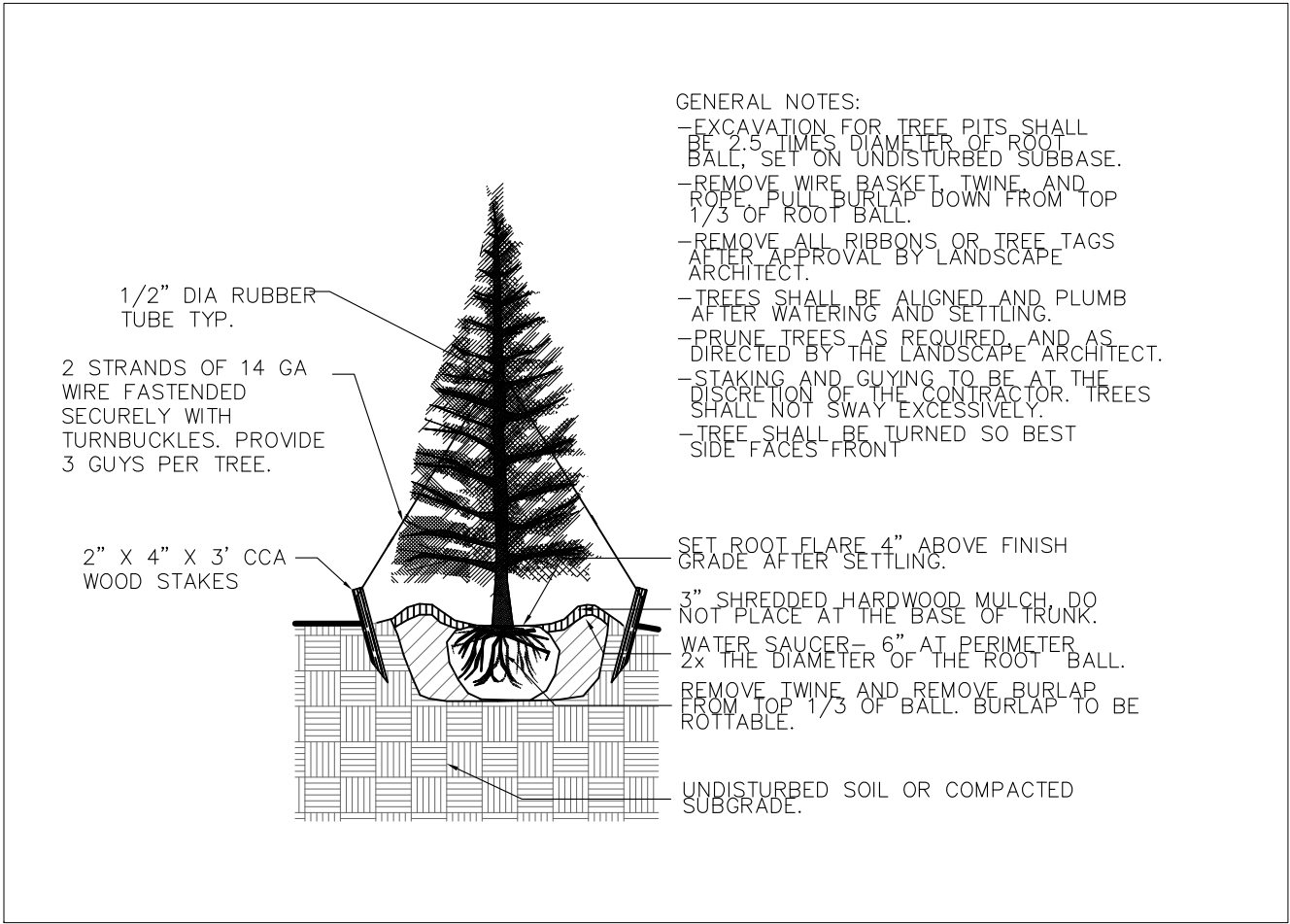


Planting Notes:

- All Street Trees are to Match the Current City of Westfield Master Tree List.
- 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 Lots Minimum Landscaping Requirements.
- All Trees Shall Maintain a 10' Separation from Storm Sewer including SSD.
- All Trees Shall Maintatin a 4' Separation from Any Pavement.
- Individual Lot Landscaping will be Submitted with each Building Permit. All Lots over 8,000 sq. ft. will be Required to have 4 Shade Trees, 2 Ornamental Trees, and 4 Shrubs. All Lots under 8,000 sq. ft. will be Required to have 2 Shade Trees, 1 Ornamental Tree, and 4 Shrubs.

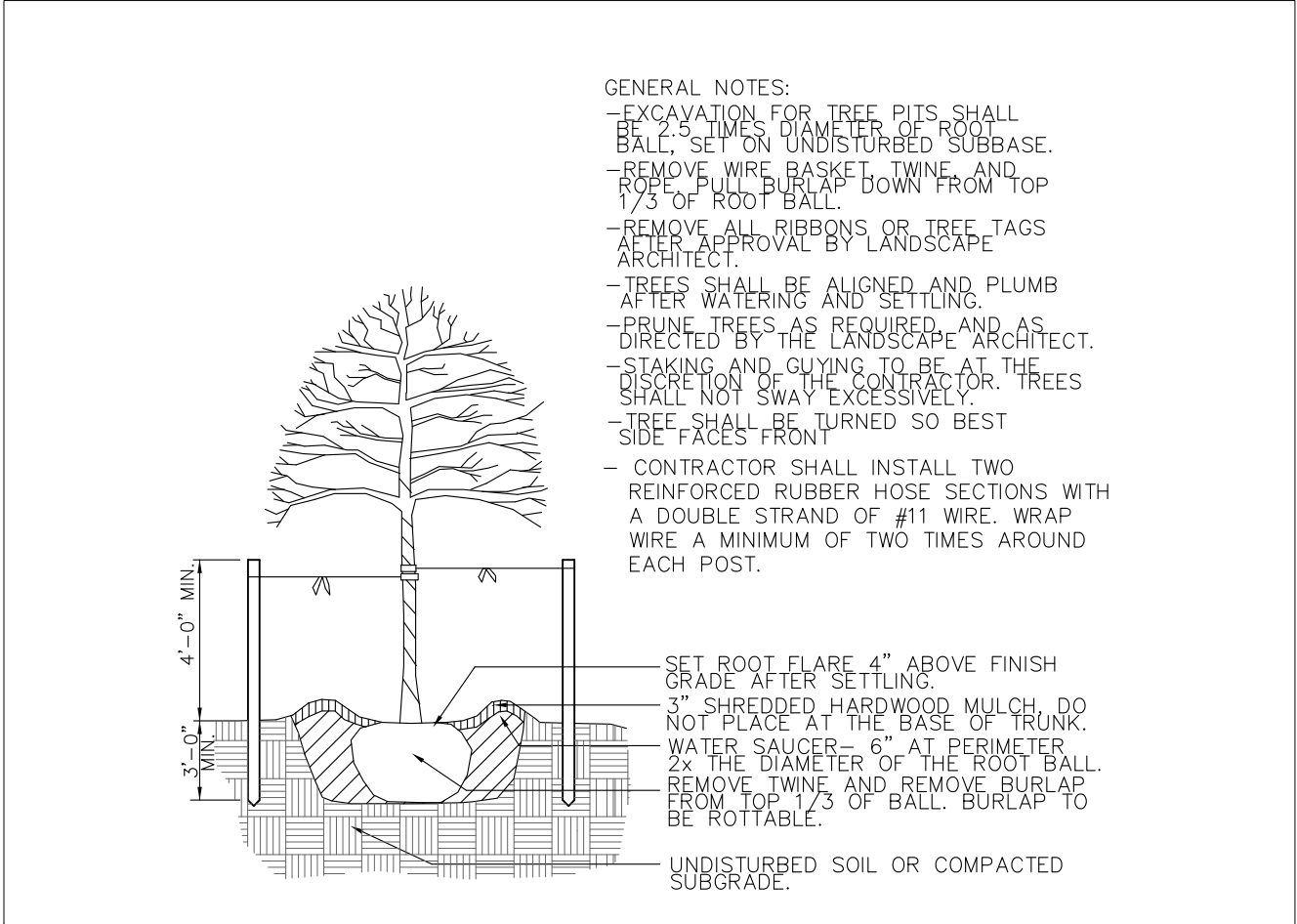


					BY
					REVISIONS
					DATE
SITE SOLUTIONS GROUP			WESTFIELD, IN		
ANDOVER NORTH			LANDSCAPE PLAN		
			SCALE 1"=40'-0"		
			DATE 04/09/15		
			DRAWN BY MB		
			CHECKED BY MB		
			SHEET NO.		
			L-1		



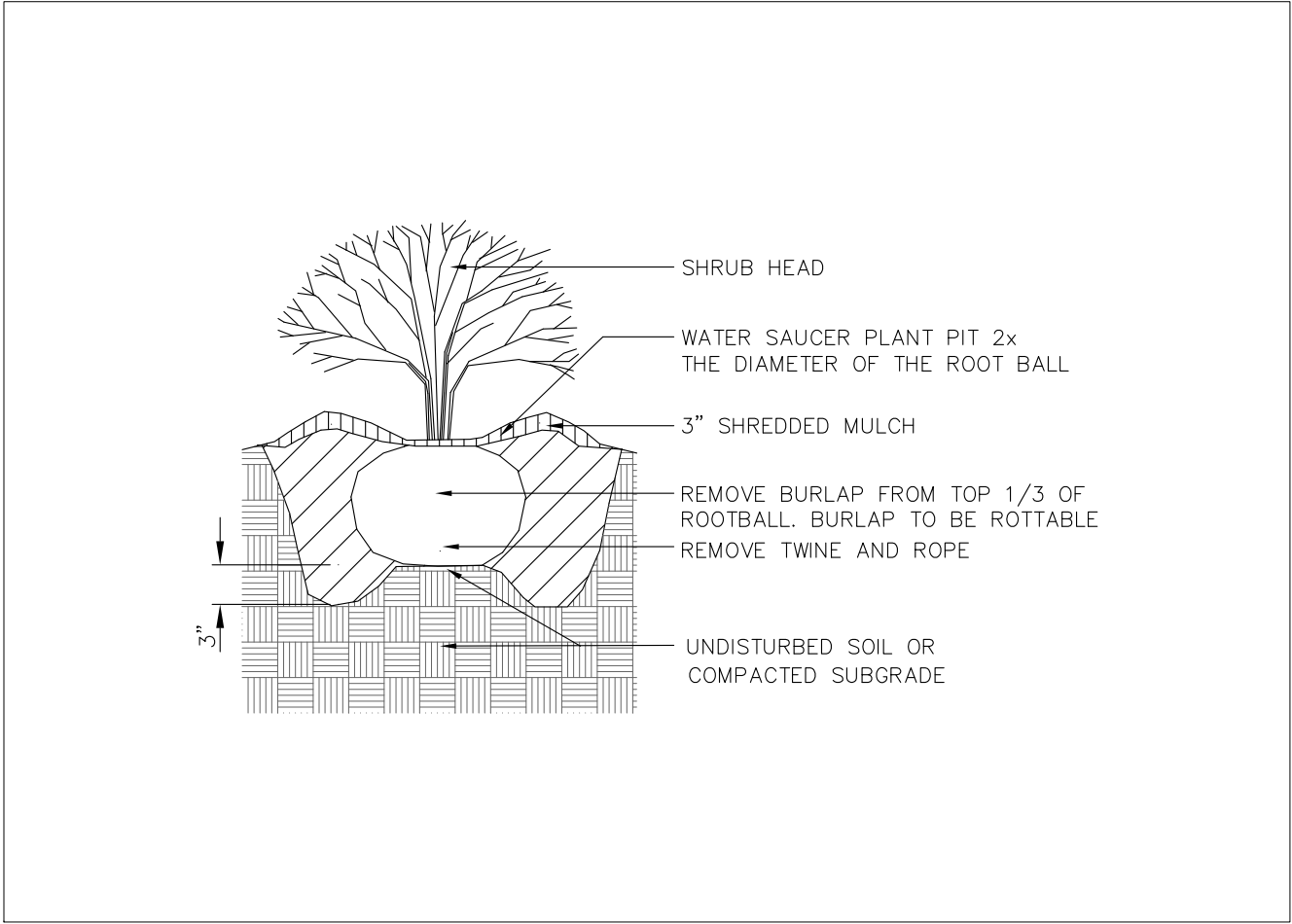
Evergreen Tree Planting

N.T.S.



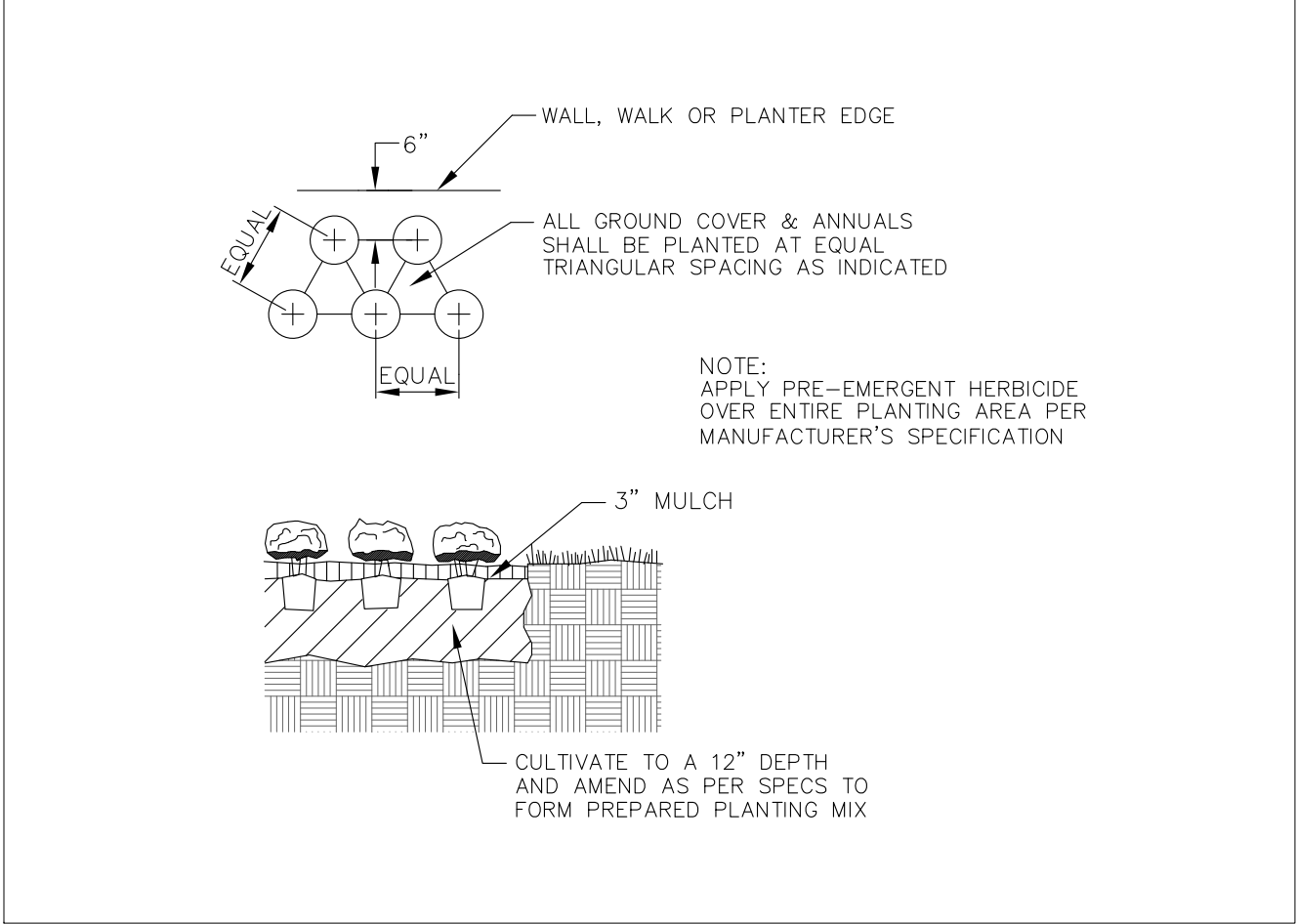
Deciduous Tree Planting

N.T.S.



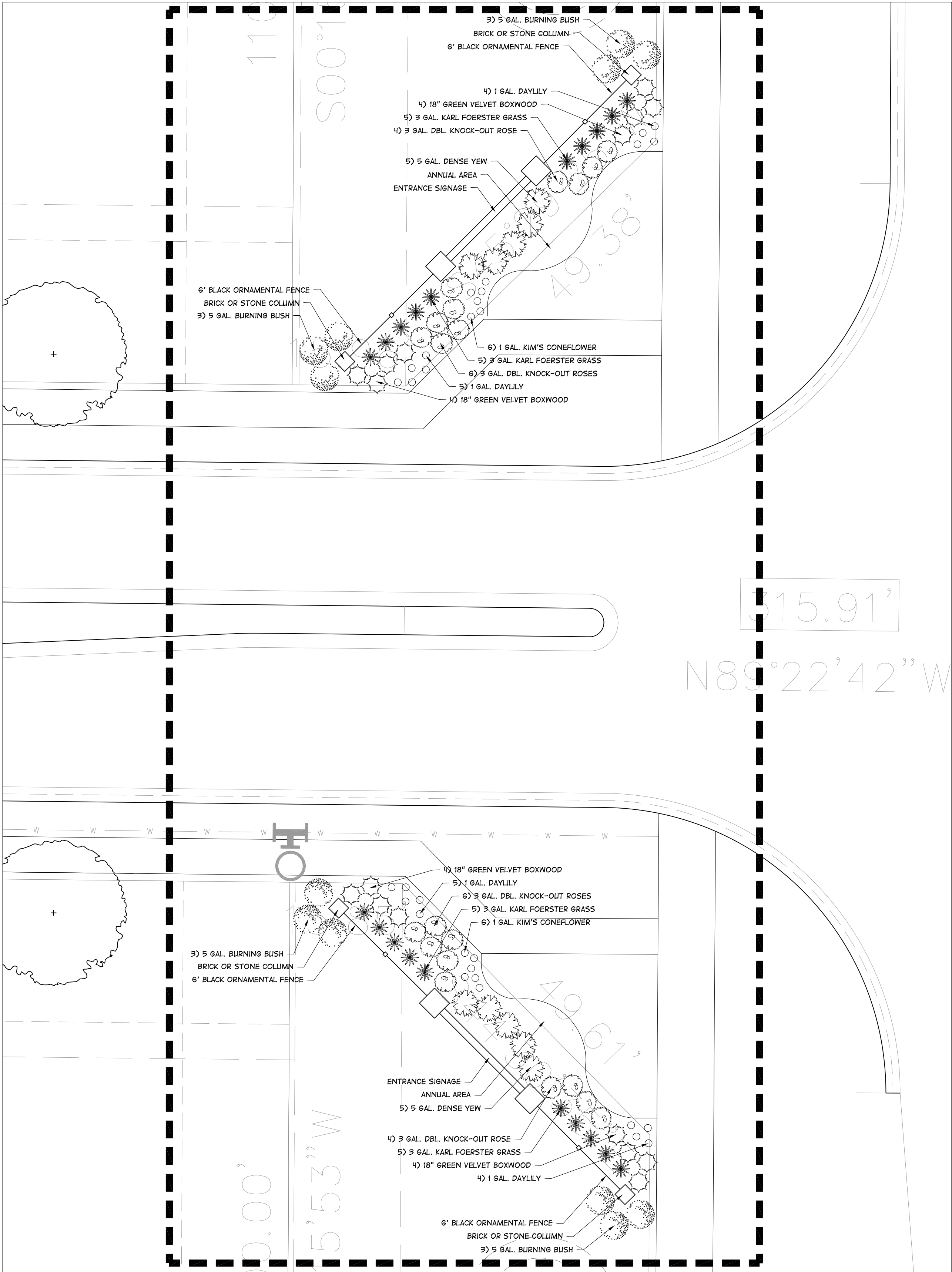
Shrub Planting

N.T.S.



Perennial / Groundcover Planting

N.T.S.



Entrance Signage Landscape

1" = 10'-0"

Plant List

Street Trees		Number	Size
Common Name	Scientific Name		
October Glory Maple	Acer rubrum 'October Glory'	51	2"
Yellowwood	Cladrastis kentukea	43	2"
Swamp White Oak	Quercus bicolor	56	2"

Canopy Trees		Number	Size
Common Name	Scientific Name		
Riverbirch	Betula nigra	4	10-12'
Skyline Honeylocust	Gleditsia tri. 'Skycole'	27	2"
Shingle Oak	Quercus imbricaria	22	2"
Londone Planetree	Platanus acerifolia 'Bloodgood'	20	2"
Bald Cypress	Taxodium distichum	4	2"

Evergreen Tree		Number	Size
Common Name	Scientific Name		
Norway Spruce	Picea abies	51	6-7'
Colorado Spruce	Picea pungens	10	8'
		42	6-7'

Ornamental Trees		Number	Size
Common Name	Scientific Name		
Thornless Hawthorn	Crataegus crus-galli 'Inermis'	19	2"
Prairiefire Crab	Malus 'Prairiefire'	25	2"
Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	22	2"

Shrubs		Number	Size
Common Name	Scientific Name		
Burning Bush	Euonymus alatus 'Compactum'	73	5 Gal.
Grey Owl Juniper	Juniperus virg. 'Grey Owl'	56	3 Gal.
Diablo Ninebark	Physocarpus opul. 'Monlo'	45	5 Gal.
Double Knock-Out Rose	Rosa 'Radtko'	65	3 Gal.
Goldmound Spirea	Spiraea 'Goldmound'	76	3 Gal.
Dense Yew	Taxus media 'Densiformus'	56	5 Gal.
Linesville Arborvitae	Thuja occid. 'Linesville'	49	3 Gal.
Blue Muffin Viburnum	Viburnum dentatum 'Christom'	32	5 Gal.

Perennials / Grasses		Number	Size
Common Name	Scientific Name		
Karl Foerster Grass	Calamagrostis 'Karl Foerster'	12	3 Gal.
Pow Wow Coneflower	Echinacea purpurea 'Pow Wow'	10	1 Gal.
Maiden Grass	Miscanthus sinensis 'Gracillimus'	38	3 Gal.
Shenandoah Grass	Panicum virgatum 'Shedandoah'	43	3 Gal.
Black-eyed Susan	Rudbeckia fulgida 'Goldstrum'	20	1 Gal.

General Construction Notes

- EXISTING SITE INFORMATION SUPPLIED BY SITE SOLUTIONS GROUP, WESTFIELD, IN. ALL QUANTITIES AND DESIGN BASED UPON SAME.
- 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.
- 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.
- 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 STOCKPIILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- 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.

					BY
					REVISIONS
					DATE
SITE SOLUTIONS GROUP			WESTFIELD, IN		
ANDOVER NORTH			DETAIL SHEET		
HITTLE			LANDSCAPING		
SCALE			As Shown		
DATE			04/09/15		
DRAWN BY			MB		
CHECKED BY			MB		
SHEET NO.			L-3		

ORDINANCE NUMBER 15-05

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

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

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

WHEREAS, the Council enacted Ordinance No. 06-12, the Andover North Planned Unit Development District (the "Andover North PUD Ordinance"), on May 8, 2006;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1503-PUD-02**), requesting an amendment to the Andover North 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. 1503-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable recommendation (Vote: 7:0) 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 March 17, 2015;

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 Andover North PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Andover PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Andover North PUD Ordinance, as amended by 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 the Andover North 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 Unified Development Ordinance.
- 1.3 All other provisions of the Andover North PUD Ordinance shall remain in effect with the adoption of this 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 the Andover North PUD Ordinance, as amended.

Section 2. **Number of Dwelling Units.** The standards of *Section 6: Number of Dwelling Units* of the Andover North PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Andover North PUD Ordinance and below.

- 2.1 If Product Type M (Single Family Attached) is not developed in the Andover North PUD, then the Maximum Dwelling Units in Type L (Single Family Detached) may be increased from 105 to 150, provided the total number of all lots shall not exceed 220.
- 2.2 If the number of K-1 Lots exceeds twenty-five (25), then the number of Lots in excess of twenty-five (25) may apply toward the minimum number of K-2 Lots required, so long as the combined total of K-1 Lots and K-2 Lots developed is a minimum of sixty five (65).

Section 3. **Landscaping.** The standards of *Section 8: Landscaping* of the Andover North PUD Ordinance shall apply, except as otherwise modified by the Andover North PUD Ordinance and below.

- 3.1 The landscaping standards of the Andover North PUD Ordinance shall not apply; rather, Article 6.8 Landscaping Standards shall apply to the development of the Real Estate.
- 3.2 Section 8, Paragraph F of the Andover North PUD Ordinance, shall be amended as follows: A minimum of thirty (30%) of the gross area of the residential Real Estate shall be Open Space, which shall superseded the Green Belt Space, Secondary Green Space, and all other Open Space Requirements set forth in the Zoning

Ordinance. Any of the area of the Real Estate that is dedicated to or reserved for the use of a neighborhood association or the public as well as any are in which title or an easement is granted to a municipality shall be included in the Open Space calculation.

Section 4. **Amenities.** The standards of *Section 10: Amenities* of the Andover North PUD Ordinance shall be replaced and superseded with the following, as applicable to the Real Estate:

The Following shall be provided:

- A. Dedicated Open Space of Wooded Area and Park (minimum 5,000 square feet);
- B. Trail; and
- C. Trail Staging Area, including benches and trail map.

In addition, the following amenities or substitutions as approved by the Director Director's designee, shall be included:

- D. Playground and/or "Tot Lot" (minimum 4,000 square feet);
- E. Basketball court;
- F. Picnic area;
- G. Dog park (minimum of 1,500 square feet)
- H. Soccer field;
- I. Softball diamond;
- J. Vistas; and
- K. A total of ten (10) pocket parks (minimum 2,000 square feet).

All amenities shall be dedicated to the Association.

Section 5. **Development Standards Matrix.** The standards of *Exhibit 5: Development Standards Matrix* of the Andover North PUD Ordinance shall apply, except as otherwise modified by the Andover North PUD Ordinance and below.

- 5.1 Dwelling Units Maximum for Product Type L, shall be increased to 150
- 5.2 A new footnote 10 shall be added to Exhibit 5 which states "The Number of Product Type L may be increased from 105 to 150 only if no Product Type M Lots are developed in the Andover North PUD and the total number of all Lots does not exceed 220."

Section 6. **Development Phasing.** The standards of *Exhibit 9: Development Phasing* of the Andover North PUD Ordinance shall apply, except that the "Clubhouse" Amenity shall be removed from the Amenity Phasing Table.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS __ DAY OF _____, 2015.**

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

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

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-05** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-05**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-05**

this _____ day of _____, 2015.

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. Russell L. Brown

Prepared by:

Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Zoning District Map

EXHIBIT A

Legal Description

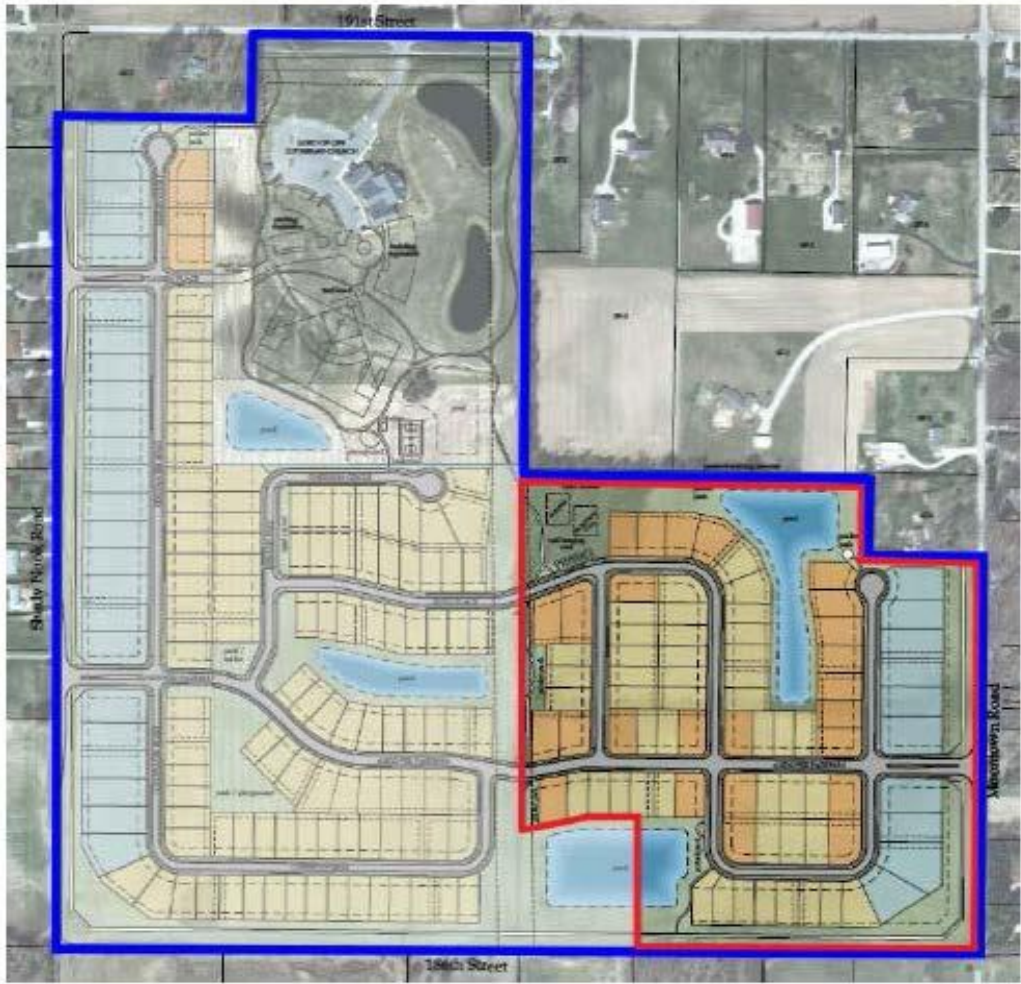
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 22 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS EAST 379.80 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST 137.44 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 20 SECONDS WEST 196.85 FEET TO A POINT ON THE WEST LINE OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 1043.71 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 37 SECONDS EAST 988.85 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST 235.91 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 55 SECONDS EAST 334.80 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1147.58 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 22 MINUTES 42 SECONDS WEST ALONG THE AFORESAID SOUTH LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 991.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 37.4 ACRES, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS SUBJECT TO CHANGE UPON THE COMPLETION OF AN ACCURATE BOUNDARY SURVEY.

EXHIBIT B

Andover North Zoning District Map



-  ANDOVER NORTH PUD
-  AREA SUBJECT TO TEXT AMENDMENT



Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 20, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Dave Schmitz, Robert Smith and Robert Spraetz.

City Staff Present: Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Bill Sanders stepped down from Advisory Plan Commission.

Approval of Minutes: April 6, 2015, APC Meeting Minutes

Motion: To approve the April 6, 2015 minutes as amended.

Motion: Smith; Second: Spraetz; Vote: Approved 8-0.

Howard reviewed the Policy and Procedures.

Case No. 1504-ODP-10 & 1504-SPP-09

Description: The Enclave at Andover

Southwest corner of 186th Street and Moontown Road

Pulte Homes of Indiana, LLC by HWC Engineering request Overall Development Plan and Primary Plat review of an amendment to The Enclave at Andover consisting of 80 single-family lots on 40.58 acres +/-, located in the Andover PUD.

Howard presented a project overview, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting.

Ashley Bedell, Pulte Homes, Petitioner, was available for questions.

Smith asked for a summary of previous issues as he was not at the last meeting.

Howard answered that there were landscaping issues, specifically street trees, that were brought into compliance.

Howard recommended approval of 1504-ODP-10 & 1504-SPP-09 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1504-ODP-10 & 1504-SPP-09 with staff's recommended condition.

Motion: Kingshill: Second: Horkay: Vote: 8-0 to approve with staff's recommended condition.

Case No. 1504-ODP-08 & 1504-SPP-07

Description: Spring Orchard North Amendment

East side of Casey Road, approximately 950 feet south of 186th Street

Spring Orchard North, LLC by Nelson & Frankenberger and Stoeppelwerth & Associates request Overall Development Plan and Primary Plant review of an amendment to Spring Orchard North on approximately 0.87 acre +/-, located in the Springmill Trails PUD District.

Todd presented project overview as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting. Petitioner was available for questions.

Todd recommended approval of 1504-ODP-08 & 1504-SPP-07 with the following condition:

- All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: To approve Petitions 1504-ODP-08 & 1504-SPP-07 with staff recommended condition.

Motion: Maue: Second: Smith: Vote: 8-0 to approve with staff recommended condition.

Case No. 1504-ODP-11 & 1504-SPP-10

Description: Shelton Cove

South side of 186th Street, approximately 465 feet east of Casey Road

Olthof Homes, LLC by Nelson & Frankenberger and Stoeppelwerth & Associates requests Overall Development Plan and Primary Plat review of 113 single-family lots on approximately 39.13 acres +/-, located in the Springmill Trails PUD District.

Todd presented a project overview, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting.

Todd recommended approval 1504-ODP-11 & 1504-SPP-10 with the following condition:

- All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: To approve Petition 1504-ODP-11 & 1504-SPP-10 with staff recommended condition.

Motion: Hoover: Second: Spratz: Vote: 8-0 to approve with staff recommended condition.

Case No. 1504-DDP-05

Description: AgReliant Genetics World Headquarters
1122 East 169th Street
AgReliant Genetics, LLC by Keeler-Webb Associates requests Detailed Development Plan review of the remodeling and future expansion of an existing commercial business on approximately 10.27 acres +/-, located in the E1 District

Todd presented a project overview, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting. Petitioner was available for questions.

Todd recommended approval 1504-DDP-05 with the following conditions:

- 1) That final approval of the future parking lot(s) be delegated to the Department, to confirm compliance with all applicable development, design, and landscaping standards.
- 2) That a cross-access easement be established for the portion of the 169th Street pedestrian pathway that is located outside of the right-of-way. And that a copy of the executed and recorded easement be provided to the Department before a Certificate of Occupancy is issued for the building renovation.
- 3) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1504-DDP-05 with staff recommended conditions.

Motion: Graham: Second: Hoover: Vote: 8-0 to approve with staff recommended conditions.

Case No. 1505-ZC-01 [PUBLIC HEARING]

Description: Windsor Estates (formerly Tomlinson Trace) Commitments
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes, LLC requests a modification to the written commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 06-19.

Case No. 1504-ODP-09 & 1504-SPP-08 [PUBLIC HEARING]

Description: Windsor Estates (formerly Tomlinson Trace) Commitments
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes by HWC Engineering requests review and approval of Overall Development Plan, Primary Plat and associated plat waivers for 26 single-family lots on approximately 24.5 acres +/-, located in the SF2 District.

Pohlman presented a project overview for both 1505-ZC-01 and 1504-ODP-09 & 1504-SPP-08 as summarized in the staff reports.

Kingshill inquired about the commitment modification procedure and if the Plan Commission's authority to approve or deny the requested modification was all brought about due to the changes in state law.

Pohlman explained yes, due to changes in the state planning law, which were then reflected in the recently adopted Unified Development Ordinance, that action to approve or deny commitment modifications are made by the Plan Commission or Board of Zoning Appeals, as the case may be, but that as part of the Unified Development Ordinance update, the commitment modification process does require an introduction to the Council, which has occurred.

Ty Rinehart, Drees Homes, petitioner, introduced himself and have a brief presentation about the proposed neighborhood and Drees Homes.

Kingshill asked about the other acreage that was originally zoned that is not being developed and whether Drees owned that parcel or if it would be connected at a later date to the Windsor Estates?

Rinehart responded that they approached the owners but they were not interested in selling at this time and he further explained the western areas of both areas includes a wooded wetland and will not be developed.

Public hearing opened at 7:29 p.m.

Gary Shuman, 1019 East 199th Street: Concern with drainage and not losing the tree line on the north side of the property and he was sure if these trees are his or Drees but hopes they will be maintained. Shuman inquired how drainage would be managed and concerned about how it may impact his property to the north.

Linda Merritt, 1031 East 199th Street: Same concerns as Mr. Shuman because of previous problems of flooding at the ditch line going into her horse pastures. Would also like to keep the tree line for privacy.

Public hearing closed at 7:32 p.m.

Rinehart explained they will have a swale that will run the length of the north property line that will feed into a pipe that then moves the water for drainage to the proposed pond. He further explained they've designed the swale twenty-five feet south of the existing tree line in order to preserve the trees along the entire boundary. The tree preservation requirement is also part of the commitment modification.

No action is required at this time.

Case No. 1504-ODP-07 & 1504-SPP-06 [CONTINUED]

Description: Andover North, Section 5-7

Northwest corner of 186th Street and Moontown Road

Site Solutions Group, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 80 single-family lots on approximately 37.42 acres +/-, located in the Andover North PUD.

Case No. 1504-PUD-06 [CONTINUED TO MAY 4, 2015]

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Graham.

ECD STAFF

No report.

ADJOURNMENT (7:38 pm)

Motion: Kingshill: Second: Horkay: Vote: 8-0.

President, Randy Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton

Pamela Howard

From: Jesse Pohlman
Sent: Monday, May 4, 2015 9:36 AM
To: Pamela Howard
Subject: FW: Concerning the proposed "Lantern Park" residential development

From: Ed Rowland [mailto:ejrowlan@hotmail.com]
Sent: Monday, May 04, 2015 9:33 AM
To: Jennifer Miller; Jesse Pohlman; jwoerner@westfield.in.gov; Andrew Murray; Matt Skelton; Kevin M. Todd, AICP; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes
Cc: cwhite@sitesolutionsgrouppllc.com
Subject: Concerning the proposed "Lantern Park" residential development

We live at the southwest corner of 161st and Cool Creek Circle - immediately across from the proposed "Lantern Park" development. While we will not be at this evening's Planning Commission meeting, we wanted to appraise you of our concerns in hope that they will be addressed as this project proceeds forward.

Our concerns:

- Traffic flow at the entrance/exit - primarily during rush hour. Request that Westfield work with the developer to mitigate this issue.
 - To that end, we would be gravely concerned should the number of homes for this area increase beyond the currently proposed maximum of 60.
- Making sure that the proposed development will properly handle rain water run-off from heavy rains.
- Designing in an adequate buffer (preferably trees or very tall shrubs) between the two lots at the entrance of the development and 161st street. In particular, the development should be proactive in the design so that all would know, including the eventual owners of these two lots, that there would still be an appropriate buffer after the day comes when Westfield widens 161st to the north to make it four lanes.

Your attention to these concerns will be most appreciated.

Sincerely,

Ed & Sandy Rowland
19 Cool Creek Circle