CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_04_20_2015

Monday, April 20, 2015 at 07:00 PM

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

MEETING DATE: **Monday, April 20, 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

Approval of Minutes - April 6, 2015
Documents: April 6, 2015

Review APC Rules & Procedures

ITEMS OF BUSINESS

1504-ODP-10 & 1504-SPP-09
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Site Plan | Exhibit 4: Primary Plat | Exhibit 5: Development Plan | Exhibit 6: Landscape Plan

1504-ODP-08 & 1504-SPP-07
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 Plat review of an amendment to Spring Orchard North on approximately 0.87 acre +/-, located in the Springmill Trails PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Context Map |

Exhibit 4: Primary Plat Amendment | Exhibit 5: Overall Development Plan Amendment | Exhibit 6: Springmill Trails PUD Ordinance

1504-ODP-11 & 1504-SPP-10
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Context Map | Exhibit 4: Primary Plat | Exhibit 5: Overall Development Plan | Exhibit 6: Springmill Trails PUD Ordinance

1504-DDP-05
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 EI District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Site Plan | Exhibit 5: Elevations | Exhibit 6: Landscape Plan | Exhibit 7: Public Comment

1505-ZC-01 [PUBLIC HEARING]
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 06-19

1504-ODP-09 & 1504-SPP-08 [PUBLIC HEARING]
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 [CONTINUED]
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.

1504-PUD-06 [CONTINUED TO MAY 4, 2015]
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.

<u>REPORTS/COMMENTS</u>

APC Members

City Council Liaison

BZA Liaison

ECD Staff

<u>ADJOURNMENT</u>

Petition Number:	1504-SPP-07 & 1504-ODP-08
Subject Site Address:	South of and adjacent to 186th Street and East of Casey Road
Petitioner:	Spring Orchard North, LLC, by Nelson & Frankenberger and Stoeppelwerth & Associates
Request:	**Primary Plat Amendment** and **Overall Development Plan Amendment** approval to add six (6) single-family residential lots to the Spring Orchard North subdivision.
Current Zoning:	Springmill Trails PUD District Ordinance No. 11-19
Current Land Use:	Agricultural / Residential
Approximate Acreage:	.870 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Springmill Trails Context Map 4. Primary Plat 5. Overall Development Plan 6. PUD Ordinance
Property History:	1101-PUD-02 PUD District (Ordinance 14-50) (01.12.15) 1406-DP-18 Development Plan (06.16.2014) 1406-SPP-14 Primary Plat (06.16.2014
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 .870-acre site is located in the southeast quadrant of 186th Street and Casey Road (see **Exhibit 2**), located in the previously approved Spring Orchard North subdivision. The request is to amendment the approved Primary Plat (see **Exhibit 4**) and Overall Development Plan (see **Exhibit 5**) for Spring Orchard North consisting of six (6) single-family lots.

The petition was reviewed by the Technical Advisory Committee at its March 24, 2015, meeting. This petition received a public hearing at the April 20, 2015, meeting of the Advisory Plan Commission (the "APC").

The applicable zoning district is the Springmill Trails PUD 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) (see **Exhibit 6**). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

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 regarding easement relocations from the originally approved Spring Orchard North plat and Development Plan.

   f) Statement concerning the location and approximate size or capacity of utilities to be installed.
   Comment(s): This information was provided by the applicable agencies during the TAC review process. The Petitioner will continue to coordinate with all applicable utility service providers.

g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
Comment(s): Compliant.

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. Provided on the accompanying Overall Development Plan document.

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): Compliant. Provided on the accompanying Overall Development Plan document. 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): This information was provided by the applicable agencies during the TAC review process. The Petitioner will continue to coordinate with all applicable utility service providers.

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): N/A. This information was provided by all applicable agencies during the TAC review process.

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 located on the Property.

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): Petitioner will continue to 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): *Petitioner will continue to 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. Provided on the accompanying Primary Plat document.*

   e) Boundary lines of the property including all dimensions.
   Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*

   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. No existing drives located on the Property.*

   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. Provided on the accompanying Primary Plat document.*

n) Location of all Floodplain areas within the boundaries of the property.
Comment(s): *No floodplains located on the Property. However, floodplain map provided.*

o) Names of legal ditches and streams on or adjacent to the site.
Comment(s): *No legal ditches or streams located on the Property.*

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. "Site Data" matrix provided in the top left corner of the Overall Development Plan document.*

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. Lot frontages provided on the Primary Plat document.*

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 year 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): *Compliant. This petition complies with the above standards. The Economic and Community Development Department will continue to monitor the development of Residential District 2 for compliance in the future.*

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

Comment(s): Compliant.

2. Lot Standards (Article 6.10)

Comment(s): Compliant.

3. Setback Standards (Article 6.16)

Comment(s): Compliant. Will also be reviewed for compliance at the Improvement Location Permit process.

4. Vision Clearance Standards (Article 6.19)

Comment(s): Compliant.

5. 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): Petitioner will continue to coordinate with WPWD and utility service providers to ensure that all easements locations and sizes are adequate.

3. Monument and Marker Standards (Article 8.5)

Comment(s): To be reviewed on the Secondary Plat.

4. Open Space and Amenity Standards (Article 8.6)
   a) A minimum of 21% Open Space is required per the PUD.

Comment(s): Open Space requirement, pursuant to the PUD, is district wide, not project specific. Petitioner has provided a breakdown of the proposed open space on the Overall Development Plan Document.

5. Pedestrian Network Standards (Article 8.7)

Comment(s): Compliant.

6. Storm Water Standards (Article 8.8)

Comment(s): Petitioner will continue to coordinate with WPWD.

7. Street and Right-of-Way Standards (Article 8.9)

Comment(s): Petitioner will coordinate with WPWD to determine the adequate size of internal R/W. WPWD cross sections have been recently revised.

8. Street Light Standards (Article 8.10)

Comment(s): Compliant. No street lighting proposed, but street sections were approved by WPWD and remain consistent with the previously approved

9. Street Sign Standards (Article 8.11)

Comment(s): Petitioner will continue to coordinate with WPWD and the Indiana Manual on Uniform Traffic Control Devices.

10. Surety Standards (Article 8.12)

Comment(s): Petitioner will continue to coordinate with WPWD.

11. Utility Standards (Article 8.13)

Comment(s): Petitioner will continue to coordinate with WPWD and applicable utility service providers.

STAFF COMMENTS

1) The Primary Plat and Overall Development Plan Amendments comply with all applicable zoning ordinances.
2) Staff recommends approving the petition with the following conditions:
   - 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.
3) If any Plan Commission member has questions prior to the April 20, 2015 meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

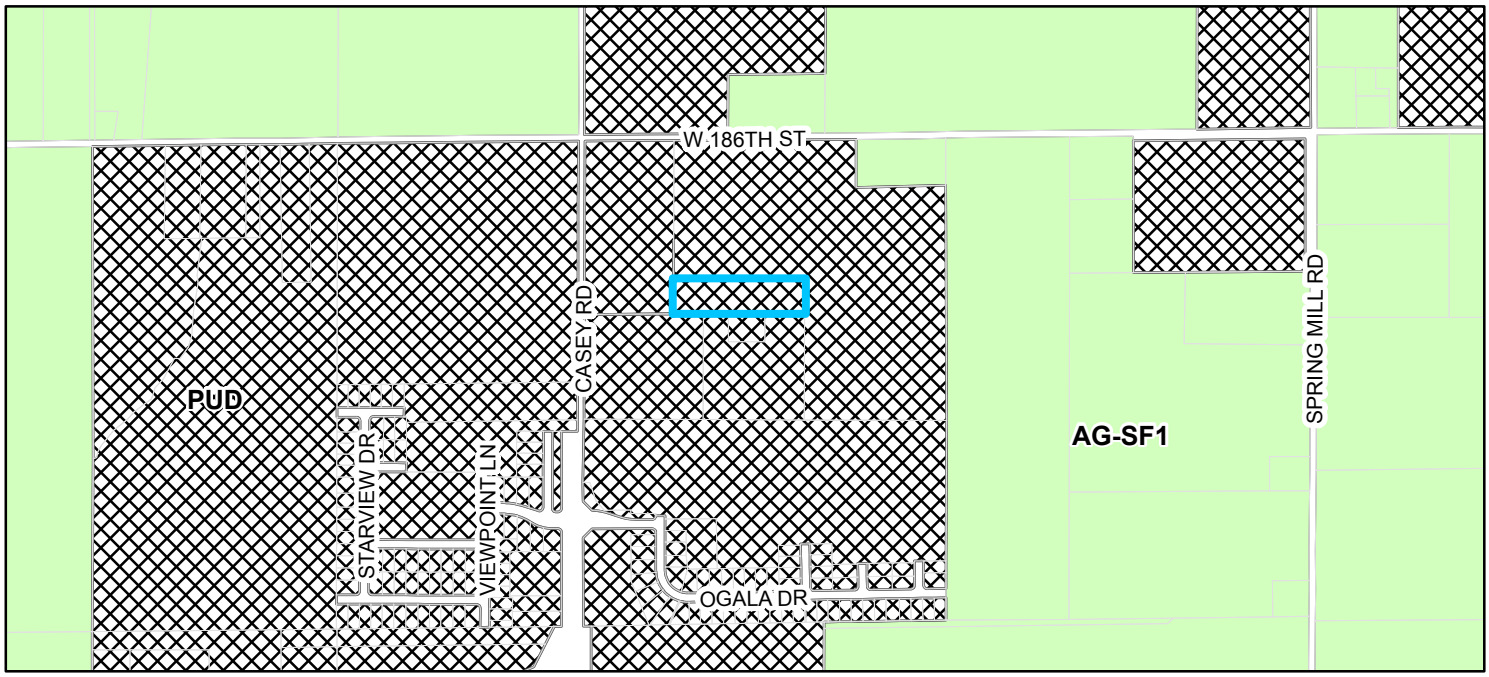
Property Location Map
Spring Orchard North Plat Amendment
1504-SPP-07 & 1504-ODP-08

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



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

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:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
AMENDED PRELIMINARY PLAT
ZONING PUD

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"
C2	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"

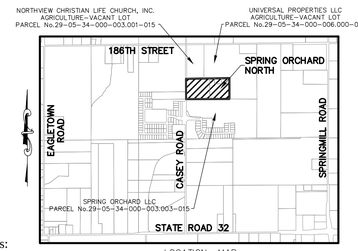
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C6	31.42'	20.00'	20.00'	N45°08'14"W	28.28'	89°59'52"
C7	31.42'	20.00'	20.00'	S44°51'46"W	28.28'	90°00'08"
C8	31.42'	20.00'	20.00'	S45°08'14"E	28.28'	89°59'52"
C9	31.42'	20.00'	20.00'	S44°51'46"W	28.28'	90°00'08"
C10	31.42'	20.00'	20.00'	N45°08'09"W	28.28'	90°00'00"
C12	31.42'	20.00'	20.00'	N44°51'51"E	28.28'	90°00'00"
C13	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C17	32.05'	20.00'	20.65'	N43°58'50"E	28.73'	91°49'23"
C18	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C19	27.17'	20.00'	16.15'	N50°56'44"E	25.13'	77°50'13"
C20	74.05'	195.00'	37.48'	S78°59'08"W	73.60'	21°45'26"
C21	37.45'	125.00'	18.86'	S76°41'19"W	37.31'	17°09'50"
C22	10.02'	125.00'	5.01'	S87°34'02"W	10.02'	4°35'37"

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

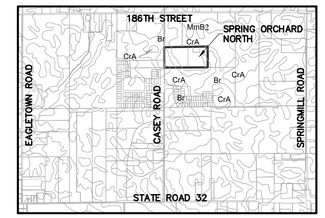
PRIMARY PLAT

A part of the Northwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Townships, Hamilton County, Indiana, more particularly described as follows:

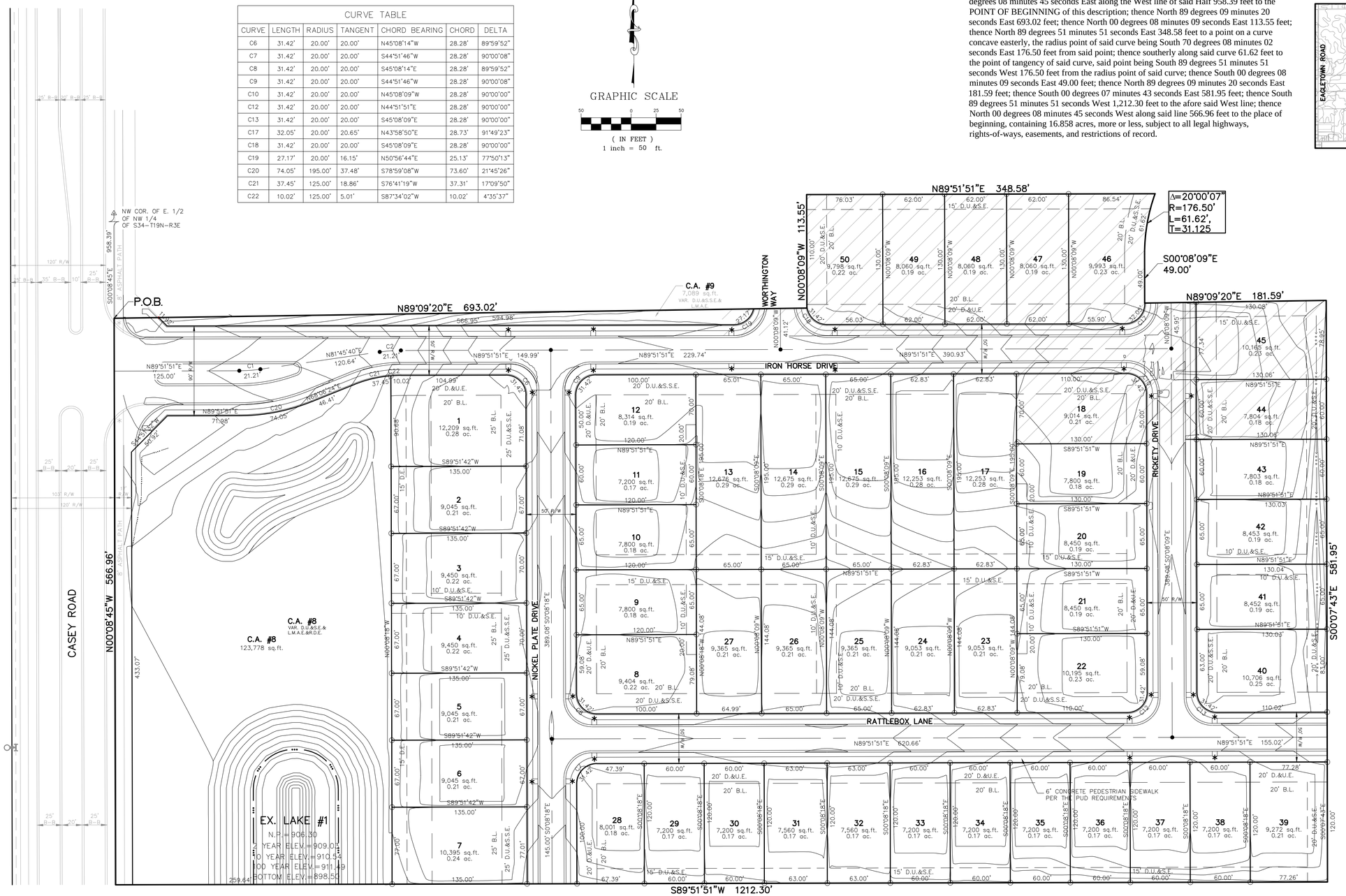
Commencing at the Northwest corner of the East Half of said Quarter; thence South 00 degrees 08 minutes 45 seconds East along the West line of said Half 958.39 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 09 minutes 20 seconds East 693.02 feet; thence North 00 degrees 08 minutes 09 seconds East 113.55 feet; thence North 89 degrees 51 minutes 51 seconds East 348.58 feet to a point on a curve concave easterly, the radius point of said curve being South 70 degrees 08 minutes 02 seconds East 176.50 feet from said point; thence southerly along said curve 61.62 feet to the point of tangency of said curve, said point being South 89 degrees 51 minutes 51 seconds West 176.50 feet from the radius point of said curve; thence South 00 degrees 08 minutes 09 seconds East 49.00 feet; thence North 89 degrees 09 minutes 20 seconds East 181.59 feet; thence South 00 degrees 07 minutes 43 seconds East 581.95 feet; thence South 89 degrees 51 minutes 51 seconds West 1,212.30 feet to the afore said West line; thence North 00 degrees 08 minutes 45 seconds West along said line 566.96 feet to the place of beginning, containing 16.858 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
CrA,Br
(N.T.S.)



DESIGN DATA

50 LOTS
ACERAGE = 16.858 Ac.±
DENSITY = 2.97 LOTS/ACRE

TOTAL C.A. = 3.004 Ac.±
LAKE AREA = 0.248 Ac.±
USABLE OPEN SPACE = 2.756Ac.± (16.35%)

IRON HORSE DRIVE =	1,003.00 L.F.
RICKETY DRIVE =	435.04 L.F.
WORTHINGTON WAY=	41.12 L.F.
RATTLEBOX LANE =	534.08 L.F.
NICKEL PLATE DRIVE =	1,058.78 L.F.
TOTAL STREET LENGTH =	3,072.02 L.F.

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. 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
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
*	HANDICAP RAMP

Know what's below. Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY
05/27/15	REVISED PER TAC COMMENTS	HAM

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 02/27/2015

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRELIMINARY PLAT
PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY: HAM
CHECKED BY: BKR
SHEET NO. 1 OF 1 SHEET
S & A JOB NO. 62390PLA-S5

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

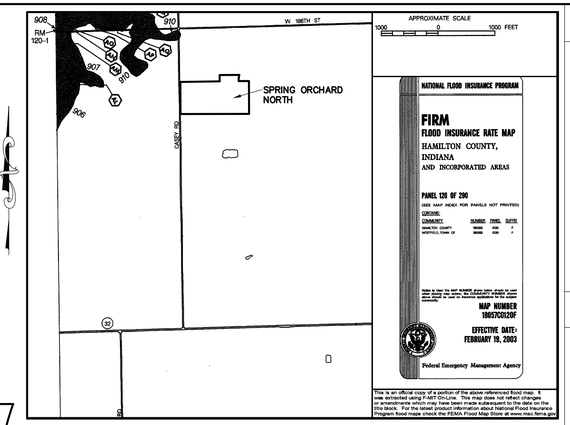
THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
AMENDED DEVELOPMENT PLAN
ZONING PUD

LOCATION MAP
SCALE: 1"=2000'

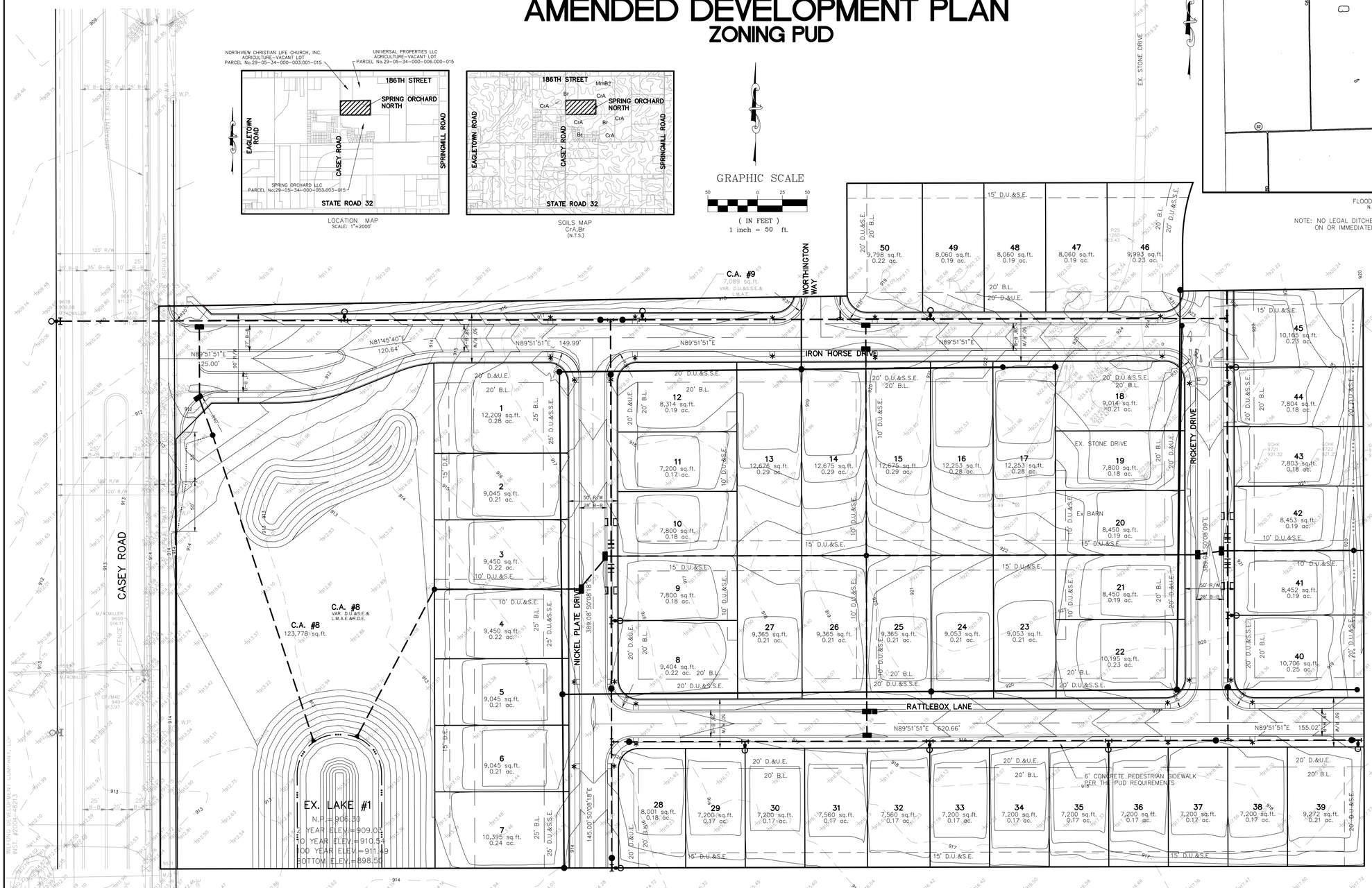
SOILS MAP
CrA,Br
(N.T.S.)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



FLOOD MAP
N.T.S.

NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY



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
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP

LEGEND

P.W.P.	EXISTING POWER POLES
FM	EXISTING FORCE MAIN
CT	CABLE TELE.
E	EXISTING ELECTRIC LINES
BTC	EXISTING BURIED TELE. & CABLE
	EXISTING WOODS
	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
830	EXISTING CONTOUR
W	EXISTING WATER LINE
G	EXISTING GAS LINE
X	EXISTING FENCE LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	PROPOSED SWALE

SPRING ORCHARD
AT SPRINGMILL TRAILS
SECTION 1

LOTS	40
COMMON AREAS	5
C.A. #1	151,332 sq.ft.
C.A. #2	17,984 sq.ft.
C.A. #3	51,995 sq.ft.
C.A. #4	978 sq.ft.
C.A. #5	842 sq.ft.

SECTION 2

LOTS	34
COMMON AREAS	1
C.A. #6	136,372 sq.ft.

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
SECTION 1

LOTS	50
COMMON AREAS	2
C.A. #8	123,778 sq.ft.
C.A. #9	7,089 sq.ft.

DESIGN DATA
50 LOTS
ACERAGE = 16.858 Ac.±
DENSITY = 2.97 LOTS/ACRE

TOTAL C.A. = 3.004 Ac.±
LAKE AREA = 0.248 Ac.±
USABLE OPEN SPACE = 2.756Ac.± (16.35%)

IRON HORSE DRIVE =	1,003.00 L.F.
RICKETY DRIVE =	435.04 L.F.
WORTHINGTON WAY=	41.12 L.F.
RATTLEBOX LANE =	534.08 L.F.
NICKEL PLATE DRIVE =	1,058.78 L.F.
TOTAL STREET LENGTH =	3,072.02 L.F.

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. Ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY
02/27/15	REVISED PER TAC COMMENTS	HAM

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

CERTIFIED: 02/27/2015

DENNIS D. OLMSTEAD
REGISTERED No. 900012 STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street. Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED DEVELOPMENT PLAN
PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO. 1 OF 1 SHEETS
S & A JOB NO. 62390PLA-S5

LANDSCAPING REQUIREMENTS FOR SPRING ORCHARD NORTH

	ON-SITE REQUIREMENTS (DEVELOPMENT TOTAL)	ON-SITE REQUIREMENTS (PROPOSED ON LOTS BY BUILDER)*	ON-SITE REQUIREMENTS (PROPOSED IN COMMONS BY DEVELOPER)*	ON-SITE REQUIREMENTS (PROPOSED IN BUFFER YARDS)
SHADE TREES	50 DWELLINGS X 6 TREES = 300	50 DWELLINGS X 4 TREES = 200	300 - TREES ON LOTS = 100**	N/A***
ORNAMENTAL and/or EVERGREEN TREES	50 DWELLINGS X 4 TREES = 200	50 DWELLINGS X 2 TREE = 100	200 - TREES ON LOTS = 100	N/A***
SHRUBS	50 DWELLINGS X 16 SHRUBS = 800	50 DWELLINGS X 14 SHRUBS = 700	800 - SHRUBS ON LOTS = 100****	N/A***

NOTES:

* THE NUMBER OF PLANTS ASSIGNED TO THE LOTS AND COMMONS MAY CHANGE, BUT THE PER-LOT MINIMUM (SPRING ORCHARD SECTION 1-4 STANDARD OF 2 SHADE TREES, 1 EVERGREEN/ORNAMENTAL TREE, 14 SHRUBS) AND DEVELOPMENT TOTAL REQUIREMENTS WILL BE MET BETWEEN THE TWO LOCATIONS CATEGORIES.

** 19 OF THESE SHADE TREES SHALL BE LOCATED ALONG CASEY ROAD AT ROUGHLY ONE TREE PER THIRTY LINEAL FEET OF FRONTAGE.

*** NOT REQUIRED PER 8.3. OF PUD.

**** THE 55 JUNIPERS SHOWN ON SHEET C903 DO NOT MEET THE MINIMUM SIZE STANDARD AND, THEREFORE, COUNT NEITHER TOWARDS THE FULFILLMENT OF THE ON-SITE REQUIREMENTS, NOR ARE THEY ACTUALLY REQUIRED (THEIR INCLUSION IS DISCRETIONARY).

SHEET SCHEDULE

C900: LANDSCAPE PLAN - REQUIREMENTS
C901: LANDSCAPE PLAN
C903: LANDSCAPE PLAN - DETAILS

60 0 30 60
1 INCH = 60 FEET

SHEET SCALE: 1" = 60' (24X36) AND 1" = 140' (11X17)

DATE	REVISIONS	BY
06.10.14	Added note regarding PUD lot landscaping requirements.	EWS
06.11.14	Modified Planting Requirements Chart per Westfield Comments.	EWS
03.27.15	Modified Landscaping Requirements per PUD Ordinance and Amended Site Plan	EWS
04.13.15	Modified Landscaping Requirements per Westfield Staff Comments.	EWS

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - REQUIREMENTS

PREPARED FOR:

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
(A.K.A. SPRING ORCHARD SECTION 5)
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	05.02.14

SHEET NO.
C900

S. & A. JOB NO.
62390PLA

PLANT SCHEDULE:

SHADE TREES

- (A) Acer saccharum 'Green Mountain' - 25 @ 2" (Rubyred Horsechestnut)
- (B) Betula nigra - 27 @ 3' Clump Form (River Birch)
- (G) Gleditsia triacanthos inermis 'Imcole' - 24 @ 2" (Imperial Honey Locust)
- (Q) Quercus rubra - 24 @ 2" (Red Oak)

ORNAMENTAL TREES

- (A) Amelanchier x grandiflora 'Autumn Brilliance' - 21 @ 2" (Autumn Brilliance Serviceberry)
- (C) Cercis canadensis - 16 @ 6' Clump Form (Eastern Redbud)
- (M) Malus 'Golden Raindrops' - 13 @ 2" (Golden Raindrops Crabapple)
- (S) Syringa reticulata 'Ivory Silk' - 21 @ 2" (Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES

- (A) Picea abies - 11 @ 6' (Norway Spruce)
- (P) Picea pungens glauca - 11 @ 6' (Colorado Blue Spruce)
- (N) Pinus nigra - 7 @ 6' (Austrian Pine)

SHRUBS

- Buddleia x 'Blue Chip' 41 @ 18" (Lo & Behold Blue Chip Butterfly Bush)
- Juniperus horizontalis 'Mother Lode' - 55 @ 1 Gallon (Mother Lode Juniper)
- Physocarpus opulifolius 'Seward' - 33 @ 18" (Summer Wine Ninebark)
- Viburnum x burwoodii - 10 @ 18" (Burkwood Viburnum)
- Viburnum dentatum 'Christom' - 16 @ 18" (Blue Muffin Viburnum)

NOTES:

1) Initial size of Junipers does not meet planting height requirement of the Westfield ordinance and therefore does not count towards satisfying net development shrub requirement (as such, not obligatory).
2) See Sheet C903 for Planting Details.
3) See Sheet C903 for Signwall Detail.

30 0 15 30
1 INCH = 30 FEET

SHEET SCALE: 1" = 30' (24X36) AND 1" = 65' (11X17)

DATE	REVISIONS	BY
03.27.15	Modified Landscaping plan per Amended Sheet C900.	EWS
04.13.15	Modified Landscaping plan per Amended Sheet C900.	EWS

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

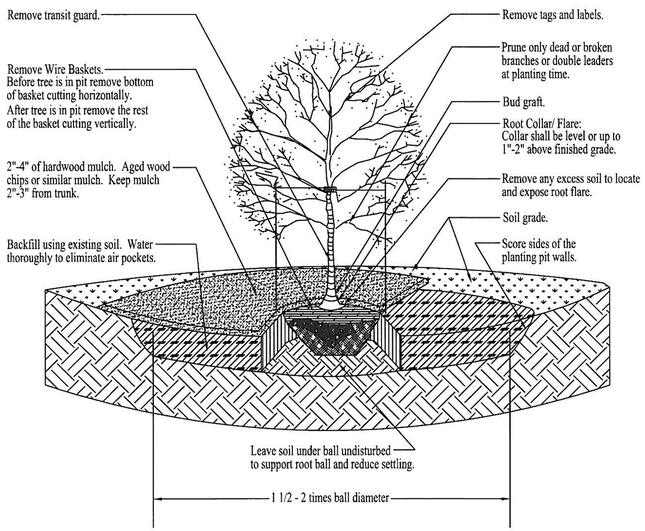
PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
(A.K.A. SPRING ORCHARD SECTION 5)
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	05.02.14

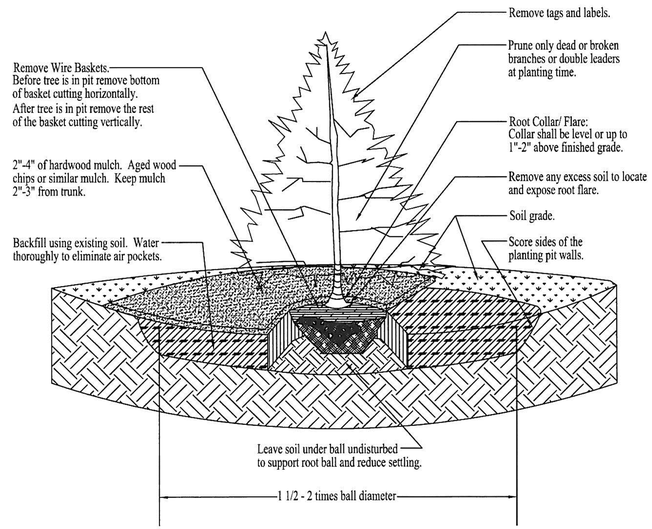
SHEET NO.
C901

S & A JOB NO.
62390PLA



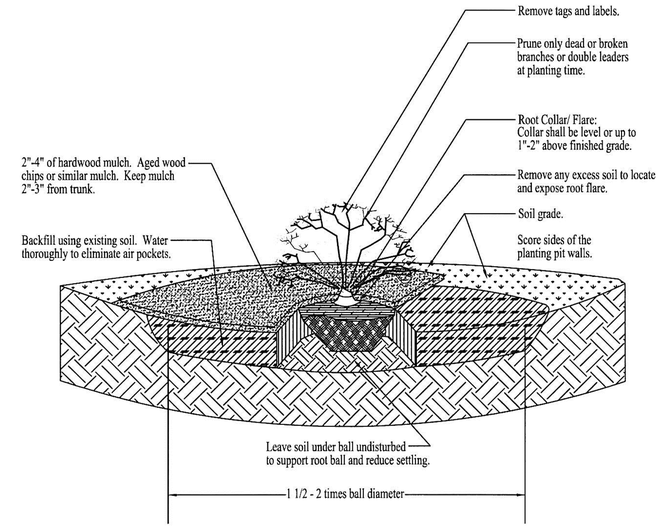
TREE PLANTING DETAIL

NOT TO SCALE



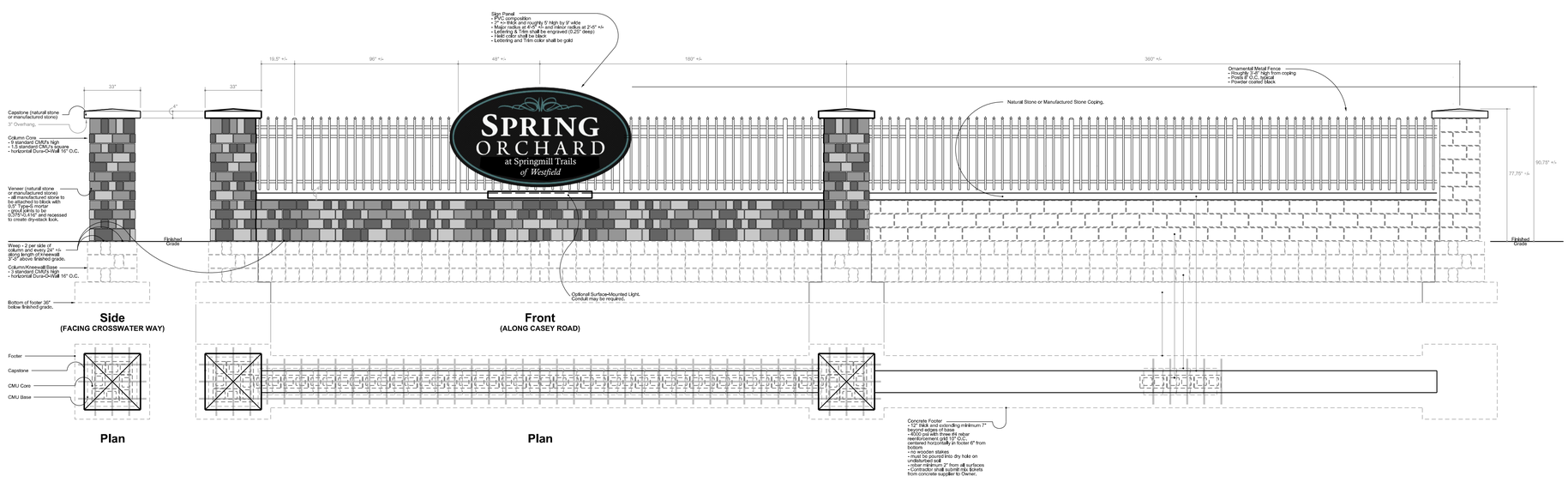
EVERGREEN PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



ENTRY WALL & SIGN ELEVATION

3 0 1.5 3

1 INCH = 3 FEET

SHEET SCALE: 1" = 3' (24X36) AND 1" = 7' (11X17)

BY	REVISIONS	DATE

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - DETAILS

PREPARED FOR:

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
(A.K.A. SPRING ORCHARD SECTION 5)
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
DRAWN BY: EWS	DATE: 05.02.14	

SHEET NO.
C903

S. & A. JOB NO.
62390PLA

2011046866 ORDINANCE $124.00
09/22/2011 11:25:20A 57 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

12300
57
1 COUNC

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 Trials 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	**Voting Against**	**Abstain**
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Kenneth Kingshill	Kenneth Kingshill	Kenneth Kingshill
Robert J. Smith	Robert J. Smith	Robert J. Smith
Thomas Smith	Thomas Smith	Thomas Smith
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: 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 Gossard

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

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"

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. <u>Development Amenities</u>:

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. <u>Additional Standards</u>:

A. Maximum Density:
   1. Residential District 1 – Up to 2.8 dwellings per acre
   2. Residential District 2 – Up to 6 dwellings per acre

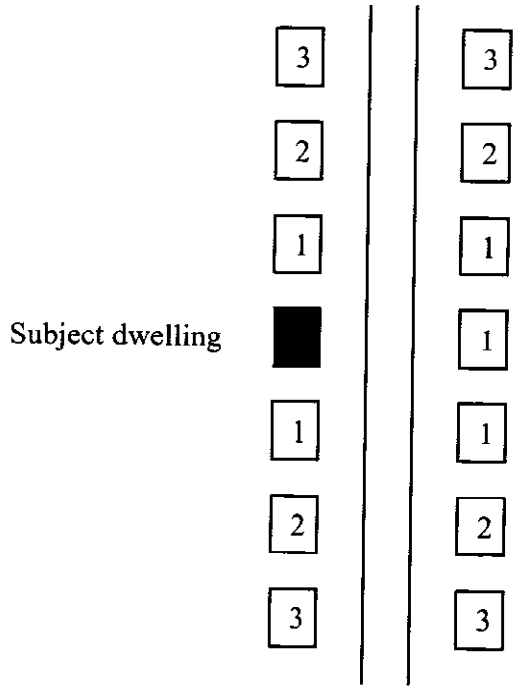
B. Maximum number of single family attached and detached dwellings – 1950

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



1	**Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.**
2	**Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package.**
3	**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 <u>Bicycle Parking</u>. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall appy:

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 Staion	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
Embalming 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 (shadc: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 that 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.

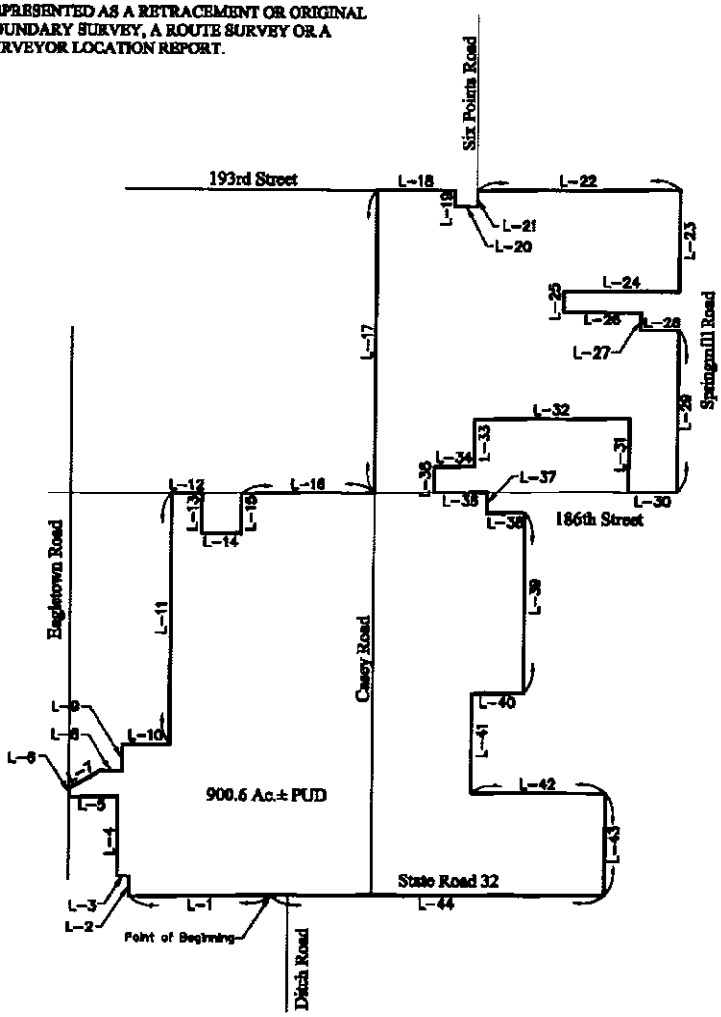
Exhibit A

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

0 1000 2000

(IN FEET)
1 inch = 2000 ft.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°25'34"W	265.25
L-3	S89°51'50"W	131.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°05'29"E	118.93
L-7	N60°42'53"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°39'14"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	1036.92
L-19	S00°51'46"W	205.83
L-20	S89°33'26"E	292.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.67
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.38
L-26	N90°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	2363.24
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	4993.14

Prepared December 2, 2010 for Wilfing Land Companies.

HSG
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

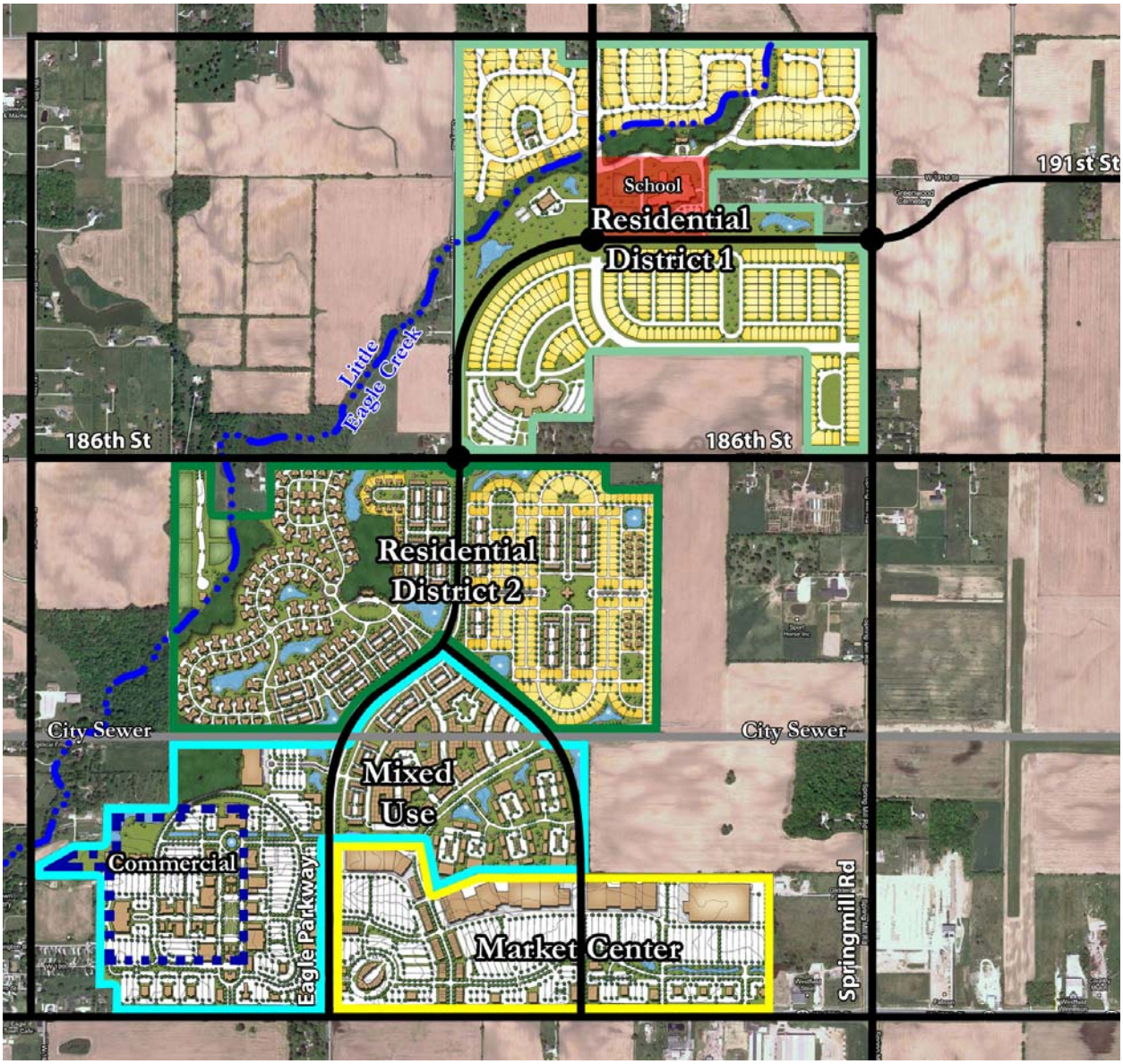


Exhibit C

Illustrative Site Development Plan

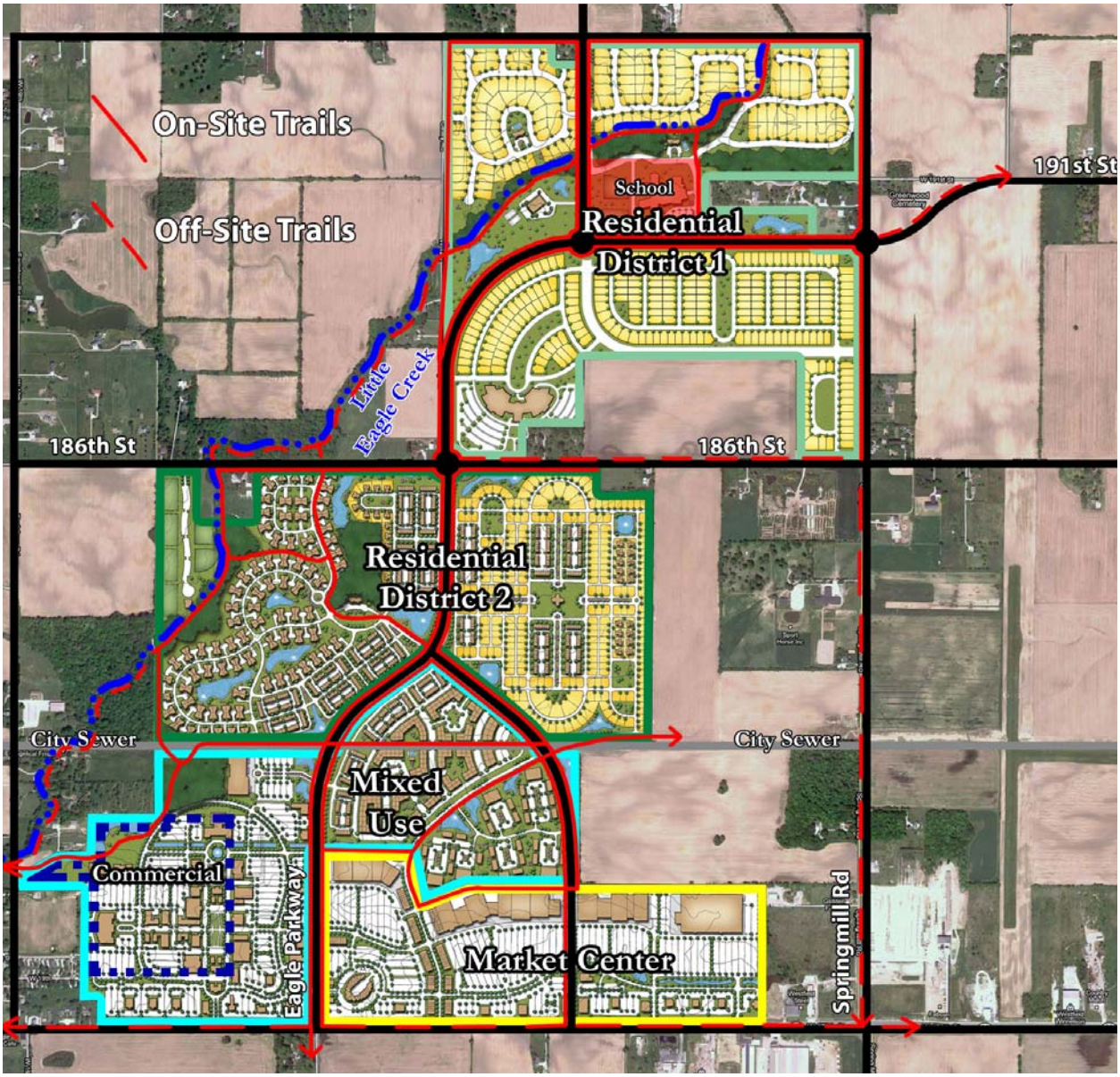


Exhibit D

Construction Phasing Schedule

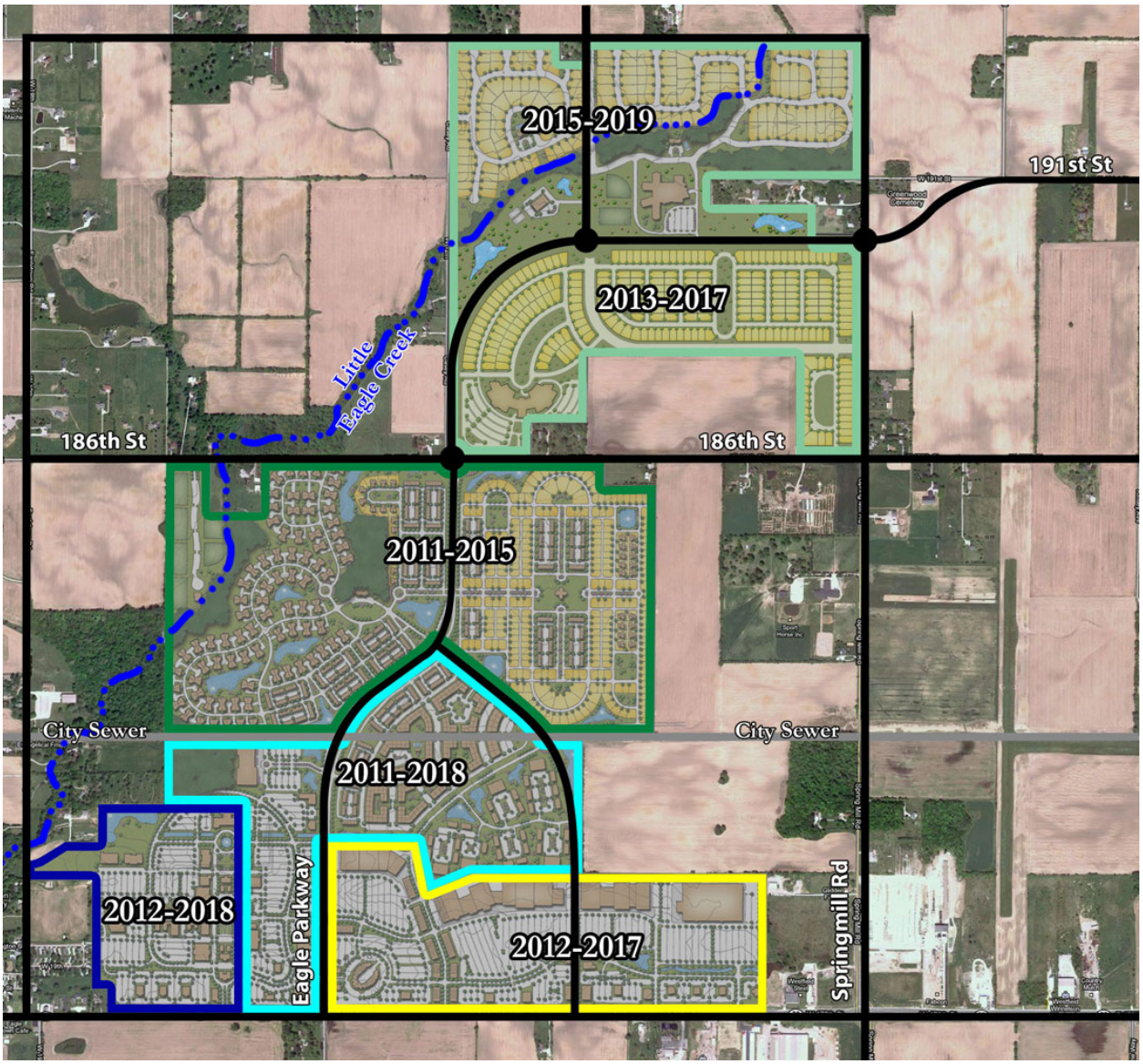


Exhibit E

Amenity Plan

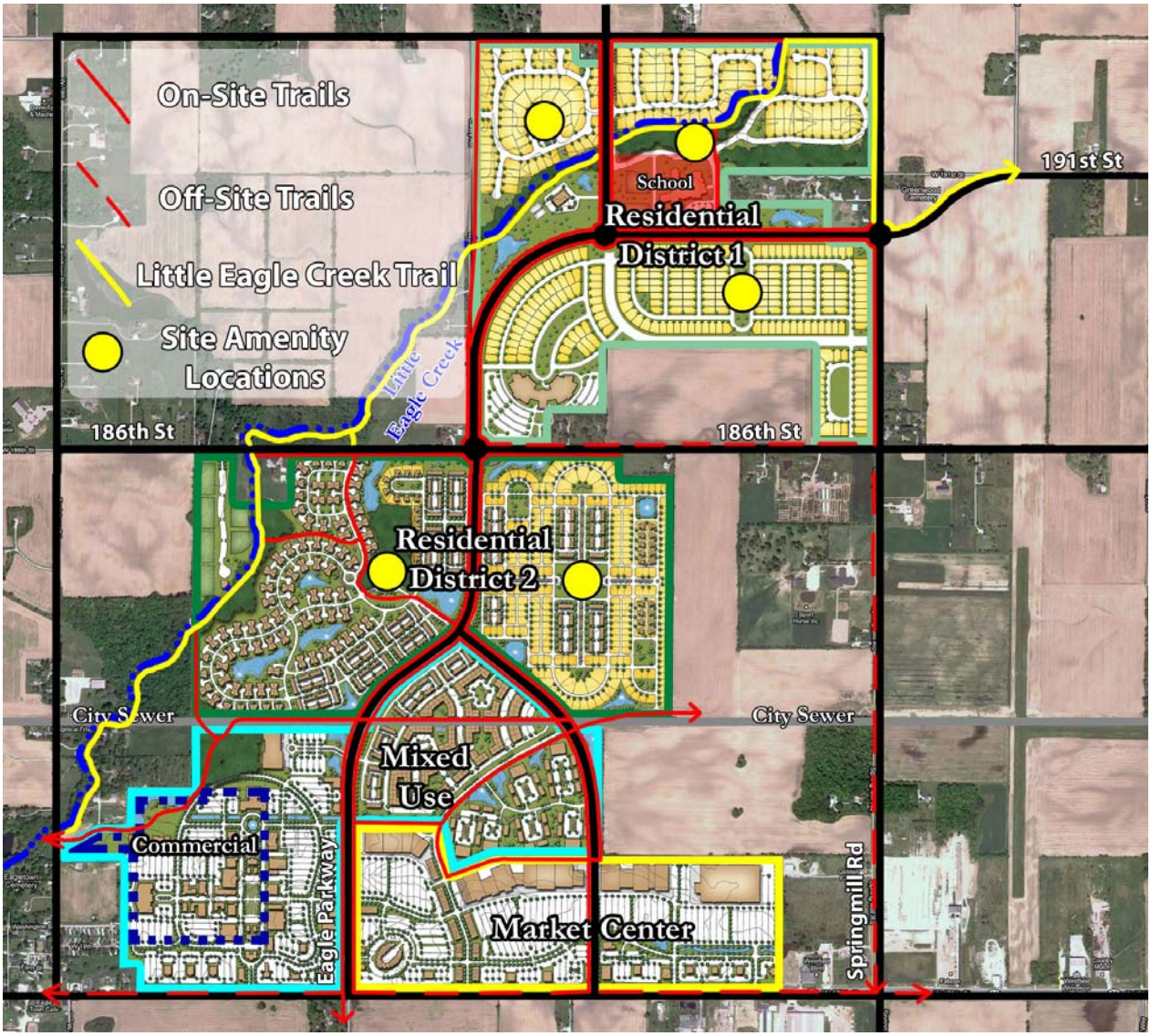


Exhibit F

Residential Photo Examples

Pulte
INFORMATION CENTER
Pulte

SPEED
LIMIT
23

Petition Number:	1504-SPP-10 & 1504-ODP-11
Subject Site Address:	South of and adjacent to 186th Street and East of Casey Road
Petitioner:	Olthof Homes, LLC, by Nelson & Frankenberger and Stoeppelwerth & Associates
Request:	**Primary Plat** and **Overall Development Plan** approval for Shelton Cove consisting of 113 single-family residential lots.
Current Zoning:	Springmill Trails PUD District Ordinance No. 11-19
Current Land Use:	Agricultural / Residential
Approximate Acreage:	39.13 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Springmill Trails Context Map 4. Primary Plat 5. Overall Development Plan 6. Public Comment 7. PUD Ordinance
Property History:	1101-PUD-02 PUD District (Ordinance 14-50) (01/12/15)
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 39.13-acre site is located in the southeast quadrant of 186th Street and Casey Road (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 4**) and Overall Development Plan (see **Exhibit 5**) approval of 113 single-family lots.

The petition was reviewed by the Technical Advisory Committee at its March 24, 2015, meeting. This petition received a public hearing at the April 6, 2015, meeting of the Advisory Plan Commission (the "APC").

Written public comment was submitted to the Department on April 5, 2015 and may be viewed on the April 6, 2015 agenda for the APC.

The applicable zoning district is the Springmill Trails PUD 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) (see **Exhibit 7**). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

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): Appears to be compliant. Please continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers.

   f) Statement concerning the location and approximate size or capacity of utilities to be installed.
   Comment(s): N/A, to be reviewed by TAC agencies and utility service providers.

   g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
   Comment(s): Compliant

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. Provided on the Overall Development Plan document.

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): Compliant. Petitioner will continue to coordinate with WPWD and the drainage information is provided on the Overall Development Plan document.

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): This information was provided by the applicable agencies during the TAC 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): N/A.

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

Comment(s): No legal drain is involved in this project.

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 floodplain is involved.

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): Petitioner will continue to 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): Petitioner will continue to 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. Provided on the accompanying Primary Plat document.*

   e) Boundary lines of the property including all dimensions.
   Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*

   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): *N/A. No existing structures on site.*

m) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
Comment(s): *Compliant. Buildable area provided by "Site Data" matrix at top left on document.*

n) Location of all Floodplain areas within the boundaries of the property.
Comment(s): *Floodplain map provided. No floodplains located on the Property.*

o) Names of legal ditches and streams on or adjacent to the site.
Comment(s): *No legal ditches located on the Property.*

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): *This information was reviewed by the applicable TAC agencies. The petitioner will continue to work with utility service providers.*

q) Identify buildings proposed for demolition.
Comment(s): *No buildings proposed to be demolished.*

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. This information is provided in the "Site Data" matrix in the top left of the Overall Development Plan document.*

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. Information provided either on the accompanying Primary Plat or in the "Site Data" matrix.*

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 year 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): *Compliant.*

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

   Minimum On-Site Landscaping per the PUD:

   a. 113 dwellings:

   i. 678 Shade Trees

ii. 452 Ornamental / Evergreen Trees
iii. 1, 808 Shrubs

2. *Petitioner will coordinate with WPWD regarding the provision of street trees. Updated cross sections may affect the internal R/W widths.*
3. *Buffer Yard Req. (186th Street) per the PUD*

Comment(s): *Compliant.*

2. Lot Standards (Article 6.10)

Comment(s): *Appears compliant. Will also be reviewed at the Improvement Location Permit review.*

3. Setback Standards (Article 6.16)

Comment(s): *Compliant.*

4. Vision Clearance Standards (Article 6.19)

Comment(s): *Petitioner will continue to work with the Department and the Westfield Public Works Department to ensure a 75' vision clearance line at the proposed access/egress point onto 186th Street.*

5. 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): *Petitioner will continue to 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*

4. Open Space and Amenity Standards (Article 8.6)
   a) A minimum of 21% Open Space is required per the PUD.

Comment(s): *Compliant. The "Open Space" requirement on 21% applies to the entire Residential District 2.*

5. Pedestrian Network Standards (Article 8.7)
Comment(s): *Compliant.*

6. Storm Water Standards (Article 8.8)
Comment(s): *Petitioner will continue to coordinate with WPWD.*

7. Street and Right-of-Way Standards (Article 8.9)
Comment(s): *Compliant. Since the Public Hearing, the petitioner has provided connectivity to the property immediately adjacent to the East of the proposed Shelton Cove project pursuant to the updated 59' ROW cross-section. 53' ROW internal to the site was approved by Public Works due to existing connectivity to the previously approved Spring Orchard North.*

8. Street Light Standards (Article 8.10)
Comment(s): *Compliant. Street lighting proposed.*

9. Street Sign Standards (Article 8.11)
Comment(s): Petitioner will continue to coordinate with WPWD and ensure compliance with the Indiana Manual on Uniform Traffic Control Devices.

10. Surety Standards (Article 8.12)
Comment(s): Petitioner will continue to coordinate with WPWD.

11. Utility Standards (Article 8.13)
Comment(s): *Petitioner will continue to coordinate with WPWD and applicable utility service providers.*

STAFF COMMENTS

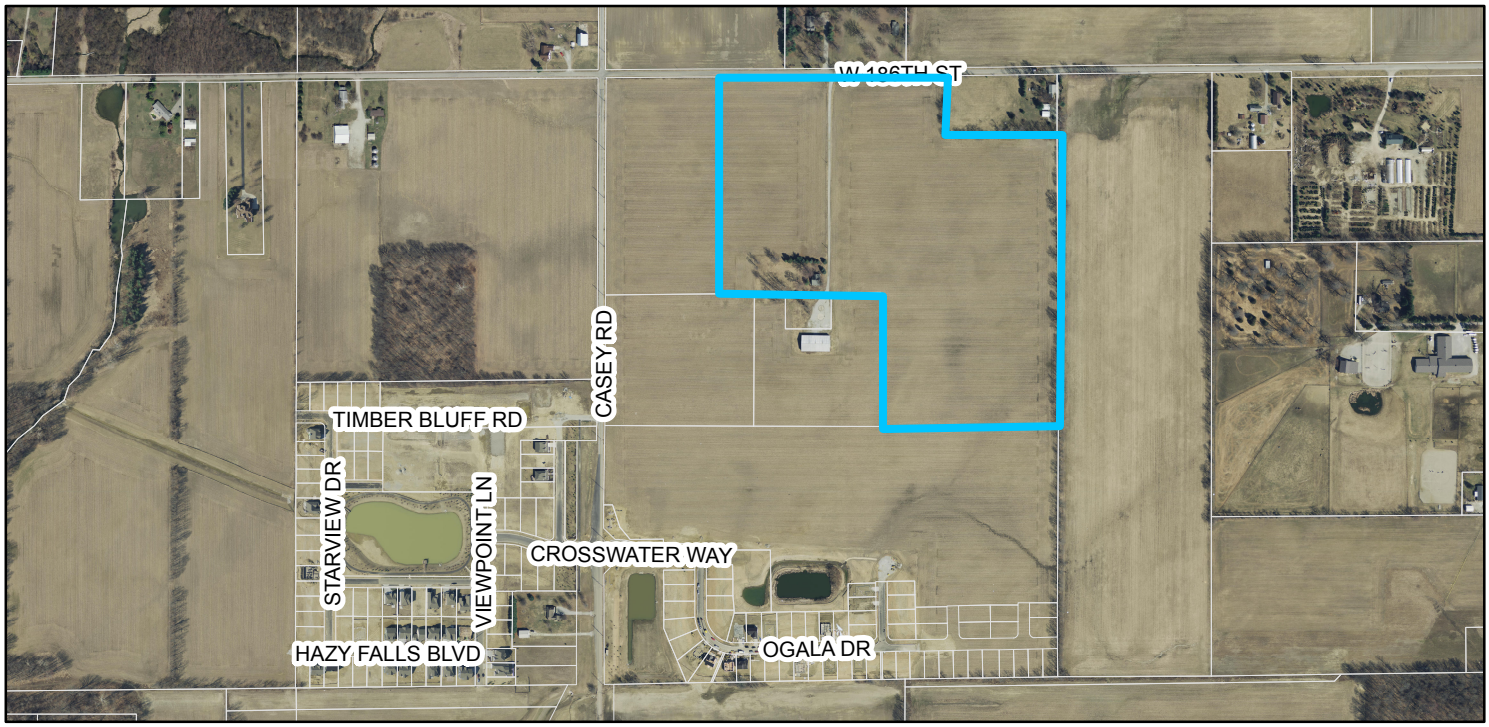
1) The Primary Plat and Overall Development Plan comply with all applicable zoning ordinances.
2) Staff recommends approving the petition with the following conditions:
   - All necessary approval and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
3) If any Plan Commission member has questions prior to the April 20, 2015 meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

Property Location Map
Shelton Cove
1504-SPP-10 & 1504-ODP-11

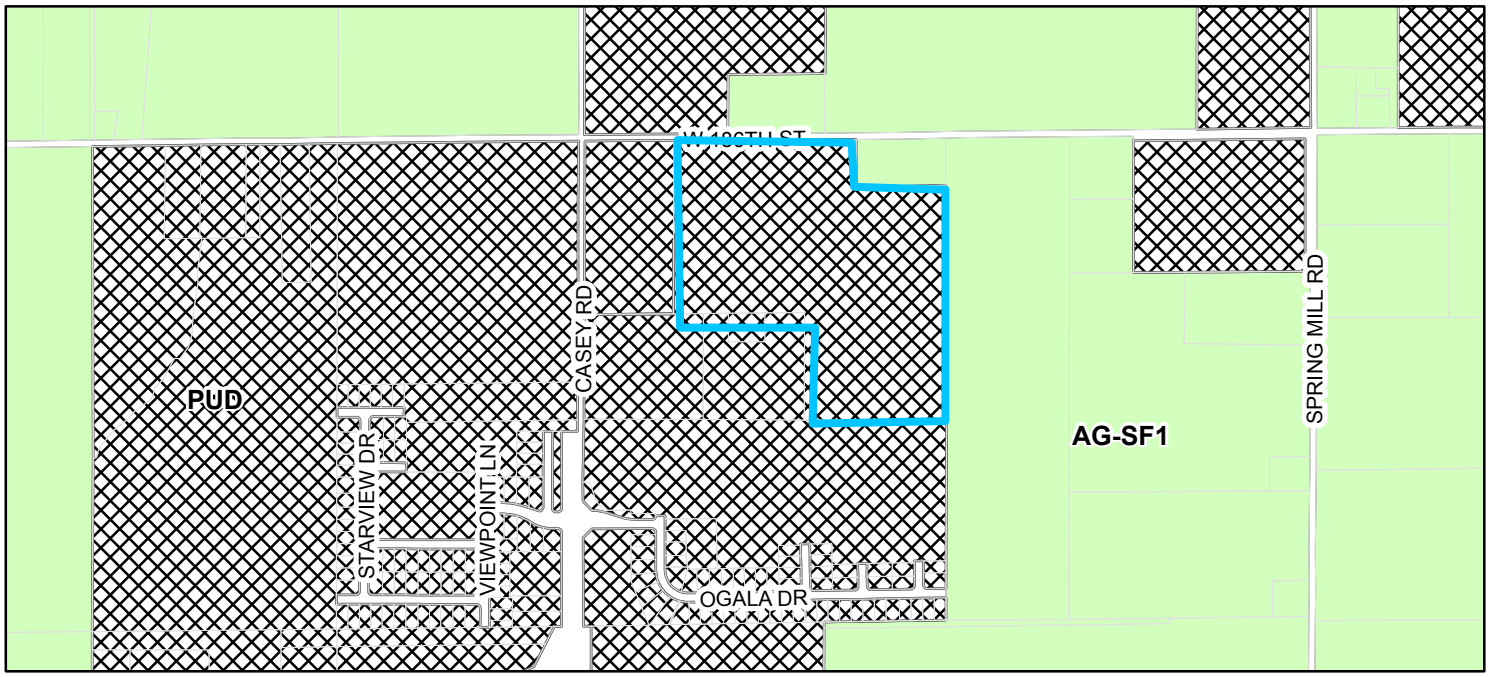
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



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

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

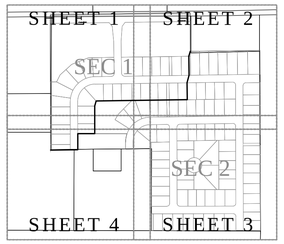
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=114

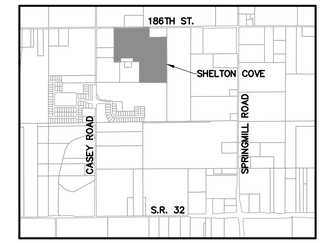
SITE = 39.13Ac.±
TOTAL COMMON AREA= 7.19Ac.±

OPEN SPACE PROVIDED:
7.19Ac.± (18.4%)

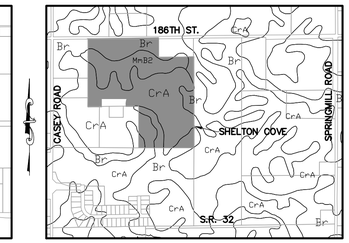


KEY MAP
N.T.S.

SHELTON COVE
PRIMARY PLAT
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

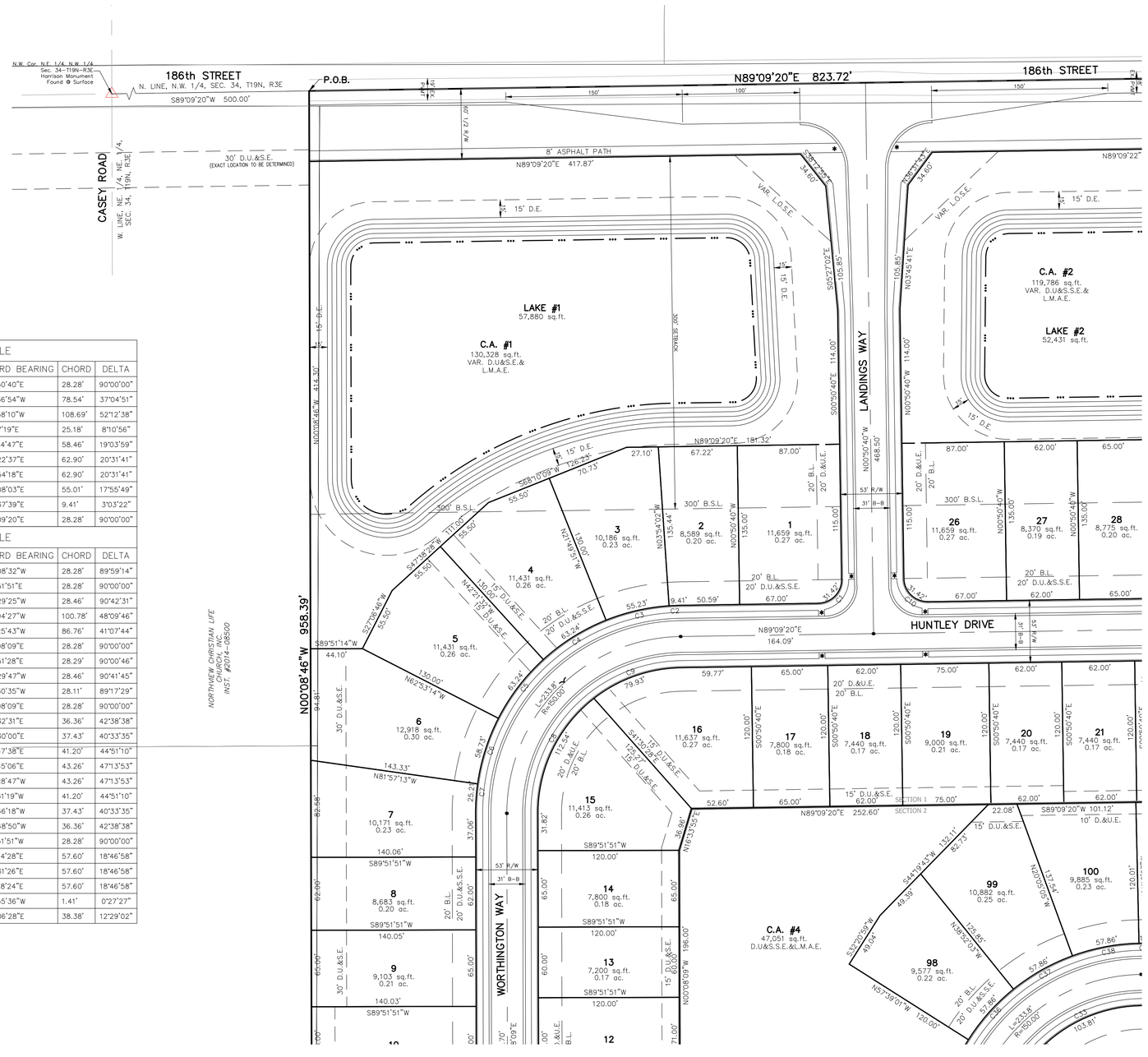
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C10	31.42'	20.00'	20.00'	S45°50'40"E	28.28'	90°00'00"
C9	79.93'	123.50'	41.42'	S70°36'54"W	78.54'	37°04'51"
C8	112.54'	123.50'	60.52'	S25°58'10"W	108.69'	52°12'38"
C7	25.21'	176.50'	12.62'	N3°57'19"E	25.18'	8°10'56"
C6	58.73'	176.50'	29.64'	N17°34'47"E	58.46'	19°03'59"
C5	63.24'	176.50'	31.96'	N37°22'37"E	62.90'	20°31'41"
C4	63.24'	176.50'	31.96'	N57°54'18"E	62.90'	20°31'41"
C3	55.23'	176.50'	27.84'	N77°08'03"E	55.01'	17°55'49"
C2	9.41'	176.50'	4.71'	N87°37'39"E	9.41'	3°03'22"
C1	31.42'	20.00'	20.00'	N44°09'20"E	28.28'	90°00'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C16	31.41'	20.00'	20.00'	N45°08'32"W	28.28'	89°59'14"
C31	31.42'	20.00'	20.00'	N44°51'51"E	28.28'	90°00'00"
C32	31.66'	20.00'	20.25'	N45°29'25"W	28.46'	90°42'31"
C33	103.81'	123.50'	55.20'	S65°04'27"W	100.78'	48°09'46"
C34	88.65'	123.50'	46.33'	S20°25'43"W	86.76'	41°07'44"
C17	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C18	31.42'	20.00'	20.00'	N44°51'28"E	28.29'	90°00'46"
C19	31.66'	20.00'	20.24'	N45°29'47"W	28.46'	90°41'45"
C20	31.17'	20.00'	19.75'	S44°30'35"W	28.11'	89°17'29"
C21	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C22	37.21'	50.00'	19.52'	N68°32'31"E	36.36'	42°38'38"
C23	38.23'	54.00'	19.95'	N67°30'00"E	37.43'	40°33'35"
C24	42.27'	54.00'	22.29'	S69°47'38"E	41.20'	44°51'10"
C25	44.51'	54.00'	23.61'	S23°45'06"E	43.26'	47°13'53"
C26	44.51'	54.00'	23.61'	S23°28'47"W	43.26'	47°13'53"
C27	42.27'	54.00'	22.29'	S69°31'19"W	41.20'	44°51'10"
C28	38.23'	54.00'	19.95'	N67°46'18"W	37.43'	40°33'35"
C29	37.21'	50.00'	19.52'	N68°48'50"W	36.36'	42°38'38"
C30	31.42'	20.00'	20.00'	S44°51'51"W	28.28'	90°00'00"
C36	57.86'	176.50'	29.19'	N41°44'28"E	57.60'	18°46'58"
C37	57.86'	176.50'	29.19'	N60°31'26"E	57.60'	18°46'58"
C38	57.86'	176.50'	29.19'	N79°18'24"E	57.60'	18°46'58"
C39	1.41'	176.50'	0.70'	S88°55'36"W	1.41'	0°27'27"
C35	38.46'	176.50'	19.30'	N26°06'28"E	38.38'	12°29'02"

GRAPHIC SCALE
50 0 25 50
(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
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

DESCRIPTION

A part of the North Half of Section 34, Township 19 North, Range 3 East, Washington Townships, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the North Half of said Section; thence North 89 degrees 09 minutes 20 seconds East along the North line thereof a distance of 500.00 feet to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 09 minutes 20 seconds East along said line 823.72 feet to the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 08 minutes 41 seconds East along the North line of said Quarter 167.72 feet; thence South 00 degrees 08 minutes 55 seconds East 272.75 feet; thence North 89 degrees 08 minutes 41 seconds East 494.00 feet; thence South 00 degrees 08 minutes 55 seconds East 1,277.27 feet; thence South 89 degrees 51 minutes 51 seconds West 773.07 feet; thence North 00 degrees 07 minutes 43 seconds West 581.95 feet; thence South 89 degrees 09 minutes 20 seconds West 181.59 feet; thence North 00 degrees 08 minutes 09 seconds West 49.00 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 89 degrees 51 minutes 51 seconds East 176.50 feet from said point; thence northerly along said curve 61.62 feet to the point of tangency of said curve, said point being North 70 degrees 08 minutes 02 seconds West 176.50 feet from the radius point of said curve; thence South 89 degrees 51 minutes 51 seconds West 348.58 feet; thence South 00 degrees 08 minutes 09 seconds East 113.55 feet; thence South 89 degrees 09 minutes 20 seconds West 193.02 feet to the Southeast corner of the property owned by Northview Christian Life Church, Inc. as recorded in Inst. #2014-08500 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 08 minutes 46 seconds West along the West line of said property 958.39 feet to a point on the said North line of the Northeast Quarter of the Northwest Quarter, said point also being the place of beginning, containing 39.130 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 113 lots numbered 1-113 (all inclusive) and 9 Common Areas labeled C.A.#1 - C.A. #9 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

Tuesday, February 24, 2015
HAM

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY
04/10/15	REV. PER TAC COMMENTS – ADD STREET STUB / 1 LOT	GDK
03/27/15	REVISED PER TAC COMMENTS	HAM

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A SITE 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
PREPARED FOR:
SHELTON COVE
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
1
OF 8 SHEETS
S & A JOB NO.
703150LF

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:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
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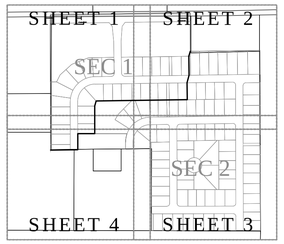
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=114

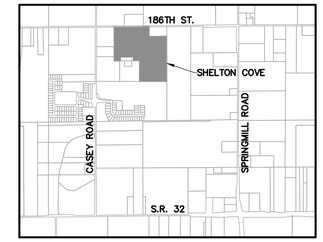
SITE = 39.13Ac.±
TOTAL COMMON AREA= 7.41Ac.±

OPEN SPACE PROVIDED:
7.41Ac.± (18.9%)

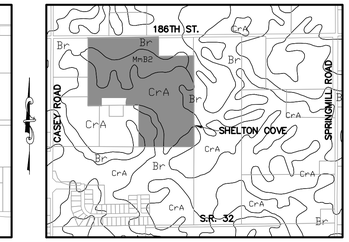
SHELTON COVE
PRIMARY PLAT
ZONING PUD



KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
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B.L.	BUILDING LINE
C.A.	COMMON AREA
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Tuesday, February 24, 2015
HAM

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

REV.	DATE	BY
REV. PER TAC COMMENTS – ADD STREET STUB / 1 LOT	04/10/15	GDK
REVISED PER TAC COMMENTS	03/27/15	HAM

REVISIONS

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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
PREPARED FOR:
SHELTON COVE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO. 2 OF 8 SHEETS

S & A JOB NO. 703150LF

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:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
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MIN. REAR YARD	15'
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MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=114

SITE = 39.13Ac.±
TOTAL COMMON AREA= 7.41Ac.±

OPEN SPACE PROVIDED:
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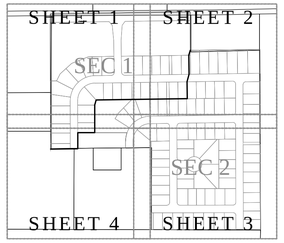
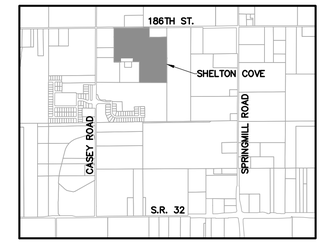


KEY MAP
N.T.S.



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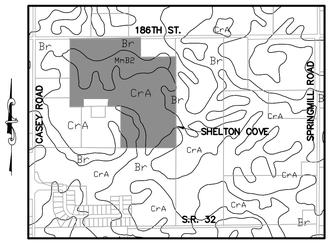

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(IN FEET)
1 inch = 50 ft.

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IUPPS Dig Safely.
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03/27/15	REVISED PER TAC COMMENTS	HAM

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 2/27/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
PRIMARY PLAT
SHELTON COVE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 3 OF 8 SHEETS

S & A JOB NO. 703150LF

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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SHELTON COVE

PRIMARY PLAT

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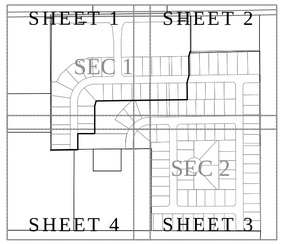

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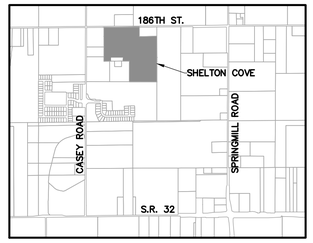

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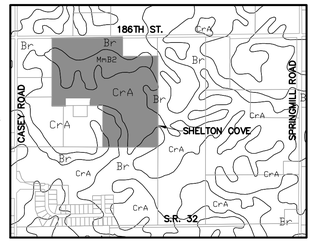

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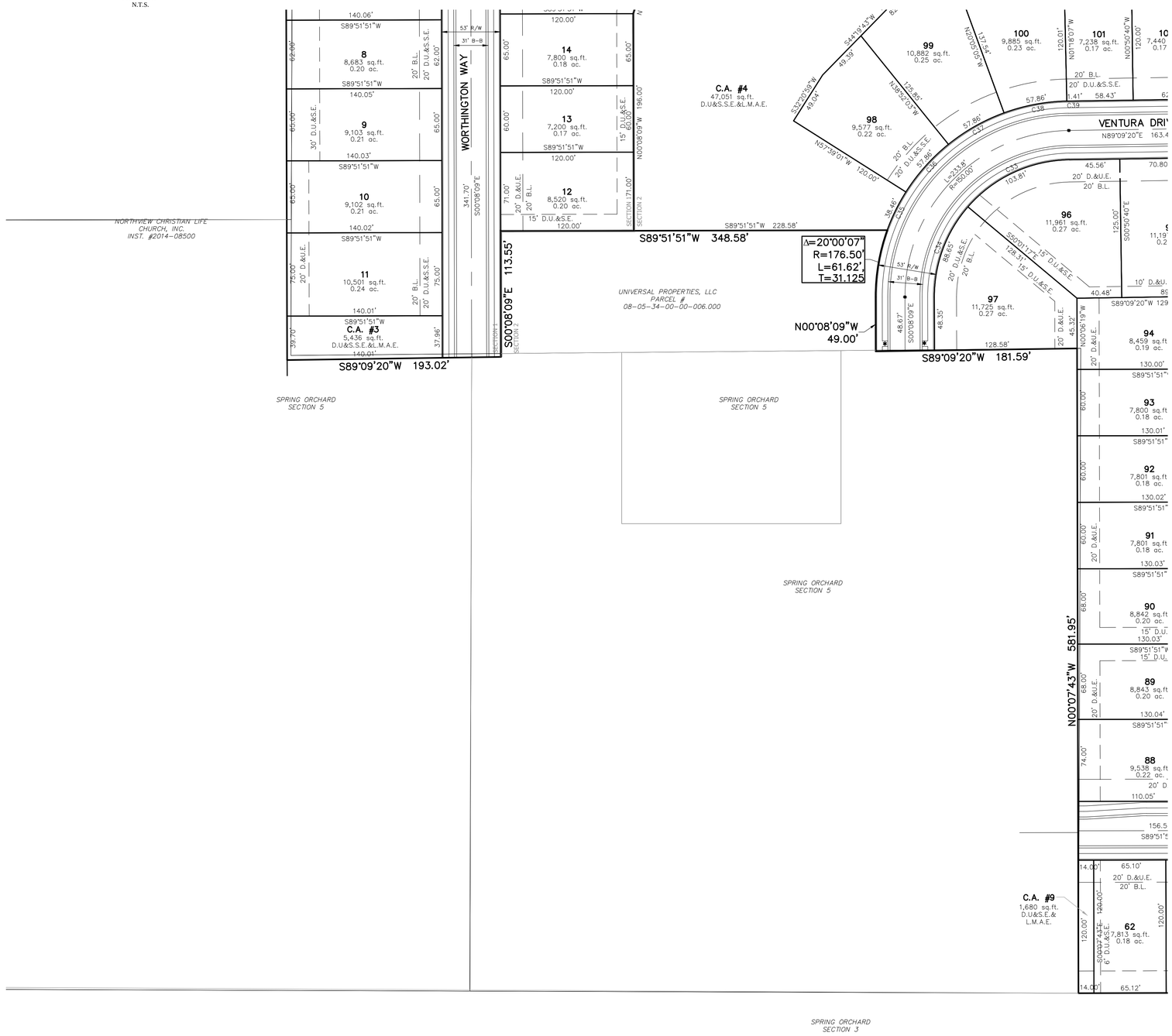

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DATE		BY

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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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PRIMARY PLAT
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SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 4 OF 8 SHEETS

S & A JOB NO. 703150LF

2011046866 ORDINANCE $124.00
09/22/2011 11:25:20A 57 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

12300
57
1 COUNC

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 Trials 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.

-- remainder of page intentionally blank --

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	**Voting Against**	**Abstain**
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Kenneth Kingshill	Kenneth Kingshill	Kenneth Kingshill
Robert J. Smith	Robert J. Smith	Robert J. Smith
Thomas Smith	Thomas Smith	Thomas Smith
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: 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 Gossard

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this _____ day of _____, 2011.

J. Andrew Cook, Mayor

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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. <u>Development Amenities</u>:

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. <u>Additional Standards</u>:

A. Maximum Density:
   1. Residential District 1 – Up to 2.8 dwellings per acre
   2. Residential District 2 – Up to 6 dwellings per acre

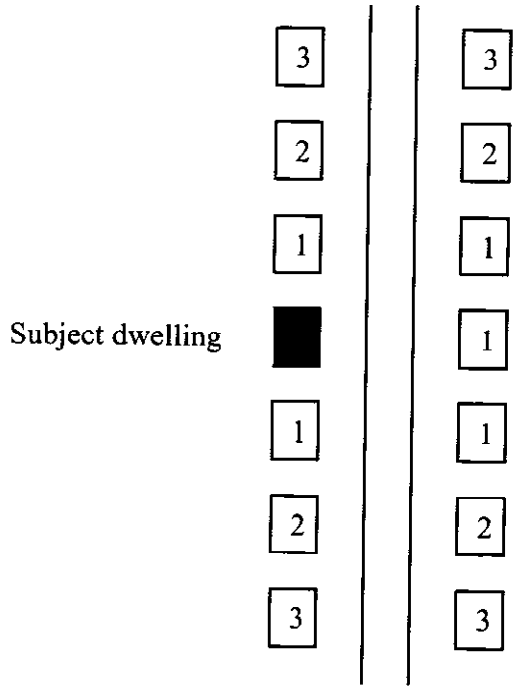
B. Maximum number of single family attached and detached dwellings – 1950

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



1	**Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.**
2	**Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package.**
3	**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 <u>Bicycle Parking</u>. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall appy:

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 Staion	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
Embalming 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 (shadc: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 that 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.

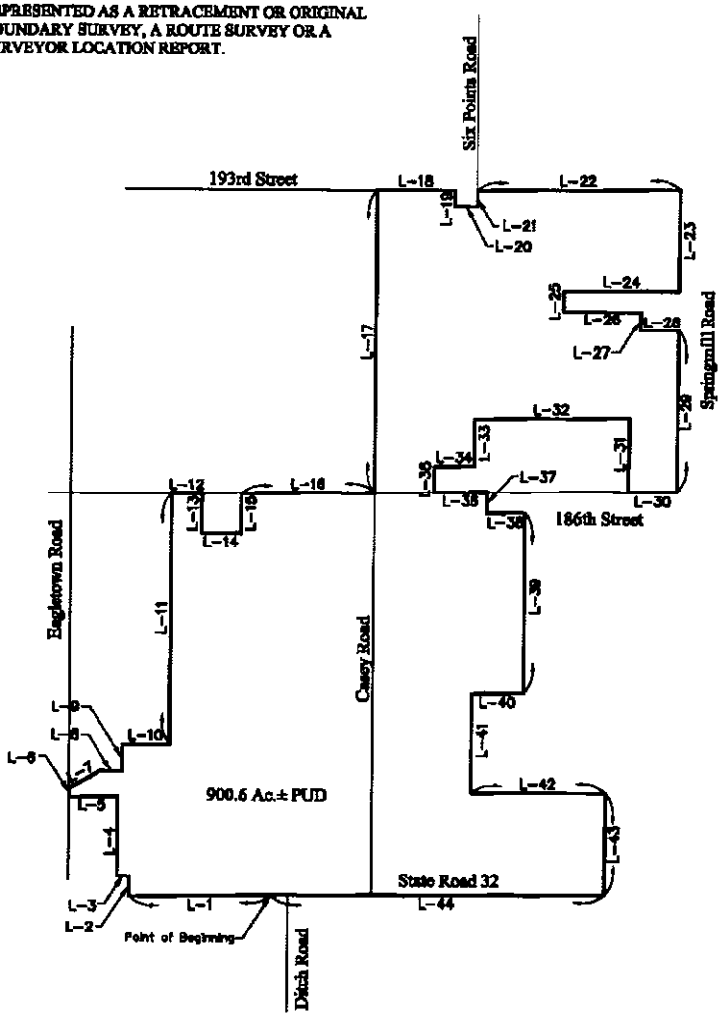
Exhibit A

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

0 1000 2000

(IN FEET)
1 inch = 2000 ft.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°25'34"W	265.25
L-3	S89°51'50"W	131.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°05'29"E	118.93
L-7	N60°42'53"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°39'14"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	1036.92
L-19	S00°51'46"W	205.83
L-20	S89°33'26"E	292.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.67
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.38
L-26	N90°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	2363.24
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	4993.14

Prepared December 2, 2010 for Wilfing Land Companies.

HSG
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

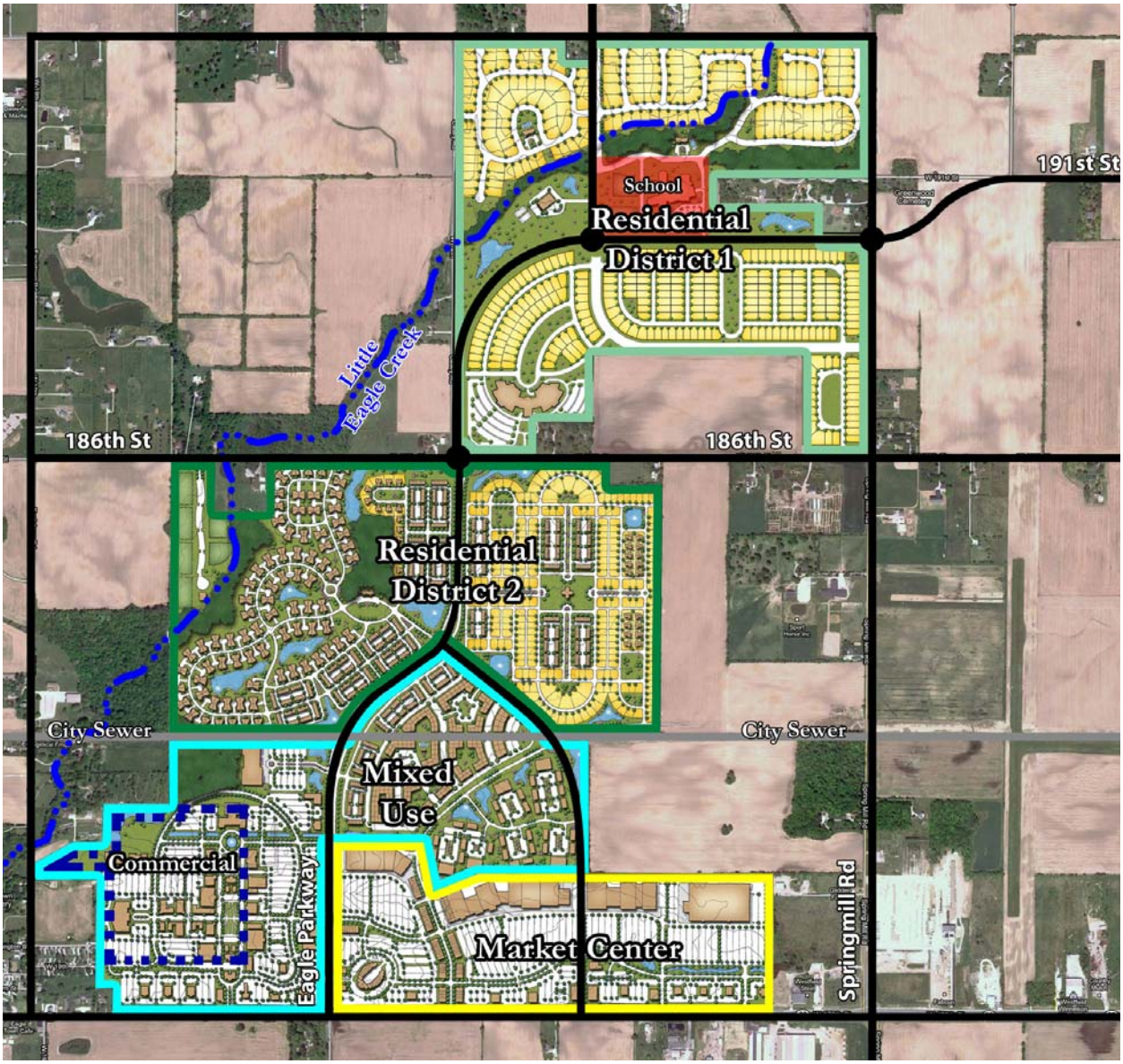


Exhibit C

Illustrative Site Development Plan

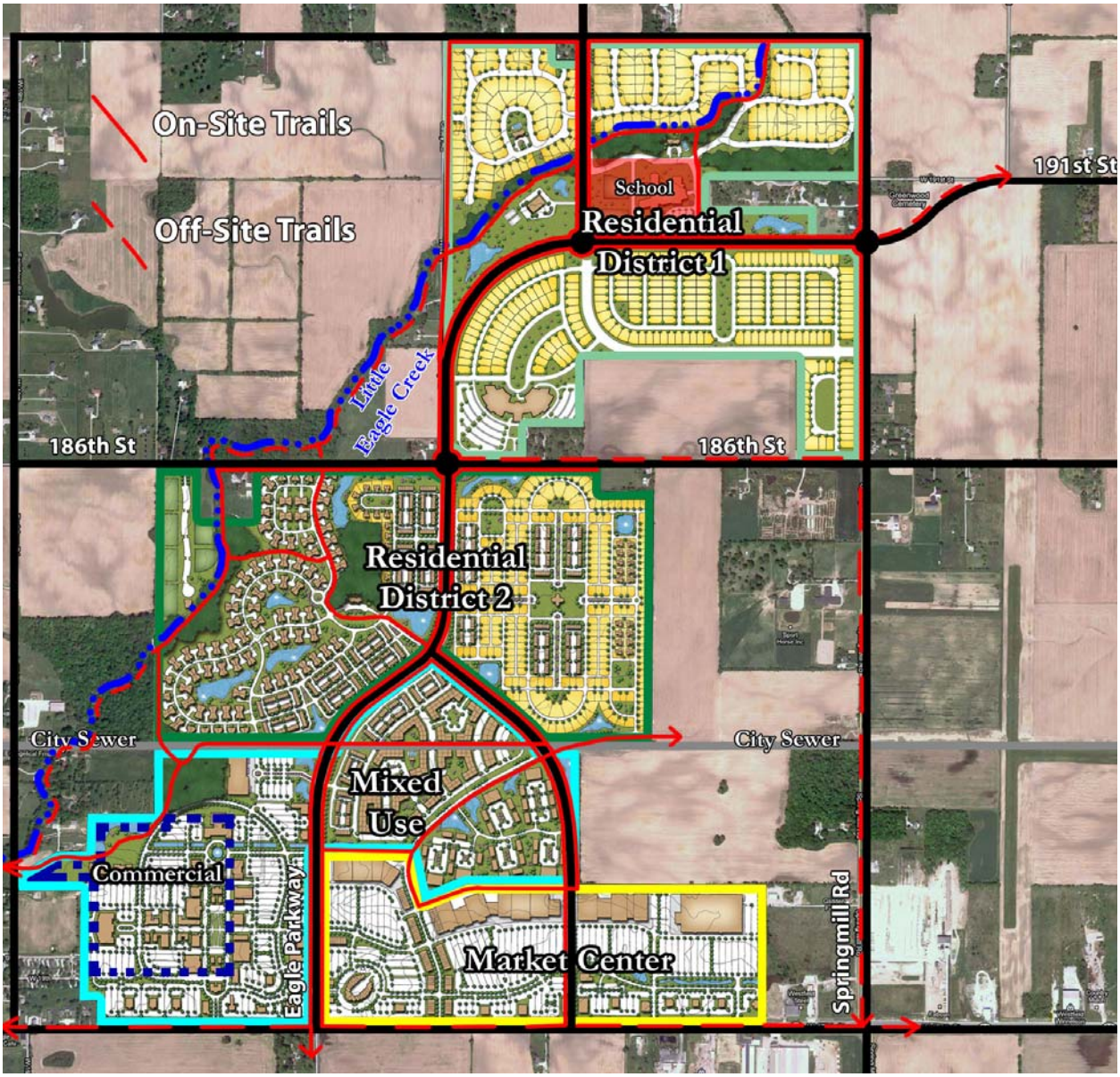


Exhibit D

Construction Phasing Schedule

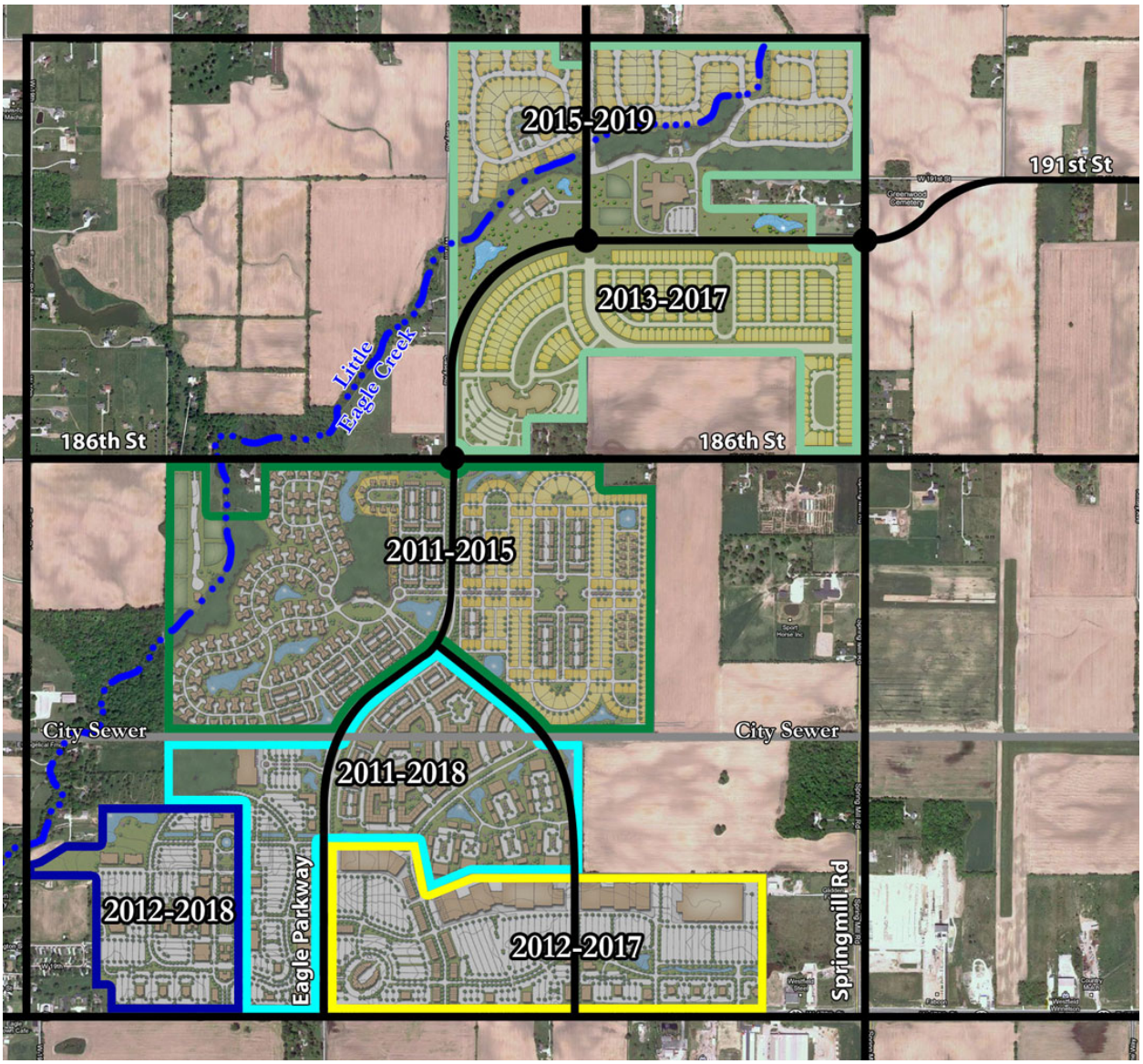


Exhibit E

Amenity Plan

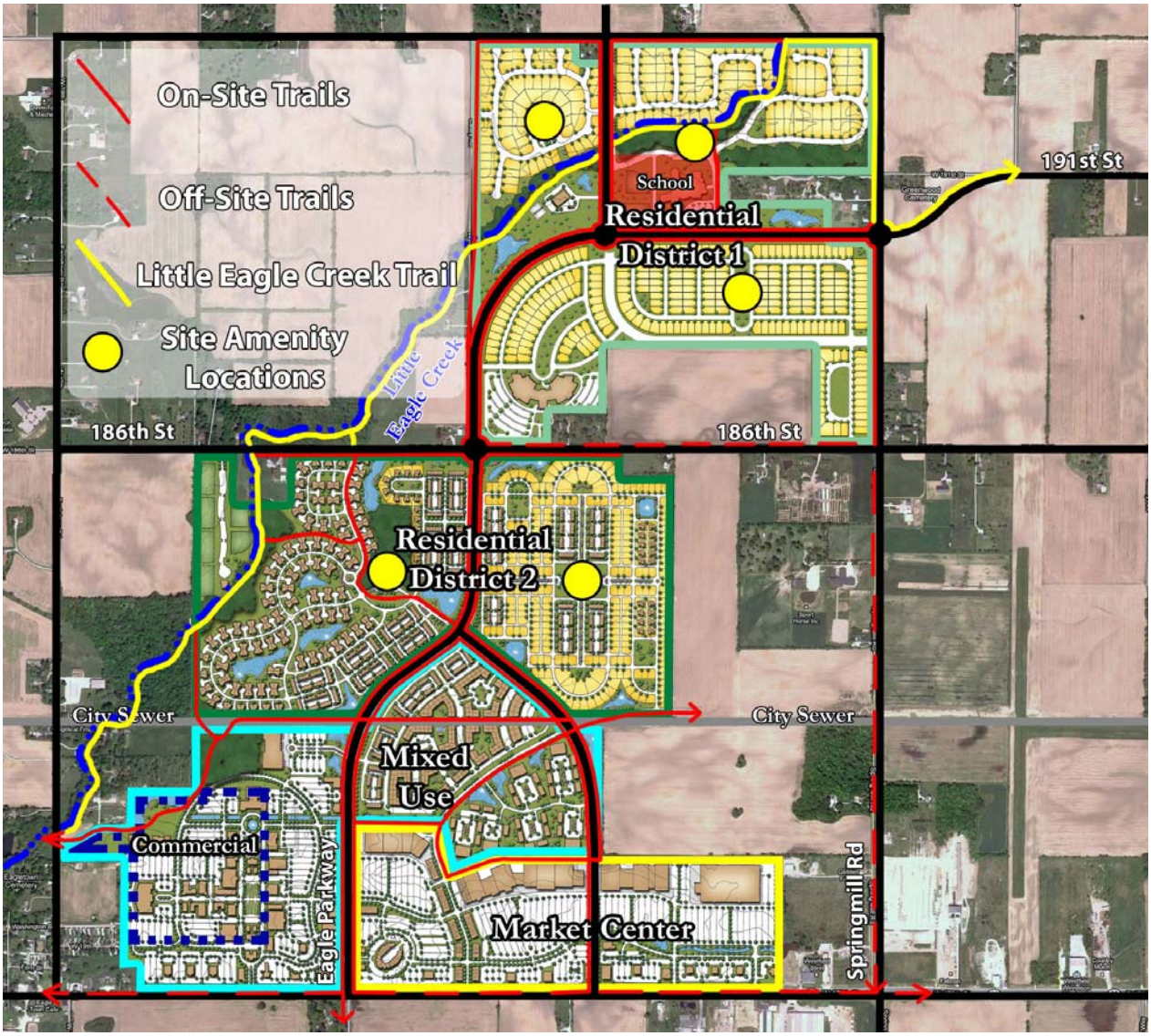


Exhibit F

Residential Photo Examples

Pulte
INFORMATION CENTER
Pulte

SPEED
LIMIT
23

SHELTON COVE
DEVELOPMENT PLAN
ZONING PUD

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:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=114

SITE = 39.13Ac.±
TOTAL COMMON AREA= 7.41Ac.±

OPEN SPACE PROVIDED:
7.41Ac.± (18.9%)

GRAPHIC SCALE
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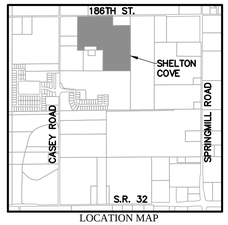
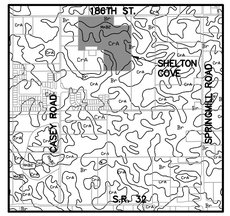
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=2000'

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This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

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This nearly level, deep, somewhat poorly drained soil in on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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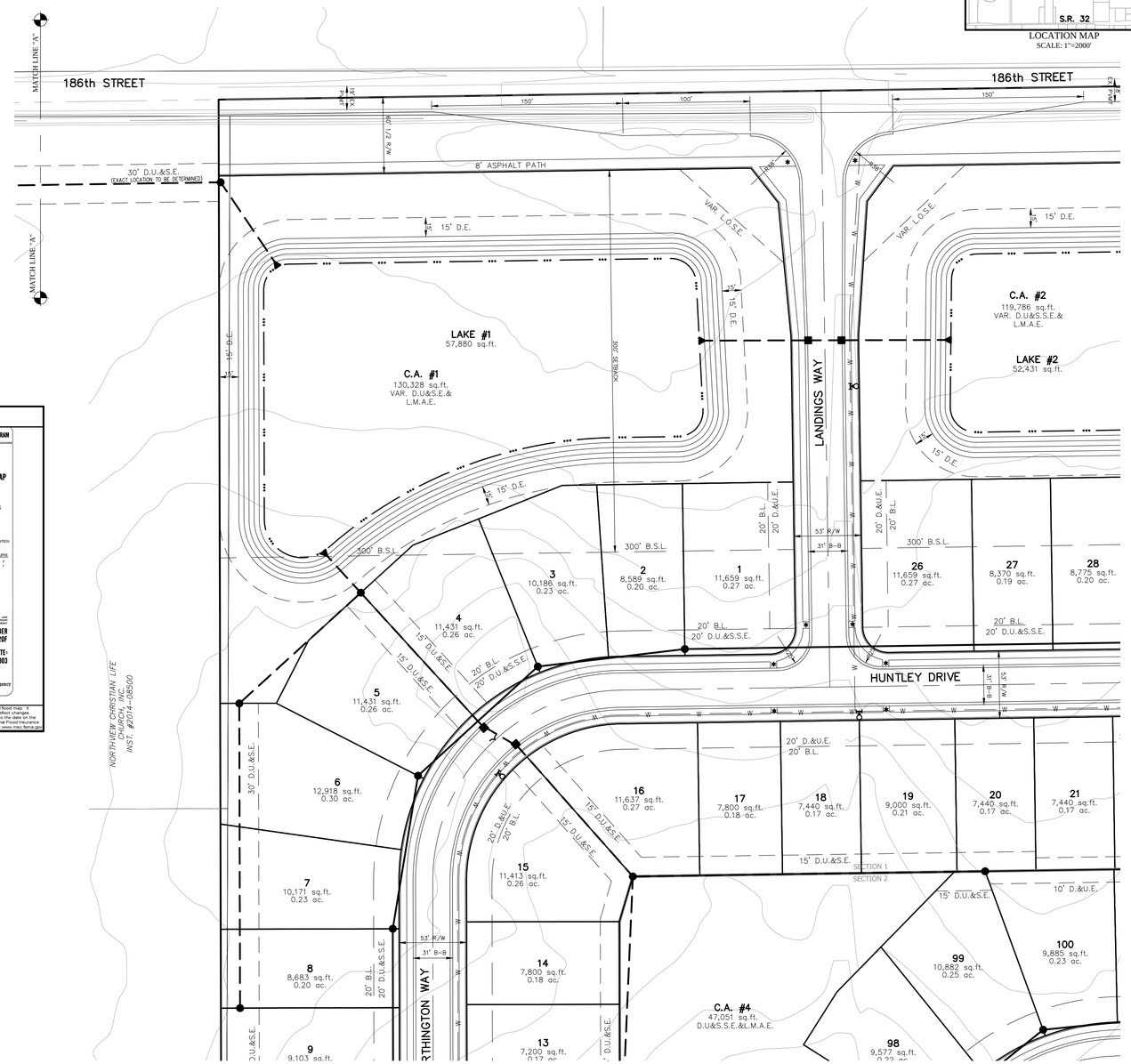
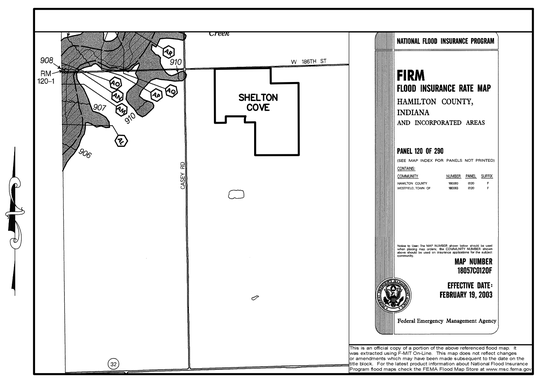


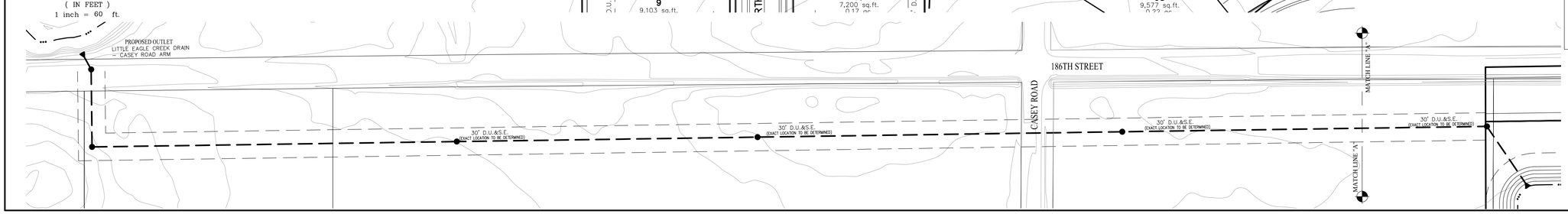
LEGEND

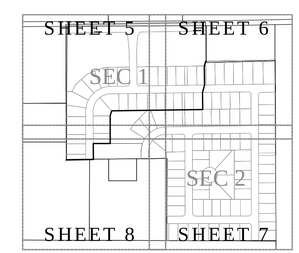
30	LOT NUMBER		SET NAIL - UNLESS OTHERWISE NOTED
D.E.	DRAINAGE EASEMENT		SET CAPPED REBAR STAMPED S&A FIRM #0008
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT		SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT	H.C.S.	HAMILTON COUNTY SURVEYOR
D.&U.E.	DRAINAGE & UTILITY EASEMENT	(M)	MEASURED
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT	(R)	RECORDED
S.L.E.	SIGN & LANDSCAPE EASEMENT	N.A.E.	NO ACCESS EASEMENT
B.L.	BUILDING LINE	P.W.P.	POWER POLE
C.A.	COMMON AREA		LIGHT POLE
R/W	RIGHT OF WAY	E.T.	ELECT. TRANSFORMER
B-B	BACK TO BACK OF CURB	E.P.	ELECT. PEDESTAL
	HANDICAP RAMP	E.M.	ELECT. METER
830	EXISTING CONTOUR		GUY WIRE
W	EXISTING WATER LINE		TELEPHONE POLE
	PROPOSED SANITARY SEWER	T.P.	TELEPHONE PEDESTAL
	PROPOSED STORM SEWER	T	TELEPHONE MANHOLE
W	PROPOSED WATER LINE		CABLE T.V. POLE
	FLOW LINE	T.V.P.	CABLE T.V. PEDESTAL
BEC	BURIED ELECTRIC LINE		TRAFFIC SIGNAL POLE
E	OVERHEAD ELECTRIC LINES	TR	TRAFFIC MANHOLE
BTC	BURIED TELEPHONE LINE	T.C.P.	TRAFFIC CONTROL BOX
T	TELEPHONE LINE		GAS VALVE
BCTV	BURIED CABLE T.V. LINE	GM	GAS METER
CTV	CABLE T.V. LINE	M	WATER METER
GAS	GAS LINE		WATER VALVE
W	WATER LINE		FIRE HYDRANT
S	SANITARY SEWER LINE; MANHOLE	M.B.	MAILBOX
C.O.	SANITARY CLEANOUT		
	STORM SEWER LINE; MANHOLE & END SECTION		
	CURB INLET		
	BEEHIVE OR ROUND INLET		
	SQUARE FLAT INLET		
	FENCE LINE		



NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

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





KEY MAP
N.T.S.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

04/10/15	REV. PER TAC COMMENTS – ADD STREET STUB / 1 LOT	GDK	
03/27/15	REVISED PER TAC COMMENTS	HAM	
DATE	REVISIONS	BY	

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

DEVELOPMENT PLAN
PREPARED FOR:
SHELTON COVE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 5 OF 8 SHEETS
S & A JOB NO. 703150LF

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

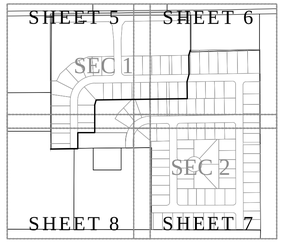
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=114

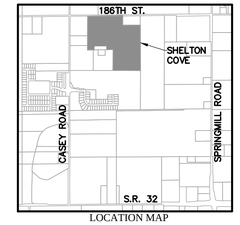
SITE = 39.13Ac.±
TOTAL COMMON AREA= 7.41Ac.±

OPEN SPACE PROVIDED:
7.41Ac.± (18.9%)

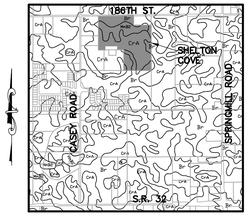


KEY MAP
N.T.S.

SHELTON COVE
DEVELOPMENT PLAN
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

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GRAPHIC SCALE
50 0 25 50
(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		
S.L.E.	SIGN & LANDSCAPE EASEMENT		SET NAIL - UNLESS OTHERWISE NOTED
B.L.	BUILDING LINE		SET CAPPED REBAR STAMPED S&A FIRM #0008
C.A.	COMMON AREA		SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
R/W	RIGHT OF WAY	H.C.S.	HAMILTON COUNTY SURVEYOR
B-B	BACK TO BACK OF CURB	(M)	MEASURED
	HANDICAP RAMP	(R)	RECORDED
8.30	EXISTING CONTOUR	N.A.E.	NO ACCESS EASEMENT
W	EXISTING WATER LINE	P.W.P.	POWER POLE
	PROPOSED SANITARY SEWER		LIGHT POLE
	PROPOSED STORM SEWER		ELECT. TRANSFORMER
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	FLOW LINE	E.M.	ELECT. METER
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C.O.	SANITARY CLEANOUT	G.V.	GAS VALVE
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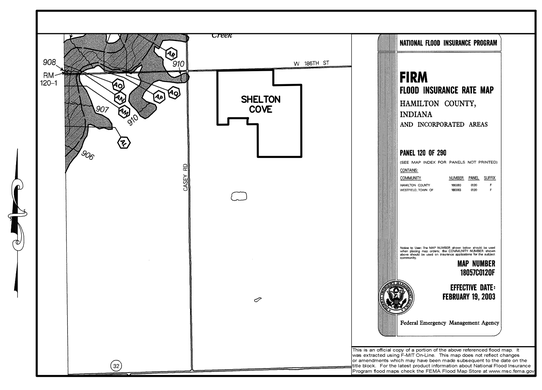
	SQUARE FLAT INLET		FIRE HYDRANT
	FENCE LINE	M.B.	MAILBOX



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BY	REVISIONS	DATE
GDK	ADD STREET STUB / 1 LOT	04/10/15
HAM	REV. PER TAC COMMENTS	03/27/15
	REVISED PER TAC COMMENTS	

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 6 OF 8 SHEETS

S & A JOB NO. 703150LF

THIS INSTRUMENT PREPARED BY:
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STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
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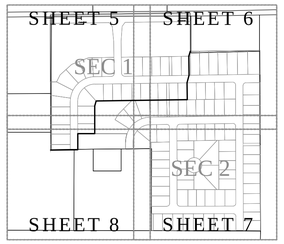

KEY MAP
N.T.S.

GRAPHIC SCALE
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(IN FEET)
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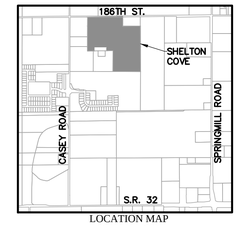
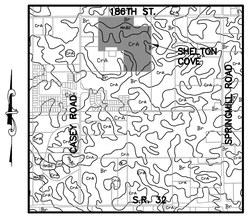
SHELTON COVE
DEVELOPMENT PLAN
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



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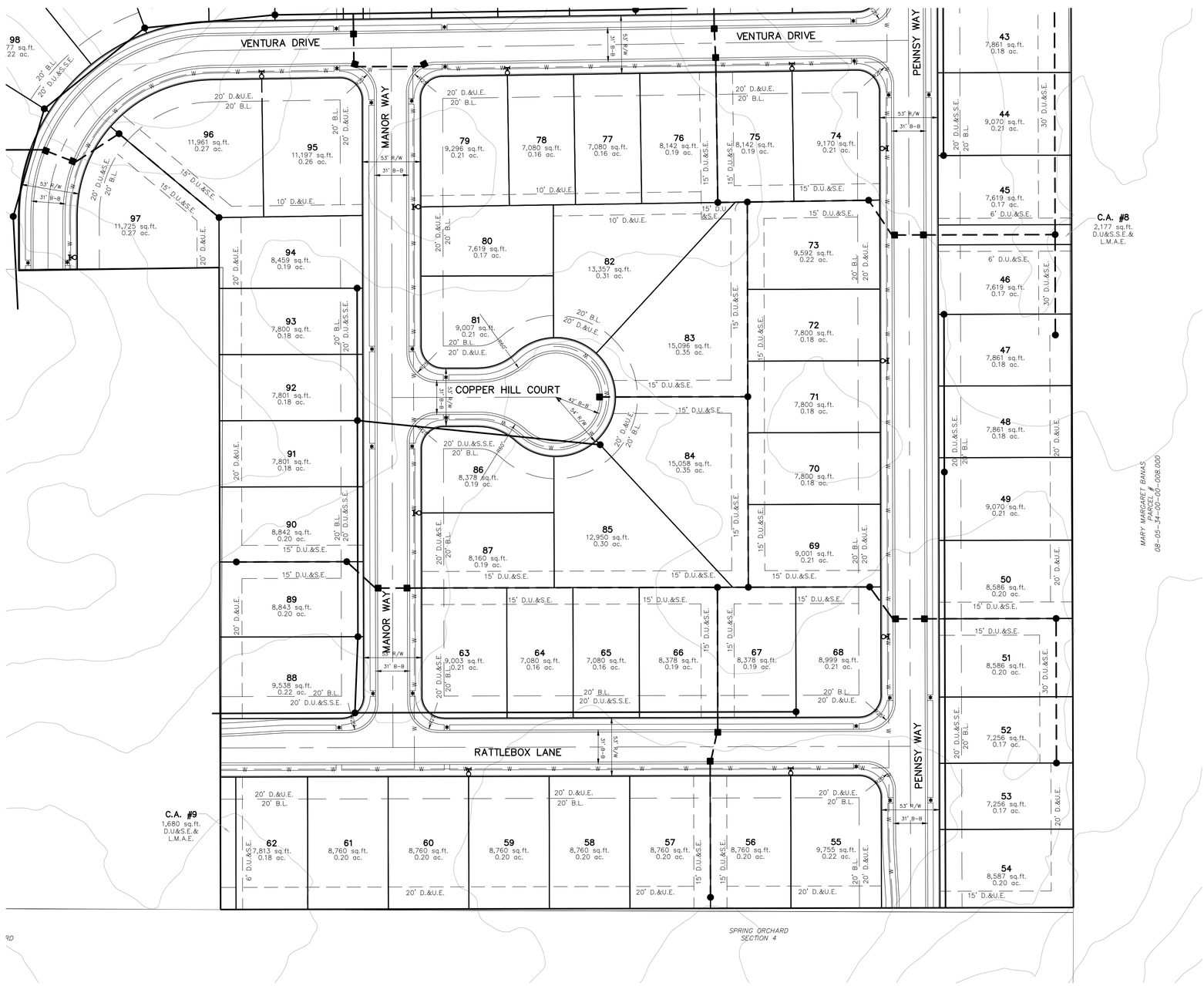

LEGEND

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D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
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R/W	RIGHT OF WAY
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	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
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E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
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GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
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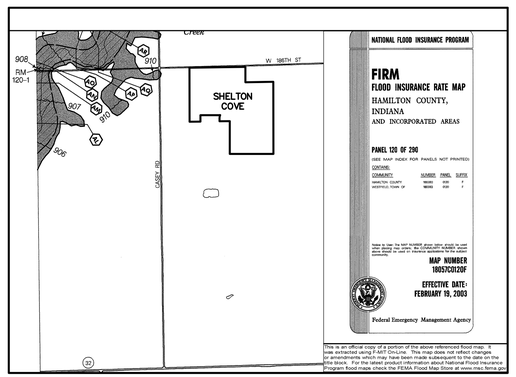
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
T.P.	TELEPHONE POLE
	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE T.V. POLE
T.V.P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TR	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
G.V.	GAS VALVE
GM	GAS METER
W	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
M.B.	MAILBOX



NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

REV.	DATE	BY
PER TAC COMMENTS – ADD STREET STUB / 1 LOT	04/10/15	GDK
REVISED PER TAC COMMENTS	03/27/15	HAM
REVISIONS	DATE	BY

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

DEVELOPMENT PLAN
PREPARED FOR:
SHELTON COVE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

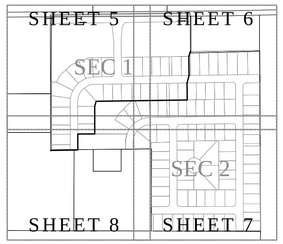
SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 7 OF 8 SHEETS
S & A JOB NO. 703150LF

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:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SHELTON COVE
DEVELOPMENT PLAN
ZONING PUD



KEY MAP
N.T.S.

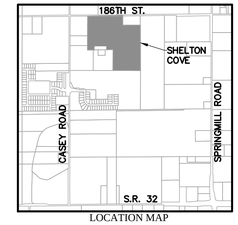
SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=114

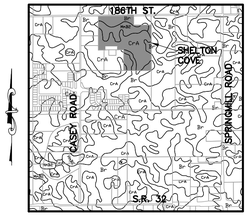
SITE = 39.13Ac.±
TOTAL COMMON AREA= 7.41Ac.±

OPEN SPACE PROVIDED:
7.41Ac.± (18.9%)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=2000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

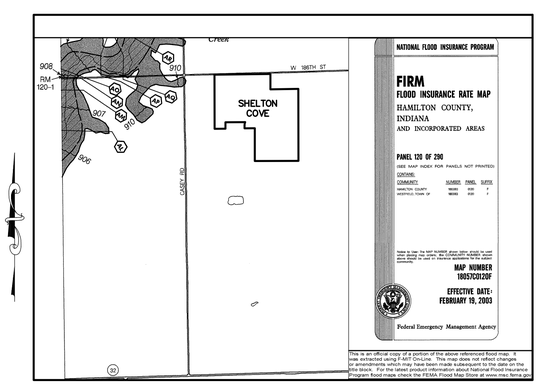
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

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
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
	WATER LINE
	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
	TELEPHONE POLE
T.P.	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV.P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TR	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
	GAS VALVE
GM	GAS METER
W	WATER METER
	WATER VALVE
	FIRE HYDRANT
M.B.	MAILBOX



NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

DATE	REVISIONS	BY
04/10/15	REV. PER TAC COMMENTS – ADD STREET STUB / / LOT	GDK
03/27/15	REVISED PER TAC COMMENTS	HAM

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 2/27/15

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ALWAYS ON.
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DEVELOPMENT PLAN
PREPARED FOR:
SHELTON COVE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

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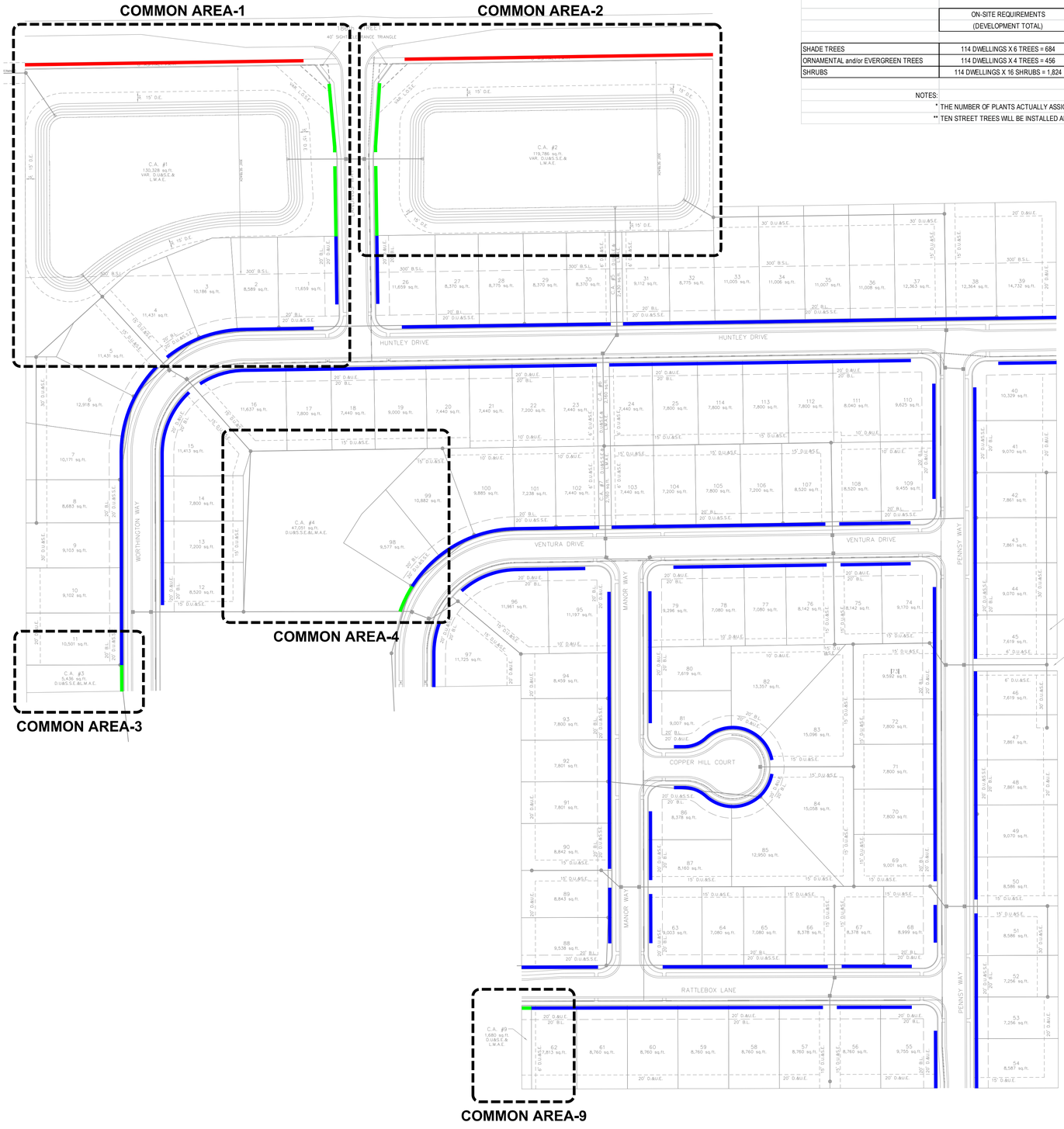
SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 8 OF 8 SHEETS

S & A JOB NO. 703150LF



LANDSCAPING REQUIREMENTS FOR SHELTON COVE

	ON-SITE REQUIREMENTS (DEVELOPMENT TOTAL)	ON-SITE REQUIREMENTS (PROPOSED ON LOTS BY BUILDER)*	ON-SITE REQUIREMENTS (PROPOSED IN COMMONS BY DEVELOPER)*	ON-SITE REQUIREMENTS (PROPOSED IN BUFFER YARD [186TH ST.] BY DEVELOPER)	ON-SITE REQUIREMENTS (PROPOSED ALONG INTERNAL STREETS BY BUILDER)**
SHADE TREES	114 DWELLINGS X 6 TREES = 684	114 DWELLINGS X 4 TREES = 456	684 - (LOTS + STREETS) = 49	0	AVERAGE 1 TREE PER 50 LF = 179
ORNAMENTAL and/or EVERGREEN TREES	114 DWELLINGS X 4 TREES = 456	114 DWELLINGS X 1 = 114	456 - (LOTS + BUFFER) = 285	57 EVERGREENS	N/A
SHRUBS	114 DWELLINGS X 16 SHRUBS = 1,824	114 DWELLINGS X 14 SHRUBS = 1,596	1,824 - LOTS = 228	0	N/A

NOTES:

* THE NUMBER OF PLANTS ACTUALLY ASSIGNED TO THE LOTS VERSUS COMMON AREAS MAY CHANGE, BUT THE ON-LOT MINIMUM (P.U.D. STANDARD OF 2 SHADE TREES AND 14 SHRUBS) WILL BE RETAINED.

** TEN STREET TREES WILL BE INSTALLED ALONG COMMON AREAS (SEE PLANS) BY DEVELOPER.

NOTES:

1. Due to the uncertain location of anticipated houses and driveways, no Plans shall be provided for the on-lot or street-trees-along-lots planting requirements. However, the plants shall be installed according to the location and in the quantities stipulated in the chart above. Furthermore, plants shall comply with Westfield's Master Tree and Shrub List.
2. All street trees shall be located a minimum of ten feet away from driveways and between four and ten feet from sidewalks.
3. See Sheet C901 for Common Area-1 plantings.
4. See Sheet C902 for Common Area-2 plantings.
5. See Sheet C903 for Common Area-3 plantings.
6. See Sheet C904 for Common Area-4 plantings.
7. See Sheet C905 for Common Area-9 plantings.
8. See Sheet C906 for Street Lighting Plan

10. Pruning: remove dead/broken branches and one (1) of any double leaders.

09. Cleaning: remove all tags, labels and transit guards.

08. Staking: see specifications.

07. Wrapping: polypropylene fabric only; only thin bark trees; and only during fall and winter installations; wrap from bottom to top; wrap shall be removed one (1) year after planting.

06. Mulching: see specifications.

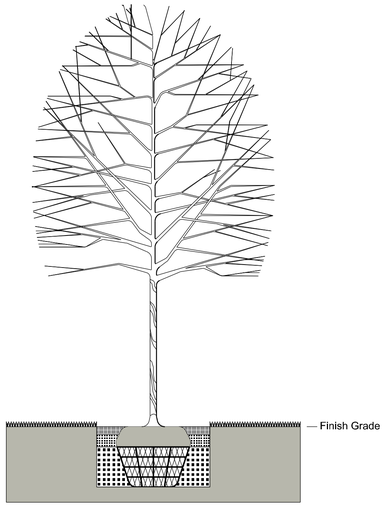
05. Watering: water soil thoroughly while backfilling.

04. Backfillling: entire hole shall be filled with mixture of topsoil and 30% organic compost (incorporated into top of mix); see specifications for exception.

03. Installing: main order roots shall be located at/or up to two inches (2") above finish grade;

02. Inspecting: determine location of main order roots within root mass; remove enough soil from top of ball to expose and adequately identify roots; do not confuse bud graft with main order roots; remove any stem circling or stem girdling roots from main order roots; if roots are properly located within root ball and cage, then top third (1/3) of cage, twine and burlap shall be removed; if cage is of the low profile variety and main order roots are already properly located above the rim, then only the top third (1/3) of twine and burlap need removing; if roots are not properly located, then cage, twine and burlap must be removed far enough to avoid exposure at the surface while still affording proper planting elevation; if insufficient root volume remains, the plant shall be rejected.

01. Excavating: hole shall be 1.5-2 times width of root mass; sides of hole shall be scarified; bottom of hole shall be left undisturbed.



TREE PLANTING DETAIL - BALL & BURLAP
Not To Scale

80 0 40 80
1 INCH = 80 FEET

DATE	REVISIONS	BY
03.30.15	MODIFIED LANDSCAPING REQUIREMENTS TO MATCH P.U.D. ORDINANCE.	EWS
04.13.15	MODIFIED LANDSCAPING REQUIREMENTS PER REVISED SITE PLAN.	EWS
04.15.15	REVISED NOTE #2 PER WESTFIELD STAFF COMMENT.	EWS

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN - REQUIREMENTS

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
DRAWN BY: EWS	DATE: 02.27.15	

SHEET NO. C900

S. & A. JOB NO. 703150LF

PLANT SCHEDULE:

STREET TREES (2")

A	Aesculus hippocastanum - 4 (Horse Chestnut)

SHADE TREES

A	Acer saccharum 'Green Mountain' - 6 @ 2" (Rubyred Horsechestnut)
B	Betula nigra - 9 @ 10' (Clump Form River Birch - min. 3 canes)
G	Gleditsia triacanthos inermis 'Imcole' - 5 @ 2" (Imperial Honey Locust)

ORNAMENTAL TREES (2")

A	Amelanchier x grandiflora 'Autumn Brilliance' - 11 (Autumn Brilliance Serviceberry)
C	Cercis canadensis - 13 (Eastern Redbud)
M	Malus 'Golden Raindrops' - 8 (Golden Raindrops Crabapple)
S	Syringa reticulata 'Ivory Silk' - 14 (Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES (6')

N	Picea abies - 22 (Norway Spruce)
C	Picea pungens glauca - 24 (Colorado Blue Spruce)
D	Pseudotsuga menziesii - 74 (Douglas Fir)

SHRUBS (18")

	Buddleia x 'Purple Haze' - 45 (Lo & Behold Purple Haze Butterfly Bush)
	Physiocarpus opulifolius 'Summer Wine' - 8 (Summer Wine Ninebark)
	Viburnum dentatum 'Chistom' - 20 (Blue Muffin Arrowwood Viburnum)
	Taxus x media 'Densiformis' - 41 (Dense Spreading Yew)

PERENNIALS (1 GAL.)

	Hemerocallis 'Stella de Oro' - 89 (Stella de Oro Daylily)

NOTES:

1. Perennials do not count towards on-site requirements and are thus discretionary.

20 0 10 20
1 INCH = 20 FEET

DATE	REVISIONS	BY
03.30.15	MODIFIED PLANTINGS TO ACCOMMODATE SHEET C900 REVISIONS.	EWS
04.13.15	MODIFIED PLANTINGS TO ACCOMMODATE REVISIONS TO SITE PLAN.	EWS

CERTIFIED:

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ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN - COMMON AREA 1

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

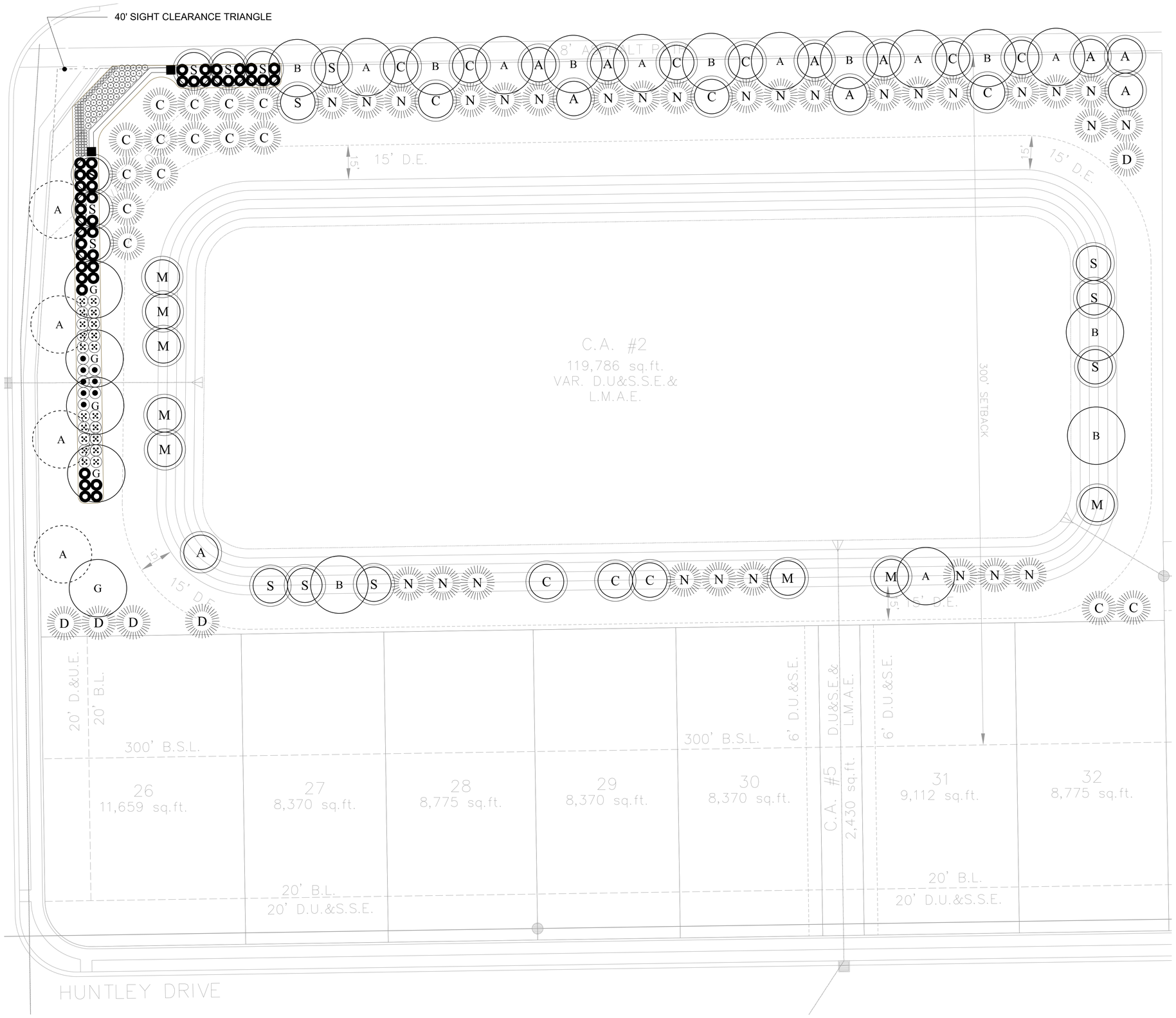
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	02.27.15

SHEET NO.
C901

S & A JOB NO.
703150LF



PLANT SCHEDULE:

STREET TREES (2")

A	Aesculus hippocastanum - 4 (Horse Chestnut)

SHADE TREES

A	Acer s. 'Green Mountain' - 7 @ 2" (Rubyred Horsechestnut)
B	Betula nigra - 9 @ 10' (Clump Form River Birch - min. 3 canes)
G	Gleditsia t. inermis 'Imcole' - 5 @ 2" (Imperial Honey Locust)

ORNAMENTAL TREES (2")

A	Amelanchier x g. 'Autumn Brilliance' - 10 (Autumn Brilliance Serviceberry)
C	Cercis canadensis - 12 (Eastern Redbud)
M	Malus 'Golden Raindrops' - 8 (Golden Raindrops Crabapple)
S	Syringa reticulata 'Ivory Silk' - 14 (Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES (6')

N	Picea abies - 29 (Norway Spruce)
C	Picea pungens glauca - 15 (Colorado Blue Spruce)
D	Pseudotsuga menziesii - 5 (Douglas Fir)

SHRUBS (18")

⊙	Buddleia x 'Purple Haze' - 45 (Lo & Behold Purple Haze Butterfly Bush)
◉	Physiocarpus opulifolius 'Summer Wine' - 8 (Summer Wine Ninebark)
⊗	Viburnum dentatum 'Chistom' - 20 (Blue Muffin Arrowwood Viburnum)
●	Taxus x media 'Densiformis' - 41 (Dense Spreading Yew)

PERENNIALS (1 GAL.)

⊙	Hemerocallis 'Stella de Oro' - 89 (Stella de Oro Daylily)

NOTES:

1. Perennials do not count towards on-site requirements and are thus discretionary.

20 0 10 20
1 INCH = 20 FEET

DATE	REVISIONS	BY
03.30.15	MODIFIED PLANTINGS TO ACCOMMODATE SHEET C900 REVISIONS.	EWS
04.13.15	MODIFIED PLANTINGS TO ACCOMMODATE REVISIONS TO SITE PLAN.	EWS

CERTIFIED:

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ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN - COMMON AREA 2

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	02.27.15

SHEET NO.
C902

S & A JOB NO.
70315OLF

PLANT SCHEDULE:

STREET TREES (2")

A — Aesculus hippocastanum - 1 (Horse Chestnut)

SHADE TREES

A — Acer saccharum 'Green Mountain' - 1 @ 2" (Rubyred Horsechestnut)

B — Betula nigra - 0 @ 10' (Clump Form River Birch - min. 3 canes)

G — Gleditsia triacanthos inermis 'Imcole' - 0 @ 2" (Imperial Honey Locust)

ORNAMENTAL TREES (2")

A — Amelanchier x grandiflora 'Autumn Brilliance' - 0 (Autumn Brilliance Serviceberry)

C — Cercis canadensis - 1 (Eastern Redbud)

M — Malus 'Golden Raindrops' - 0 (Golden Raindrops Crabapple)

S — Syringa reticulata 'Ivory Silk' - 0 (Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES (6')

N — Picea abies - 4 (Norway Spruce)

C — Picea pungens glauca - 5 (Colorado Blue Spruce)

D — Pseudotsuga menziesii - 0 (Douglas Fir)

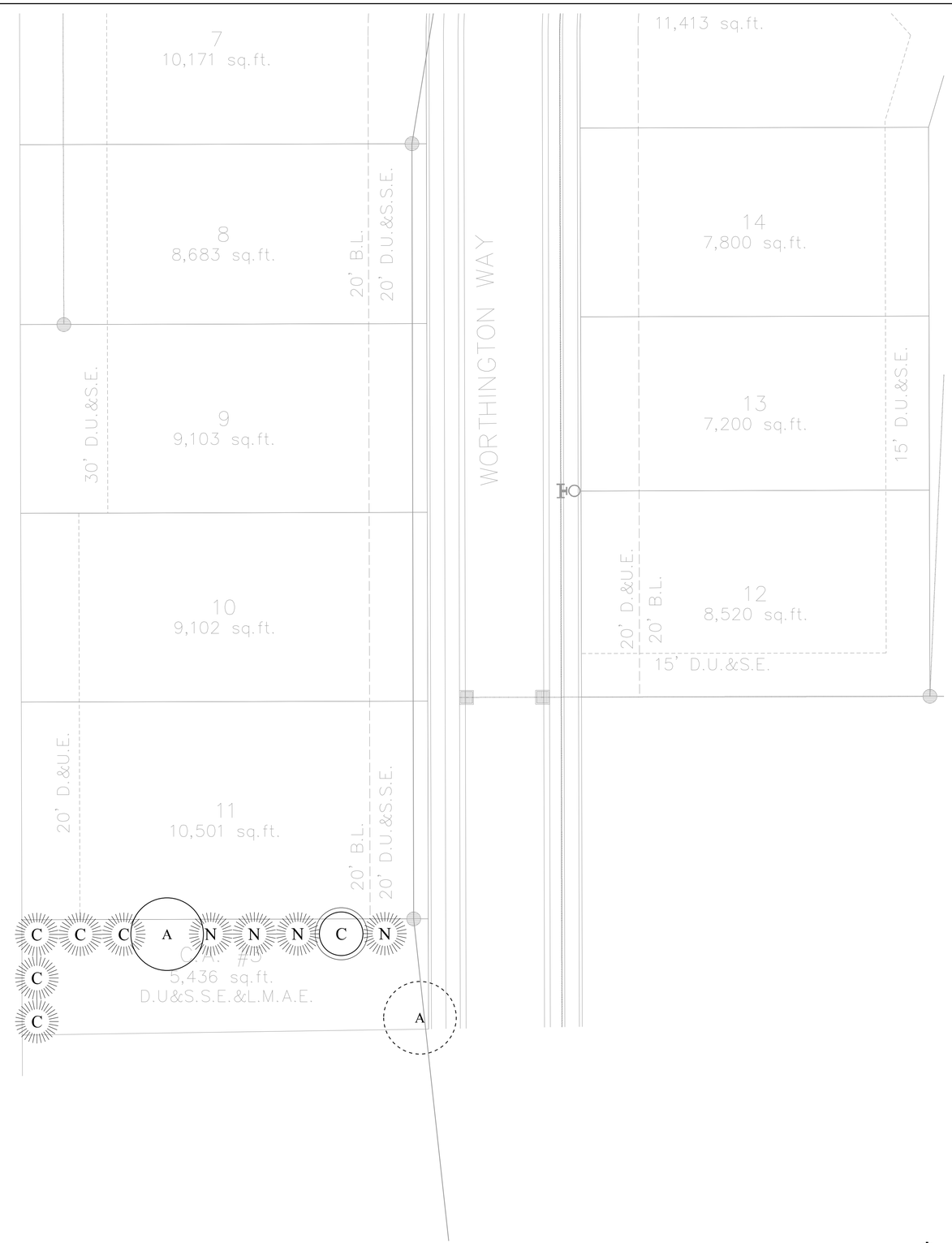
SHRUBS (18")

Buddleia x 'Purple Haze' - 0 (Lo & Behold Purple Haze Butterfly Bush)

Physiocarpus opulifolius 'Summer Wine' - 0 (Summer Wine Ninebark)

Viburnum dentatum 'Chistom' - 0 (Blue Muffin Arrowwood Viburnum)

Taxus x media 'Densiformis' - 0 (Dense Spreading Yew)



DATE	REVISIONS	BY
03.30.15	MODIFIED PLANTINGS TO ACCOMMODATE SHEET C900 REVISIONS.	EWS

CERTIFIED:

STOEPPELWERTH & ASSOCIATES
7965 East 106th Street Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN - COMMON AREA 3

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY: EWS

DATE: 02.27.15

SHEET NO. C903

S & A JOB NO. 70315OLF

PLANT SCHEDULE:

STREET TREES (2")

A — Aesculus hippocastanum - 0 (Horse Chestnut)

SHADE TREES

A — Acer saccharum 'Green Mountain' - 4 @ 2" (Rubyred Horsechestnut)

B — Betula nigra - 7 @ 10' (Clump Form River Birch - min. 3 canes)

G — Gleditsia triacanthos inermis 'Imcole' - 8 @ 2" (Imperial Honey Locust)

ORNAMENTAL TREES (2")

A — Amelanchier x grandiflora 'Autumn Brilliance' - 6 (Autumn Brilliance Serviceberry)

C — Cercis canadensis - 6 (Eastern Redbud)

M — Malus 'Golden Raindrops' - 8 (Golden Raindrops Crabapple)

S — Syringa reticulata 'Ivory Silk' - 6 (Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES (6')

N — Picea abies - 15 (Norway Spruce)

C — Picea pungens glauca - 13 (Colorado Blue Spruce)

D — Pseudotsuga menziesii - 16 (Douglas Fir)

SHRUBS (18")

Buddleia x 'Purple Haze' - 0 (Lo & Behold Purple Haze Butterfly Bush)

Physiocarpus opulifolius 'Summer Wine' - 0 (Summer Wine Ninebark)

Viburnum dentatum 'Chistom' - 0 (Blue Muffin Arrowwood Viburnum)

Taxus x media 'Densiformis' - 0 (Dense Spreading Yew)

20 0 10 20
1 INCH = 20 FEET

N

DATE	REVISIONS	BY
03.30.15	MODIFIED PLANTINGS TO ACCOMMODATE SHEET C900 REVISIONS.	EWS
04.13.15	MODIFIED PLANTINGS TO ACCOMMODATE SHEET C900 REVISIONS.	EWS

CERTIFIED:

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LANDSCAPING PLAN - COMMON AREA 4

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	02.27.15

SHEET NO.
C904

S & A JOB NO.
703150LF

PLANT SCHEDULE:

STREET TREES (2")

A	Aesculus hippocastanum - 0	(Horse Chestnut)

SHADE TREES

A	Acer saccharum 'Green Mountain' - 0 @ 2"	(Rubyred Horsechestnut)
B	Betula nigra - 0 @ 10'	(Clump Form River Birch - min. 3 canes)
G	Gleditsia triacanthos inermis 'Imcole' - 0 @ 2"	(Imperial Honey Locust)

ORNAMENTAL TREES (2")

A	Amelanchier x grandiflora 'Autumn Brilliance' - 0	(Autumn Brilliance Serviceberry)
C	Cercis canadensis - 0	(Eastern Redbud)
M	Malus 'Golden Raindrops' - 6	(Golden Raindrops Crabapple)
S	Syringa reticulata 'Ivory Silk' - 0	(Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES (6')

N	Picea abies - 0	(Norway Spruce)
C	Picea pungens glauca - 7	(Colorado Blue Spruce)
D	Pseudotsuga menziesii - 0	(Douglas Fir)

SHRUBS (18")

	Buddleia x 'Purple Haze' - 0	(Lo & Behold Purple Haze Butterfly Bush)
	Physiocarpus opulifolius 'Summer Wine' - 0	(Summer Wine Ninebark)
	Viburnum dentatum 'Chistom' - 0	(Blue Muffin Arrowwood Viburnum)
	Taxus x media 'Densiformis' - 0	(Dense Spreading Yew)

20 0 10 20
1 INCH = 20 FEET

DATE	REVISIONS	BY
03.30.15	MODIFIED PLANTINGS TO ACCOMMODATE SHEET C900 REVISIONS.	EWS

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPING PLAN - COMMON AREA 9

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

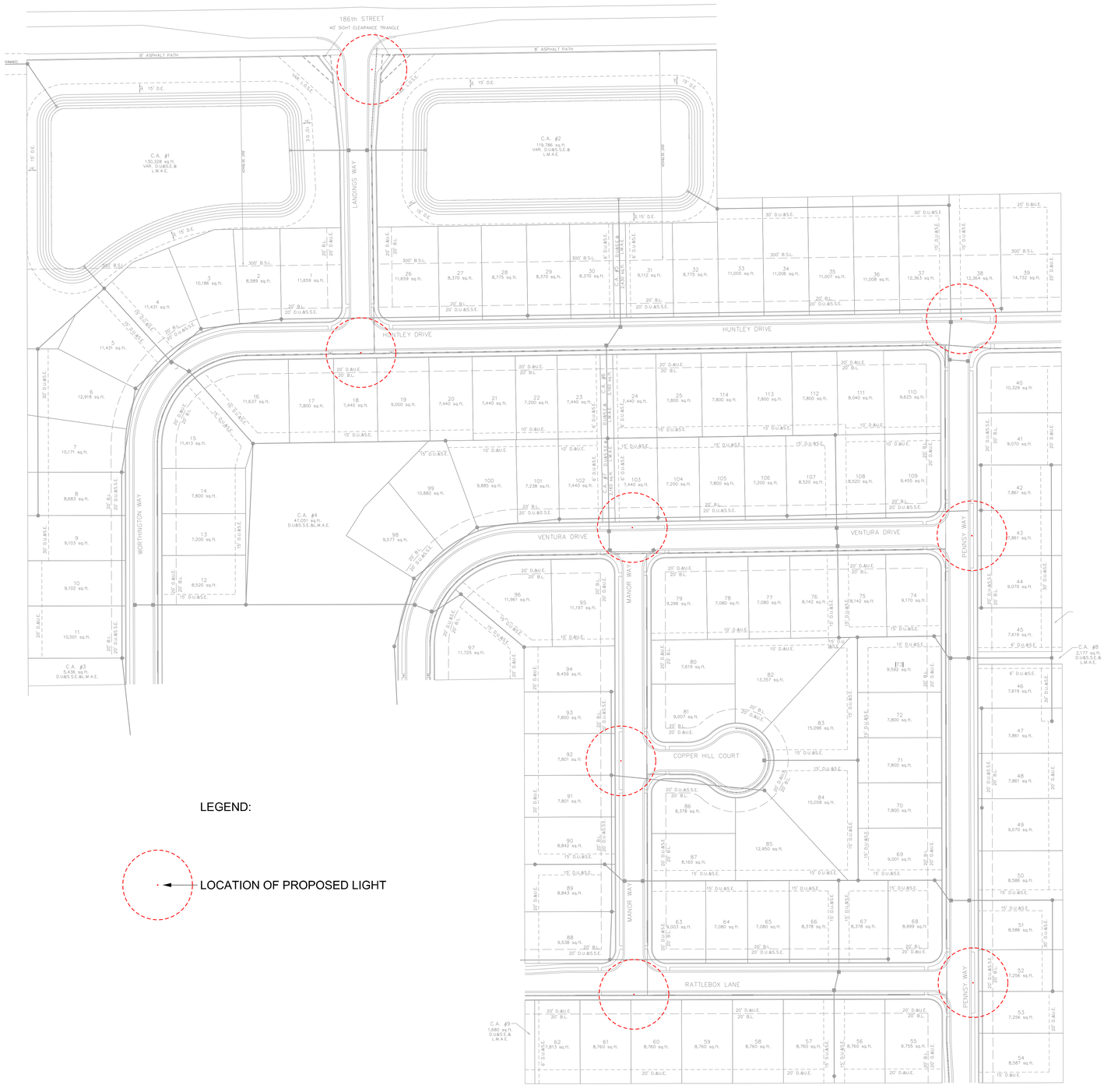
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	02.27.15

SHEET NO.
C905

S & A JOB NO.
70315OLF



LEGEND:

LOCATION OF PROPOSED LIGHT

NOTES:

1. Street lighting specifications TBD.

80 0 40 80
1 INCH = 80 FEET

04.13.15	MODIFIED LIGHT LOCATIONS PER REVISED SITE PLAN.	EWS	
DATE	REVISIONS	BY	

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LIGHTING PLAN & SPECIFICATIONS

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.30.15

SHEET NO.
C906

S. & A. JOB NO.
703150LF

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 has been properly noticed and is scheduled for 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 are scheduled for a 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) 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 commitments based on Plan Commission and public comments.

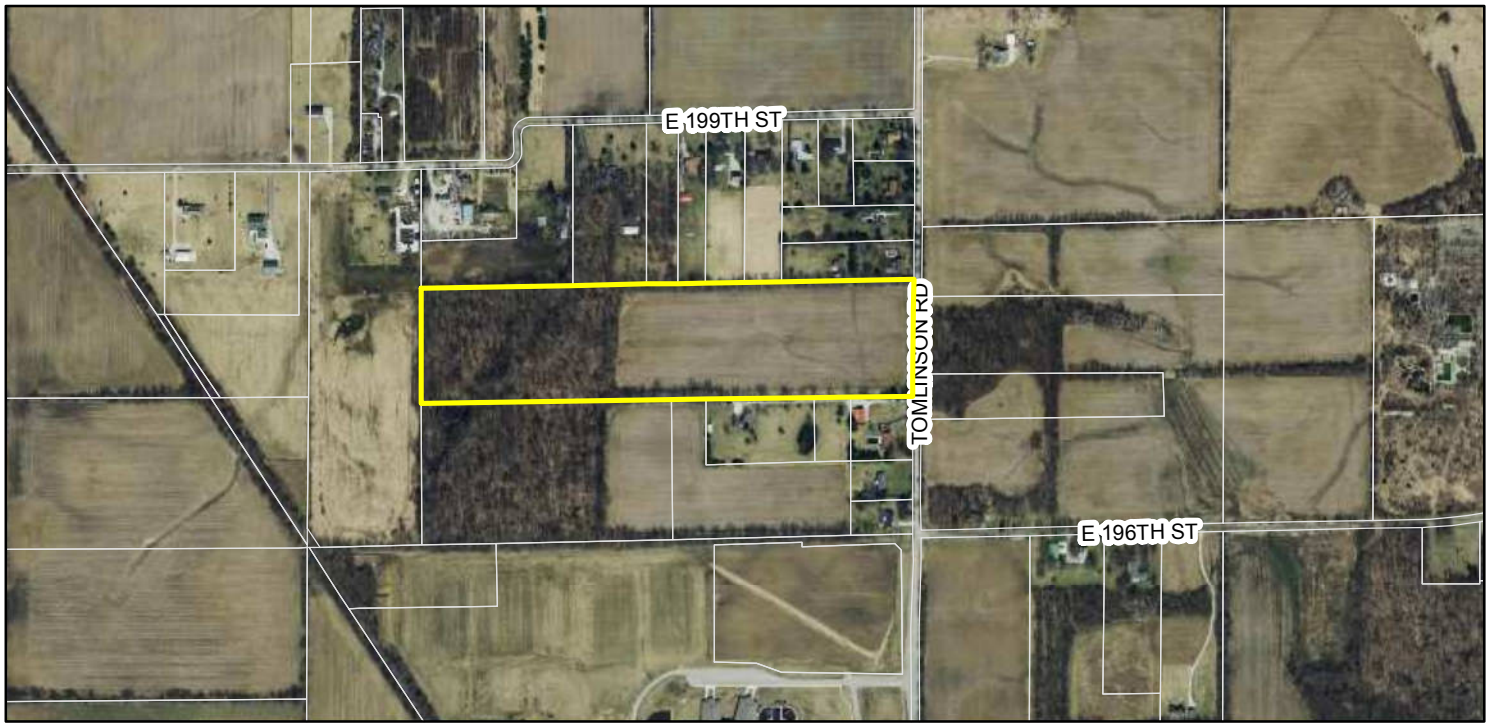
3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

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

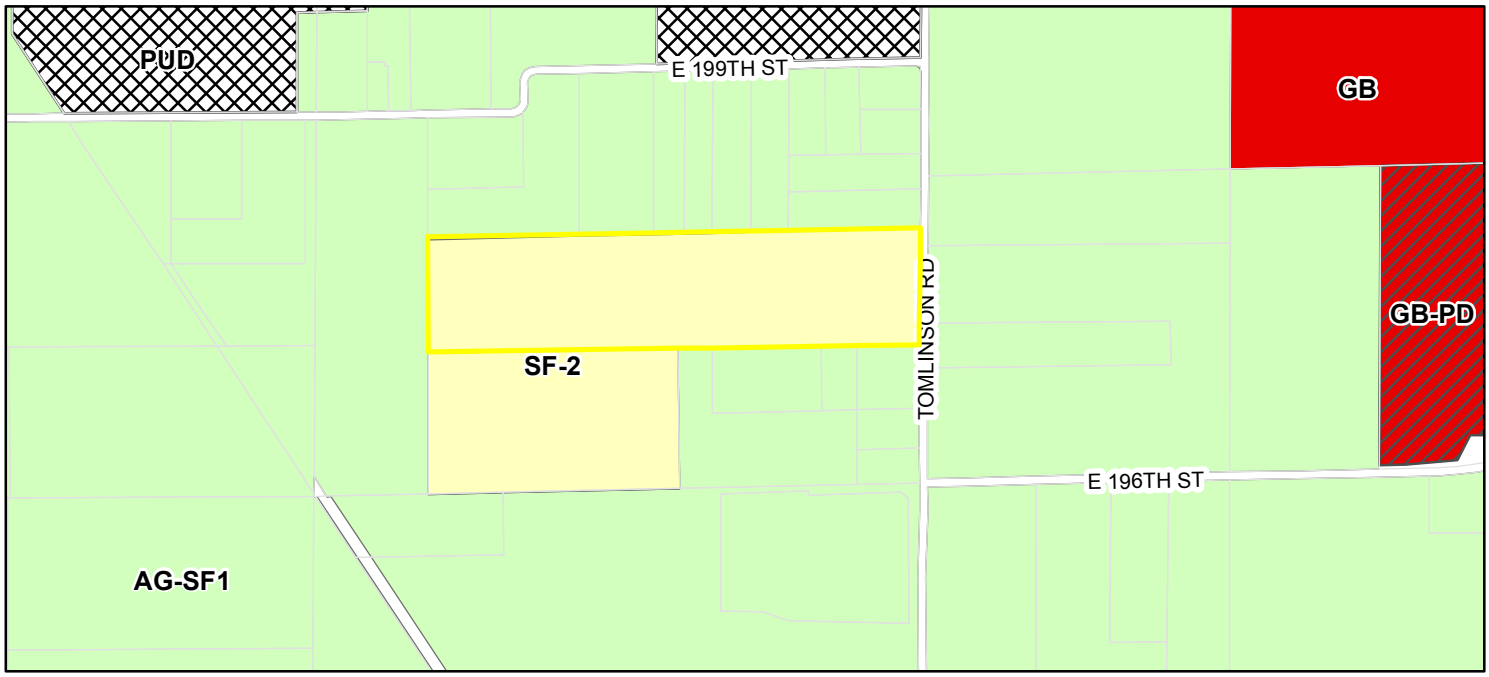
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

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.

<u>Section 2</u>. **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 **<u>Exhibit B</u>**. 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 **<u>Exhibit C</u>**, 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 **<u>Exhibit D</u>**.

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.

<u>Section 5</u>. 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.

<u>Section 6</u>. 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

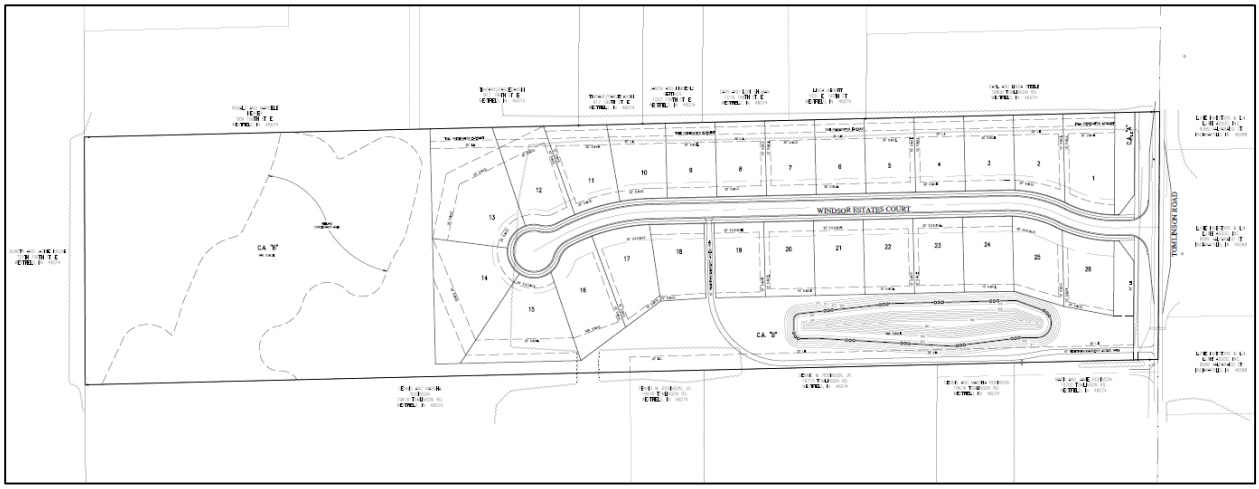
TREE PRESERVATION PHOTOS
(NORTHERN BOUNDARY)

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

L1.1

TREE PRESERVATION PHOTOS

EXHIBIT C
CONCEPT PLAN



<u>EXHIBIT D</u>
ENTRY DESIGN CONCEPT

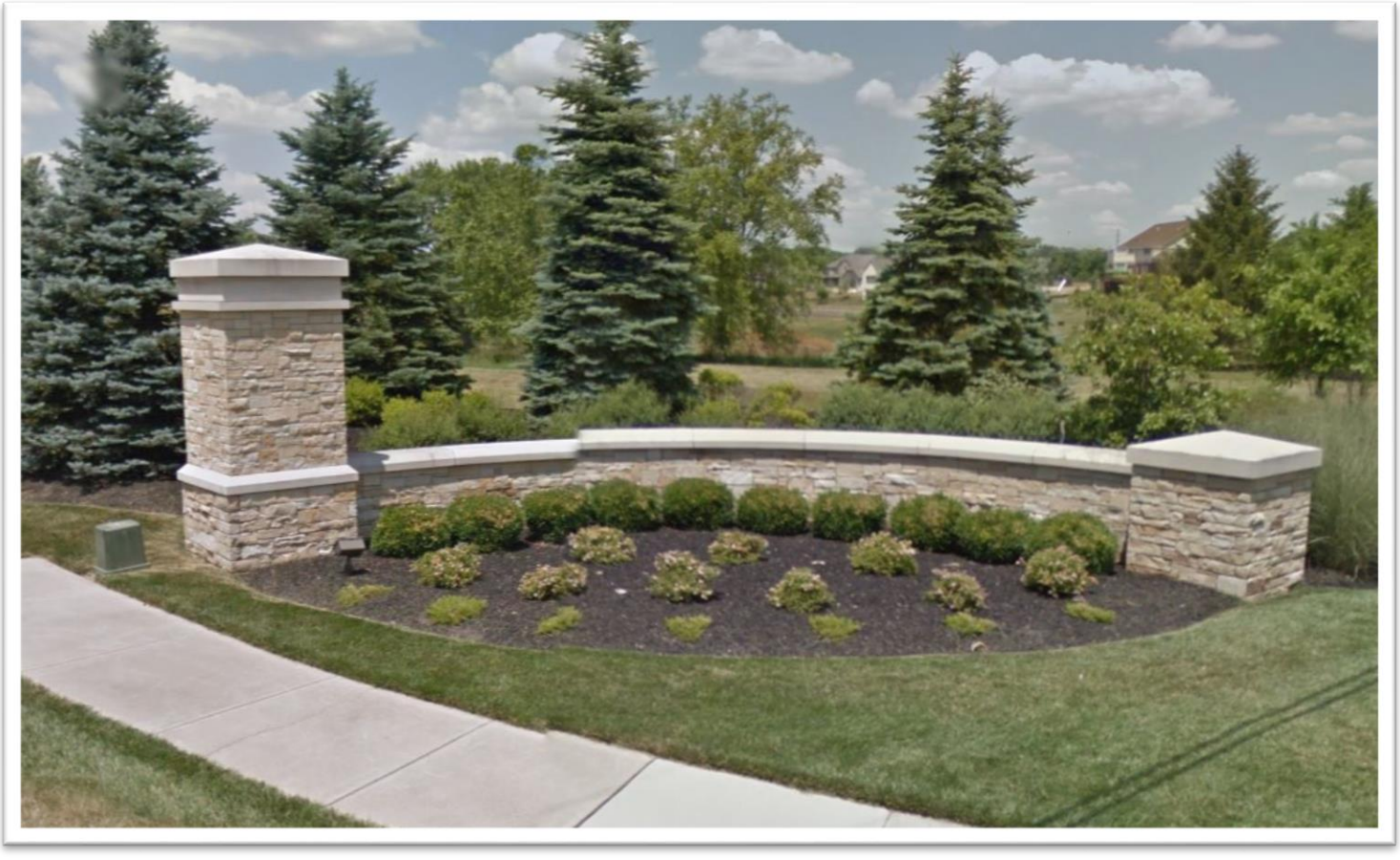


EXHIBIT E
CHARACTER EXHIBIT

47.00
19

200600020816
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-18-2006 At 03:34 pm.
ORDINANCE 47.00

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

ATTEST:

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

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 0 5 2006
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

Revised March 23, 2006

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 196th 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 he 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.

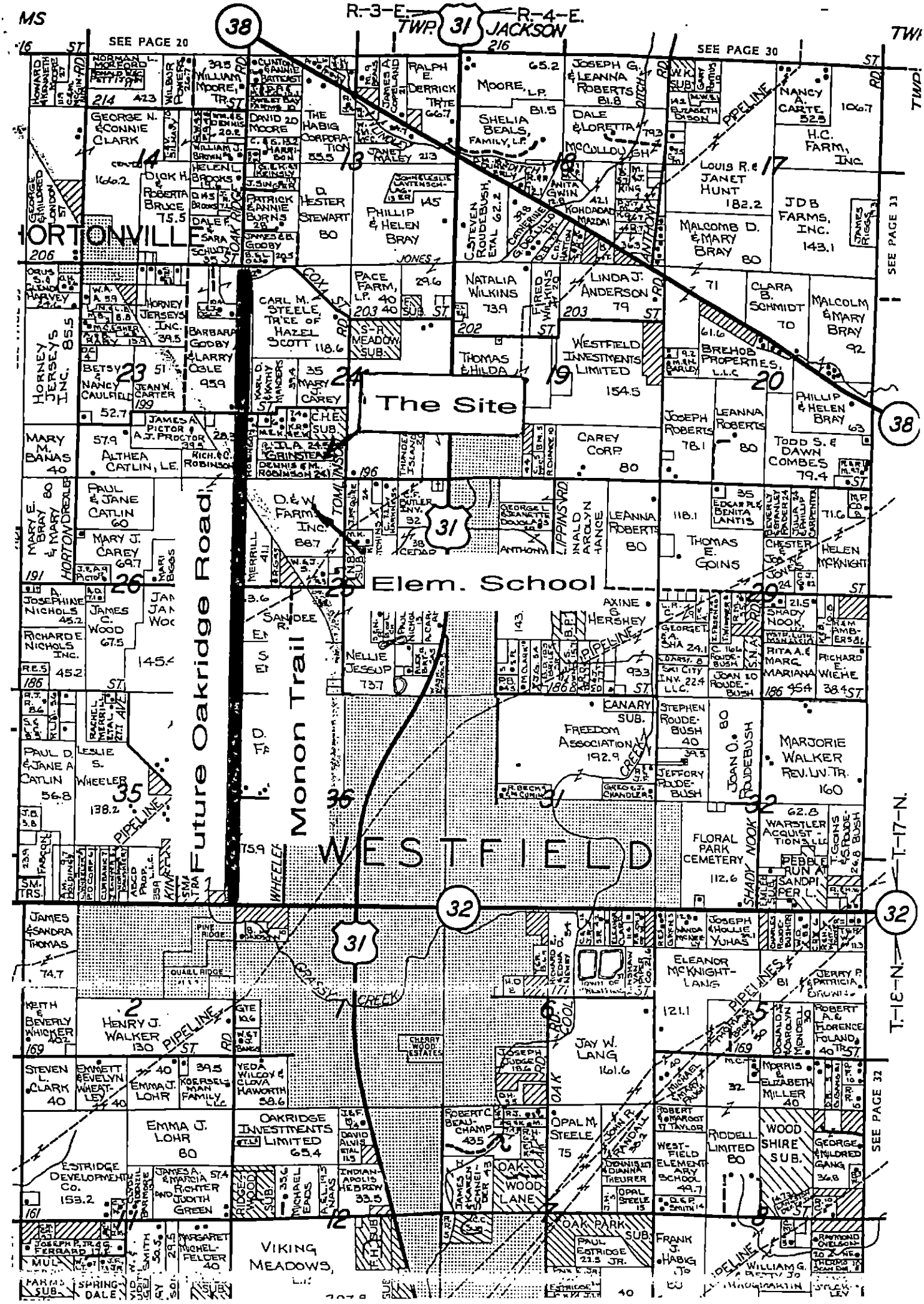
Utilities

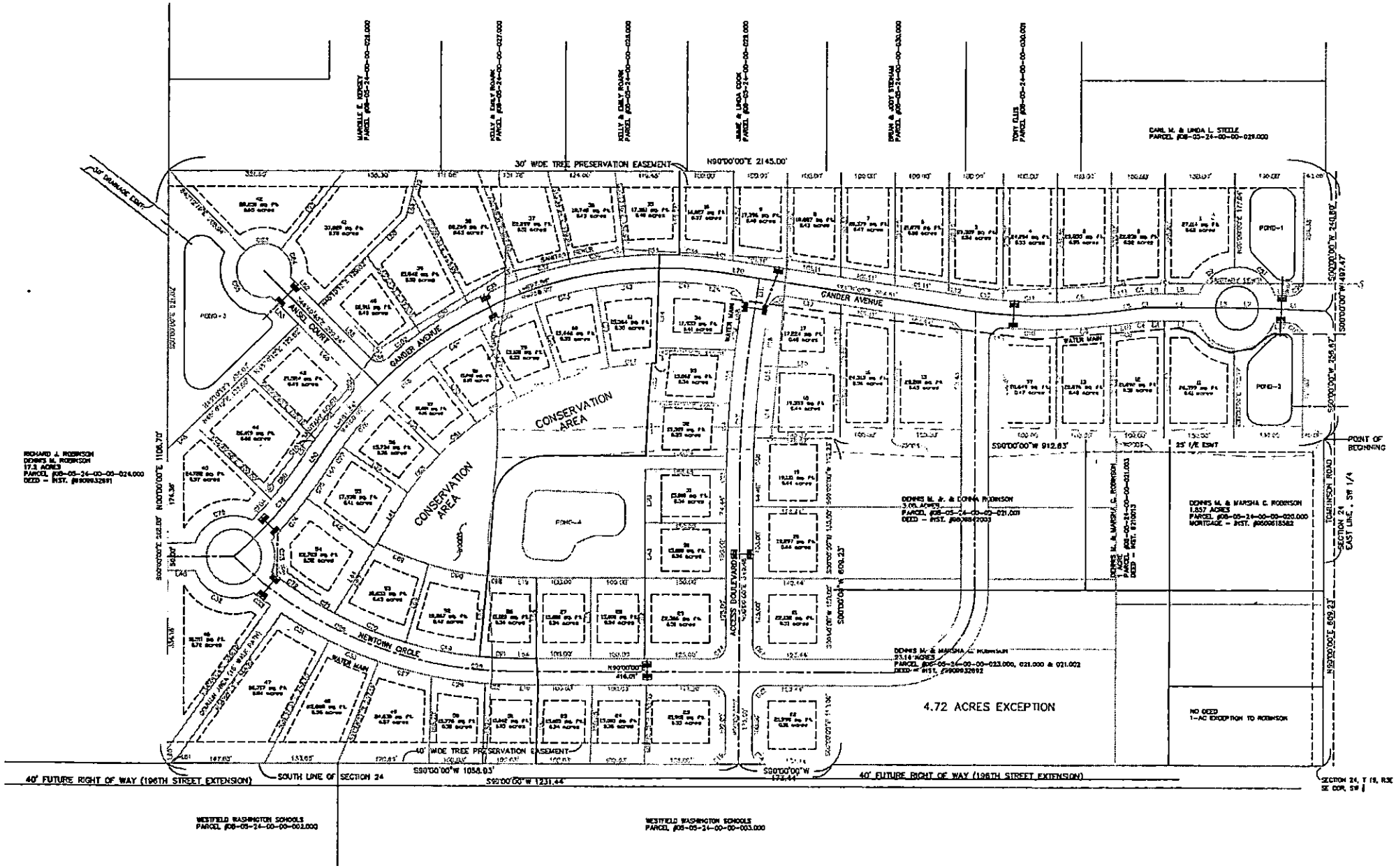
The common utilities will be provided such as electric, natural gas, cable and telephone service. In addition it is the intent of the developer to include a fiber optic intranet/internet service that will

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

Desired Use and Enjoyment

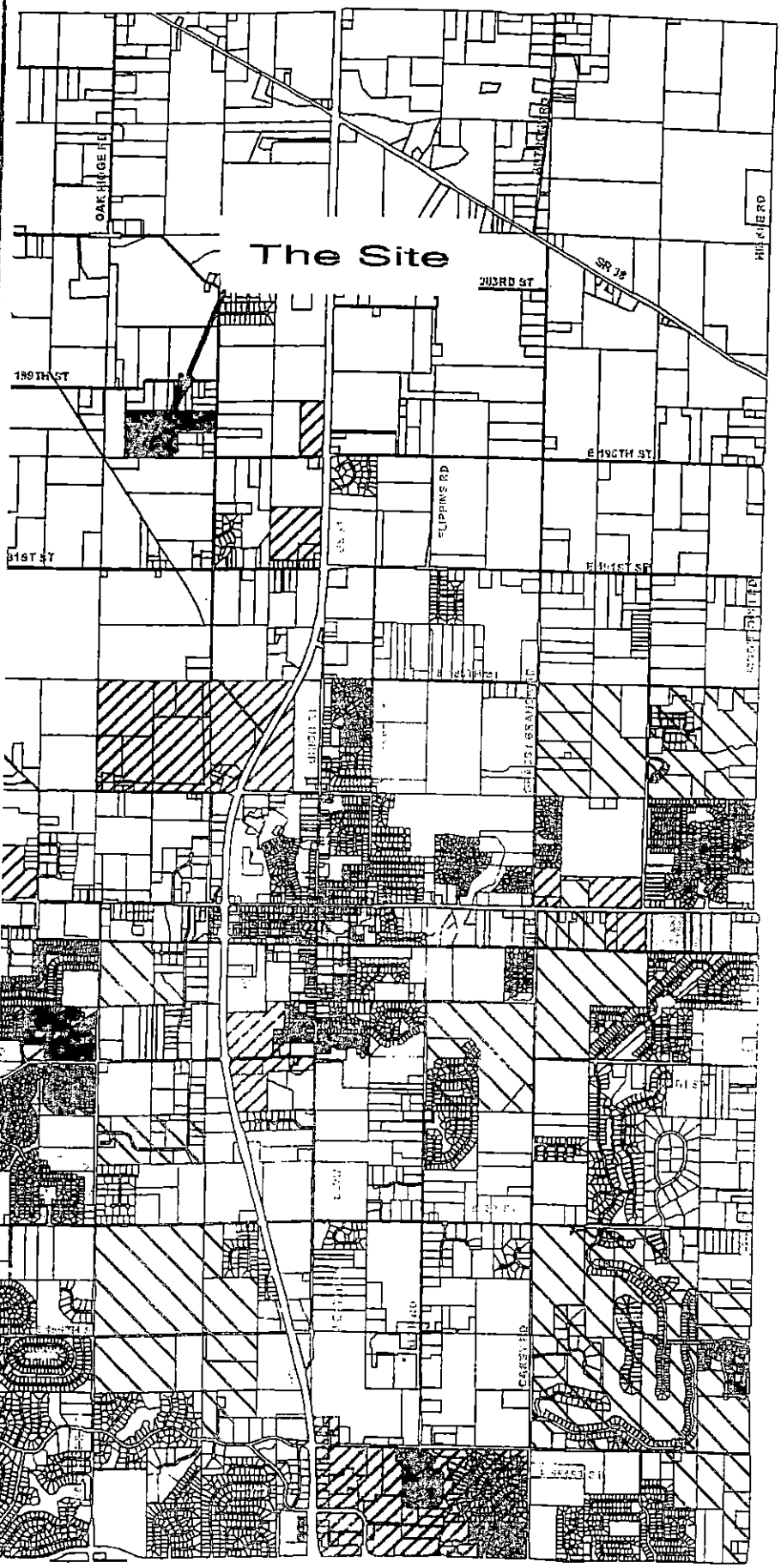
The Developer's intent is to construct a Custom to Semi-Custom home subdivision that has eye appealing street sense and elegant architecture. The intent is to not have any identical homes and have many homes with unique architectural features frequently found in The Village of West Clay, Carmel. The 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.


R-3-E
R-4-E
TWP. 31 JACKSON
SEE PAGE 20
SEE PAGE 30
SEE PAGE 33
SEE PAGE 32
T-17-N
T-18-N
HORTONVILLE
WESTFIELD
The Site
Elem. School
Future Oakridge Road
Monon Trail
PIPELINE
Carey Corp.
Westfield Investments Limited
Freedom Association
Floral Park Cemetery
Oakridge Investments Limited
Estridge Development Co.
Viking Meadows, L.P.
Jay W. Lang
Henry J. Walker
Emma J. Lohr
Phillip & Helen Bray
Malcolm & Mary Bray
Joseph Roberts
Leanna Roberts
Thomas E. Goins
Marjorie Walker Rev. Liv. Tr.
Eleanor McKnight-Lang
Paul & Jane Catlin
Mary J. Carey
Mary M. Banas
Althea Catlin, L.E.
Horney Jerseys Inc.
Todd S. & Dawn Combes
Brehob Properties, L.L.C.
Linda J. Anderson
Natalia Wilkins
Pace Farm, L.P.
Carl M. Steele, Tr. of Hazel Scott
Thomas & Hilda
Joseph G. & Leanna Roberts
Moore, L.P.
Shelia Beals, Family, L.P.
Dale & Loretta McCullough
Nancy A. Carte
H.C. Farm, Inc.
Louis R. & Janet Hunt
JDB Farms, Inc.
Clara B. Schmidt
Ralph E. Derrick Trte
The Habig Corporation
D. Hester Stewart
Dick H. & Roberta Bruce
George N. & Connie Clark
Norman L. Moreland
William Moore, Tr.
David D. Moore
Patrick & Annie Burns
James & B. Godby
Barbara Godby & Larry Ogle
Betsy & Nancy Caulfield
Jean W. Carter
James A. Pictor & A.J. Proctor
Rich. & C. Robinson
Dennis & M. Robinson
Mary J. Carey
Paul & Jane Catlin
Mary E. Bray & Mary Horton Dreier
D. & W. Farms, Inc.
Leanna Roberts
Thomas E. Goins
Chester & Jo A. Jones
Helen McKnight
Shady Nook
Rita A. & Marc Mariana
Richard E. Wiehe
Axine & Hershey
Nellie Jessup
Sandee
James C. Wood
Richard E. Nichols Inc.
Leslie S. Wheeler
Paul D. & Jane A. Catlin
Stephen Roudebush
Joan O. Roudebush
Jeffory Roudebush
Joan D. Roudebush
Warstler Acquisitions L.L.C.
Pebble Run at Sandpiper L.
Joseph & Hollie Yuhas
Jerry P. & Patricia Brunner
Robert A. & Florence Poland Tr.
Morris & Elizabeth Miller
Riddell Limited
Wood Shire Sub.
George & Mildred Gang
Opal M. Steele
Oak Park Sub.
Paul Estridge Jr.
Frank J. Habig
Raymond Olesson
Thomas & Betty Jo Hoagmartin
Keith & Beverly Whicker
Steven L. Clark
Emmett & Evelyn Wheatley
Koerselman Family L.L.C.
Veda Wilcoy & Clova Haworth
Michael Eads
Margaret Michel-Felder
Joseph P. Jr. & G. Ferrard
Spring-Dale Farms Sub.
Oak Ridge Sub.
Oak-Wood Lane
Cherry Wood Estates
Indianapolis Hebrew
Ralph E. Derrick Trte
Cox St.
Oak Ridge Rd.
Tomlinson Rd.
Lippincott Rd.
Anthony Rd.
Wheeler St.
Shady Nook Rd.
Oak Rd.
Cedar St.
Jones St.
Carey St.
Anthony Rd.
Pine Ridge
Quail Ridge
Cherry Wood Estates
Carey Creek
Freedom Creek


30' WIDE TREE PRESERVATION EASEMENT
N90°00'00"E 2145.00'
CARL M. & LINDA L. STEELE
PARCEL #08-05-24-00-00-029.000
GANDER AVENUE
ANSEL COURT
NEWTOWN CIRCLE
CONSERVATION AREA
CONSERVATION AREA
POND-1
POND-2
POND-3
POND-4
WATER MAIN
ACCESS BOULEVARD
S90°00'00"W 912.83'
25' I/E ESMT
POINT OF BEGINNING
TOMLINSON ROAD
SECTION 24 EAST LINE, SW 1/4
DENNIS M. Jr. & DONNA ROBINSON
3.00 ACRES
PARCEL #08-05-24-00-00-021.001
DENNIS M. & MARSHA C. ROBINSON
1.557 ACRES
PARCEL #08-05-24-00-00-020.000
MORTGAGE - INST. #
DENNIS M. & MARSHA C. ROBINSON
23.16 ACRES
PARCEL #08-05-24-00-00-023.000, 021.000 & 021.002
4.72 ACRES EXCEPTION
NO DEED
1-AC EXCEPTION TO ROBINSON
RICHARD J. ROBINSON
DENNIS M. ROBINSON
17.2 ACRES
PARCEL #08-05-24-00-00-024.000
DEED - INST.
40' WIDE TREE PRESERVATION EASEMENT
S90°00'00"W 1058.03'
S90°00'00"W 1231.44'
40' FUTURE RIGHT OF WAY (196TH STREET EXTENSION)
SOUTH LINE OF SECTION 24
WESTFIELD WASHINGTON SCHOOLS
PARCEL #08-05-24-00-00-002.000
WESTFIELD WASHINGTON SCHOOLS
PARCEL #08-05-24-00-00-003.000

Town of Westfield and Washington Township Zoning Map

GIS



Legend

- AG-SF1
- ROW
- AG-SF1I
- SF-2
- SF-3
- SF-3 (Cluster)
- SF-4
- SF-4 (Pre-1994)
- SF-5
- MF-1
- MF-2
- LB
- LB-H
- LB-PD
- GB
- GB-PD
- SB-PD
- GO
- GO-PD
- EI
- EI-PD
- OI
- OI-PD
- PUD

Westfield Town Council Members

President
Tyrone Dee Shelton

Vice President
Jack Hilliard

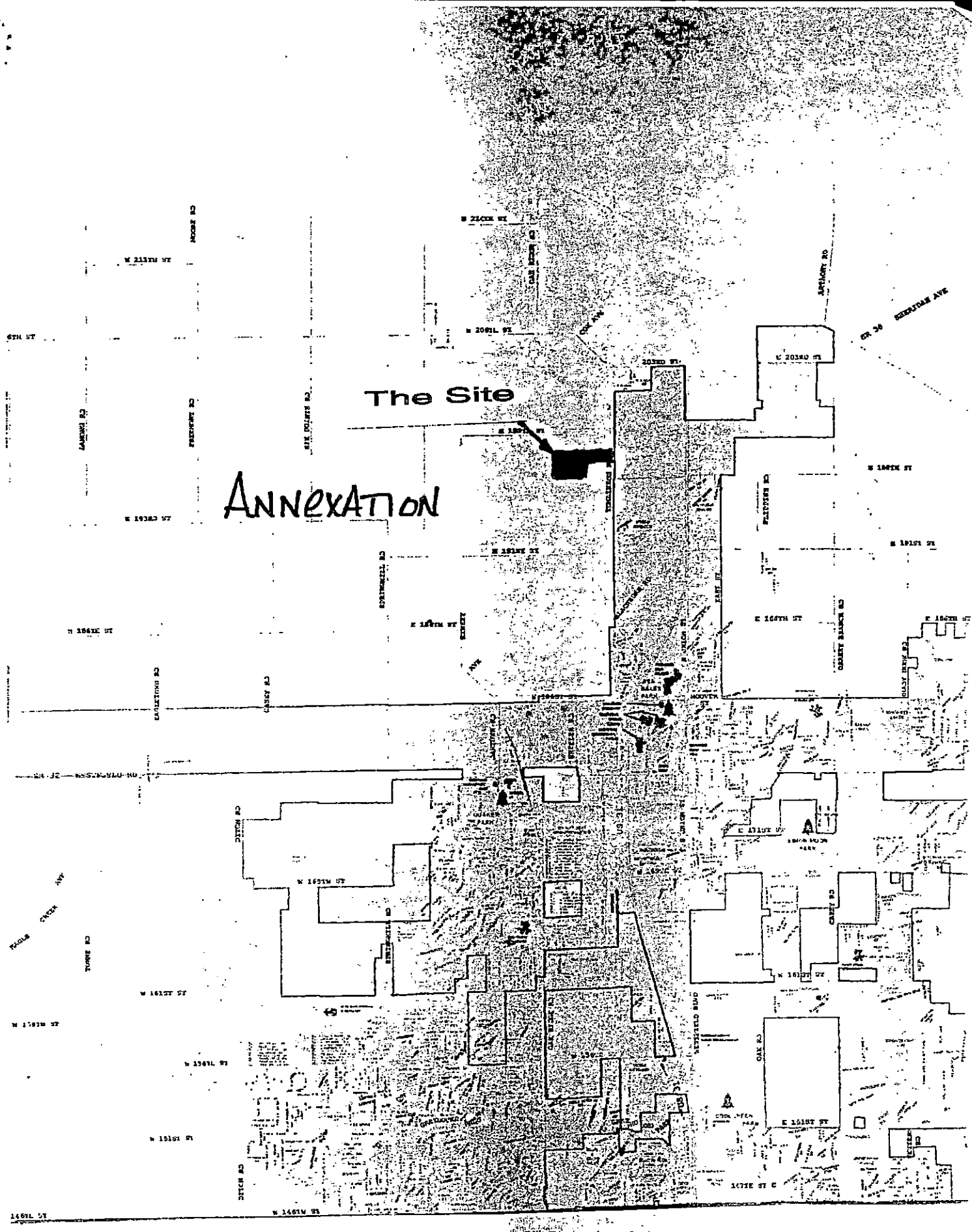
David Minnick

Bob Smith

Ron Trexler

Westfield Town Manager
Jerry Rosenbaum

August 1, 2005


The Site
ANNEXATION

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. This petition has been properly noticed and is scheduled for a public hearing 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 are also scheduled for a public hearing 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 block[1] 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 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.

   Comment: Please add north arrow to Overall Map on Sheet C1.0.

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.

   Comment: Please label name of internal street and right-of-way width on Sheet C1.2.

5) Easements (locations, widths and purposes). (Article 8.3)

   Comment: Please label and add legend for all proposed easements.

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.

    Comment: Please remove minimum living unit and building height information from the legend on Sheet C1.0.

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 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.

    Comment: Please label development plan titles as "Overall Development Plan".

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.

    Comment: Please identify and label the centerline of Tomlinson Road and label half right-of-way to be dedicated.

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.

    Comment: Please identify and label Block A accordingly.

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).

    Comment: Please label in general legend accordingly (e.g., site acreage, number of lots, common area acreage).

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 to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

41) Minimum Lot Area: 15,000 square feet

42) Minimum Lot Frontage: 50 feet

    Comment: Block A does not comply.

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, except for those items identified as outstanding below:

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)

Comment: Please adjust the scale of the landscape plan so the plantings are legible (e.g., 1:50 rather than 1:100). Please revise landscape plan to show plant quantities and existing/proposed easements (see Article 6.8(C)). Remove 'note' in legend. If conflicts exist, then those shall be identified and addressed as part of the Overall Development Plan. Compliance with this Article will be further reviewed and determined upon a resubmitted landscape plan.

a) Detention and Retention Areas

b) Street Trees

Comment: Please confirm there is no conflict with street trees and utility infrastructure and easement locations. Please note Article 6.8(F)(4)(d) and (e).

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

Comment: The estimated applicable frontage of the development along Tomlinson Road (excluding gap for Windor Estates Court) is 240 feet in length. As a result, the required plantings include 13 shade trees, 18 evergreen trees, 13 ornamental trees and 110 shrubs. It appears that 14 shade trees (not counting street trees), 18 evergreen trees, 10 ornamental trees are proposed. Please revise the landscape plan to provide 110 shrubs and 3 additional ornamental trees.

e) Buffer Yard Requirements

Comment: Please label the zoning on the adjacent properties. The north property line is 2,100 feet +/- in length, which would require 63 evergreen trees, 63 shade trees and 210 shrubs. The south property line abutting AG-SF1 is 1,000 feet +/-, which requires 30 evergreen trees, 30 shade trees and 100 shrubs. Please revise accordingly.

Buffer yard plantings not located within a common area are required to be located within a landscape easement. Please provide and show accordingly on the development plans.

If existing plantings are intended to be credited for required landscaping, then this is the appropriate time to identify those plantings and establish any tree preservation easement that may be appropriate.

48) Lot Standards (Article 6.10)

<u>Comment:</u> Block A does not comply with Article 6.10(C) requiring that "[a]ll Lots shall abut on a Street…"

49) Setback Standards (Article 6.16)

50) Vision Clearance Standards (Article 6.19)

<u>Comment:</u> Please label the sight line triangle on the landscape plan.

51) Yard Standards (Article 6.21)

<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>

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

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.

<u>Comment:</u> 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)

<u>Comment:</u> Please coordinate with the Public Works Department and utility providers. Please see other comments herein; subject to further review and comment.

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

<u>Comment:</u> 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 3.59 acres +/- and all Common Area acreage appears to qualify as Open Space.

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

b) <u>Connectivity</u>: 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:

<u>Comment:</u> Please provide on Sheet C2.0 a chart with the acreage of the total site and then acreage for Open Space [or Common Area], including a subset label of "Undevelopable Open Space" [or Common Area] that includes any wetlands, existing third party easements, regulated drains or floodplain that is located in the Open Space [or Common Area] (as the subset acreage

only counts as 50% towards the minimum open space acreage requirement), if relevant. It would be appropriate to merge Sheets 2.0 and L1.0 of the Overall Development Plan if convenient.

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)

<u>Comment:</u> Please label width and multi-use path on the Overall Development Plan along Tomlinson Road. Please label width and internal sidewalks.

57) Storm Water Standards (Article 8.8)

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

<u>Comment:</u> Please label Tomlinson Road centerline, including the dedication of the appropriate 50'-wide half right-of-way (Tomlinson Road is a Collector on the Thoroughfare Plan).

<u>Article 8.9(G)(3)(a) Street and Right-of-Way Standards; Improvement Standards; Cul-de-sac Design; Maximum Length</u>: 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.

<u>Comment:</u> 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 are scheduled for 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: Please submit a draft of the subdivision's covenants and restrictions, which shall include provisions that address this commitment.

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.

<u>Comment:</u> Please label on the plans accordingly. Please submit a draft of the subdivision's covenants and restrictions, which shall include provisions that address this commitment.

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.

<u>Comment:</u> Please identify on the landscape plan.

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

<u>Comment:</u> 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.

<u>Comment:</u> 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.

<u>Comment:</u> 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.

Comment: **Please identify on the landscape plan.**

DEPARTMENT COMMENTS

72) No action is required at this time except to hold the public hearing.

73) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this report. The Department will confirm compliance prior to this item being placed on the next Plan Commission agenda for approval consideration.

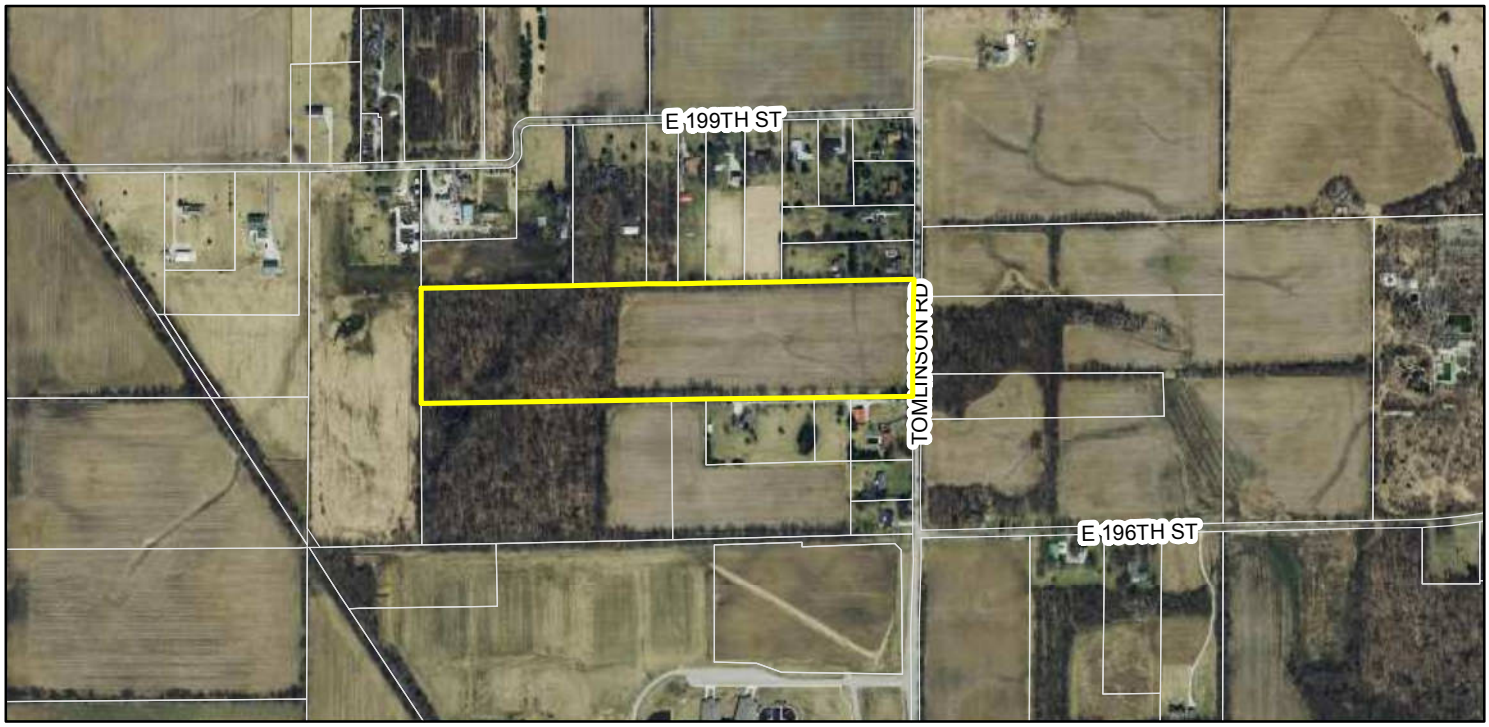
74) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

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

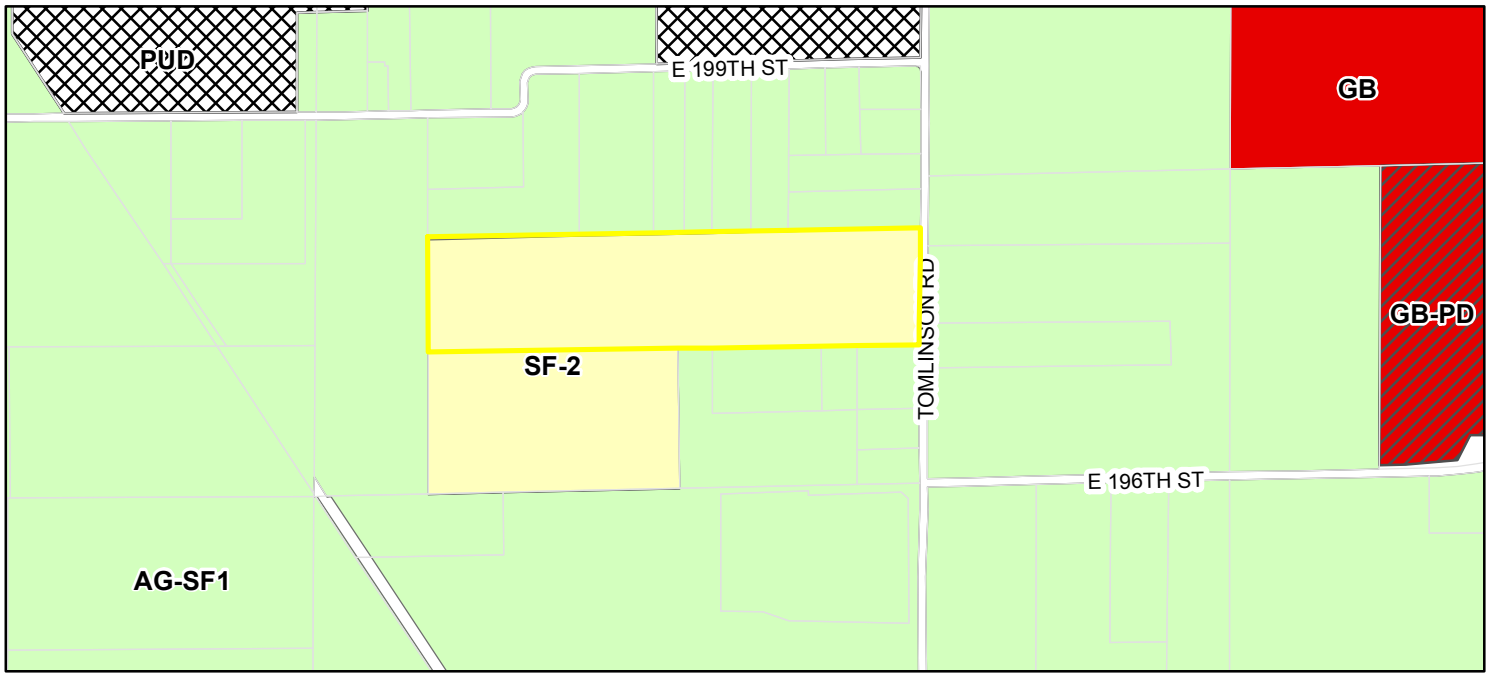
Not To Scale

Aerial Location Map

Site



Zoning Map



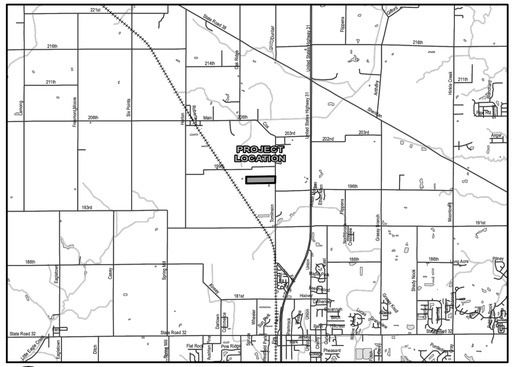
Zoning

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

WINDSOR ESTATES PRIMARY PLAT

Drees Premier Homes

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



LOCATION MAP
SCALE 1"= 1 MILE

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

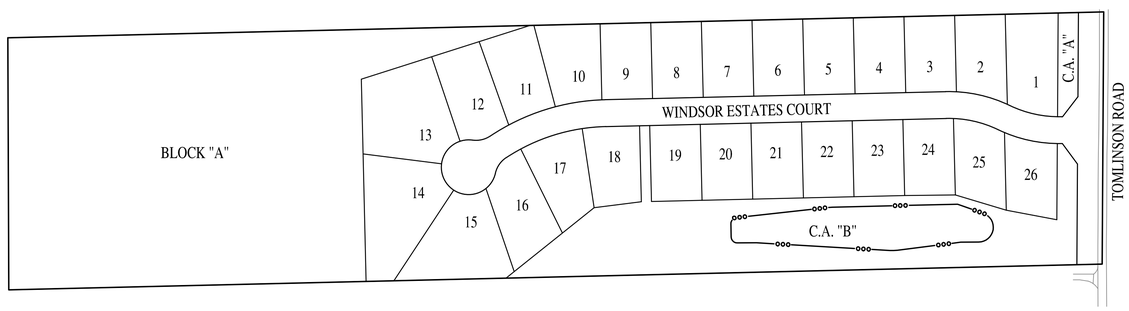
WINDSOR ESTATES
PRIMARY PLAT
LAND DESCRIPTION

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'
MIN. LIVING UNIT	
ONE STORY	1,200 SF
TWO STORY	800 SF
MAX. ACCESSORY STRUCTURE HEIGHT	2 ½ STORIES



OVERALL MAP
NOT TO SCALE

SHEET LIST TABLE

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

PREPARED BY:

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REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
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LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA

COVER

SEAN M. DOWNEY
REGISTERED No. 10200309 STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY TD	JOB NUMBER 2014-236
CHECKED BY SD	
DATE MARCH 2015	
SCALE AS SHOWN	
SHEET C1.0 COVER	

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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.

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.

Indiana 811
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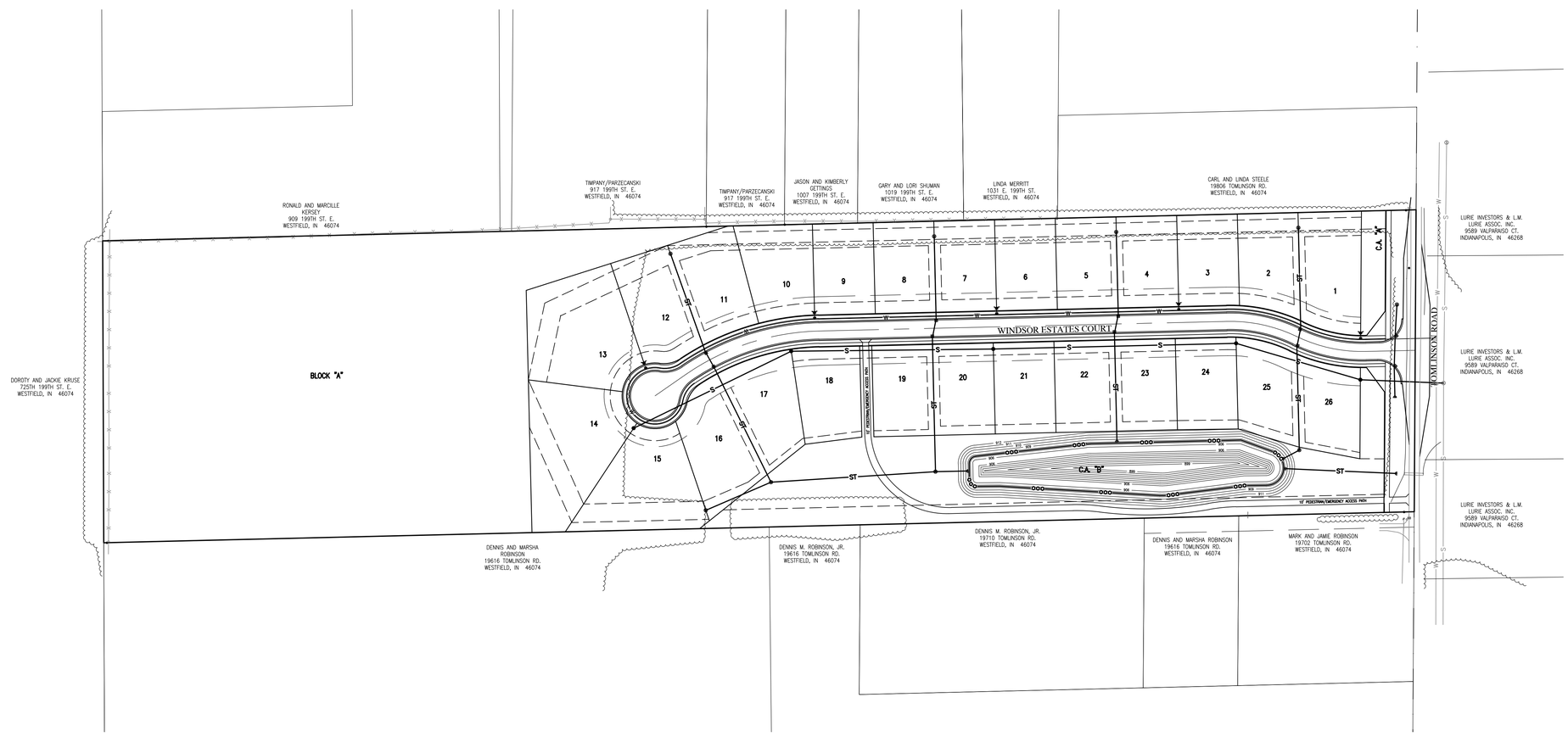
GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

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	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	



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

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

Sean M. Downey

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DATE MARCH 2015	
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SHEET	

C1.1
OVERALL SITE PLAN

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Plot Date: Feb 25, 2015 Plot Time: 1:28pm File Name: W:\Drees Premier Homes\2014-236 Drees- Grinstead Feasibility\Design\CAD\Primary Plat Plans\14236.Overall Site Plan.dwg, Layout: C1.1 By: tdavis

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	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
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	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

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

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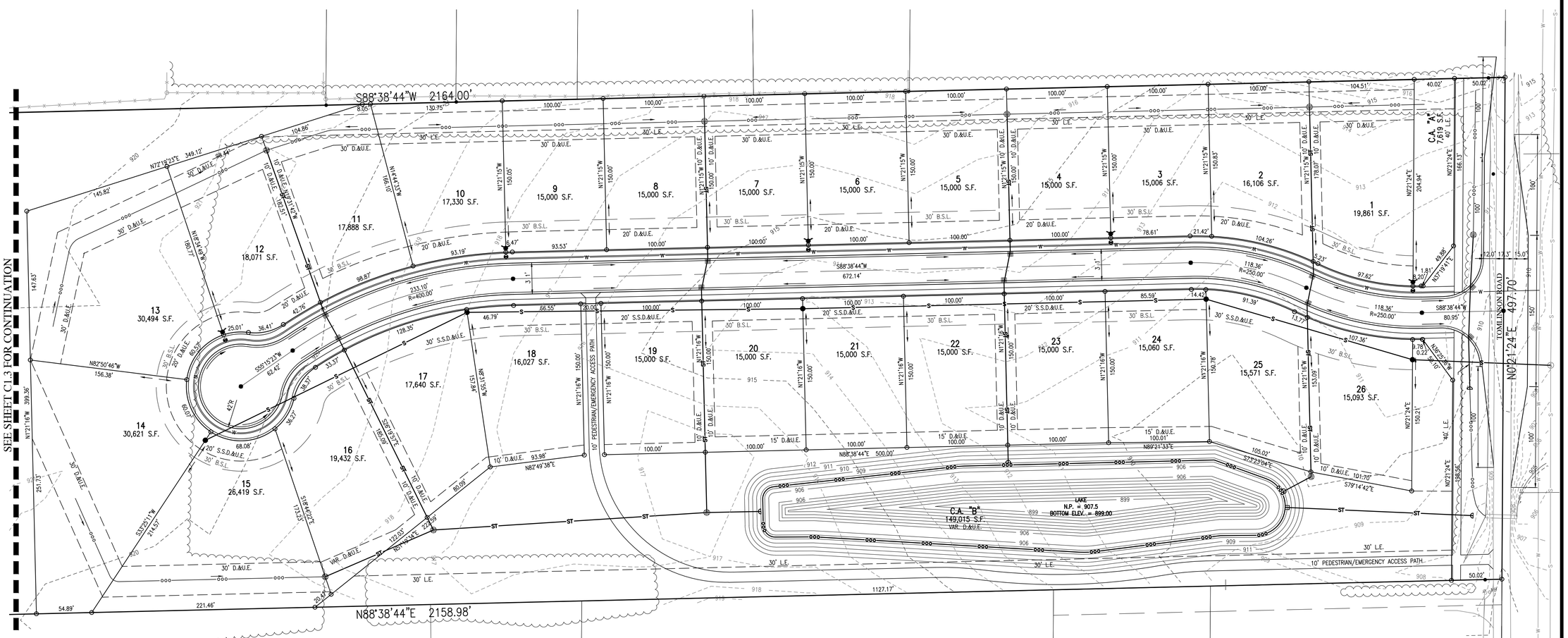

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT

REVISIONS		
DATE	DESCRIPTION	BY

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LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

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SHEET C1.2 PRIMARY PLAT	

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Plot Date: Feb 25, 2015 Plot Time: 1:29pm File Name: W:\Drees Premier Homes\2014-236 Drees– Grinstead Feasibility\Design\CAD\Primary Plat Plans\14236.Primary Plat Plan.dwg, Layout: C1.2 By: tdavis

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	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
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
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BC – BACK OF CURB
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GRAPHIC SCALE
0' 50' 100' 150'
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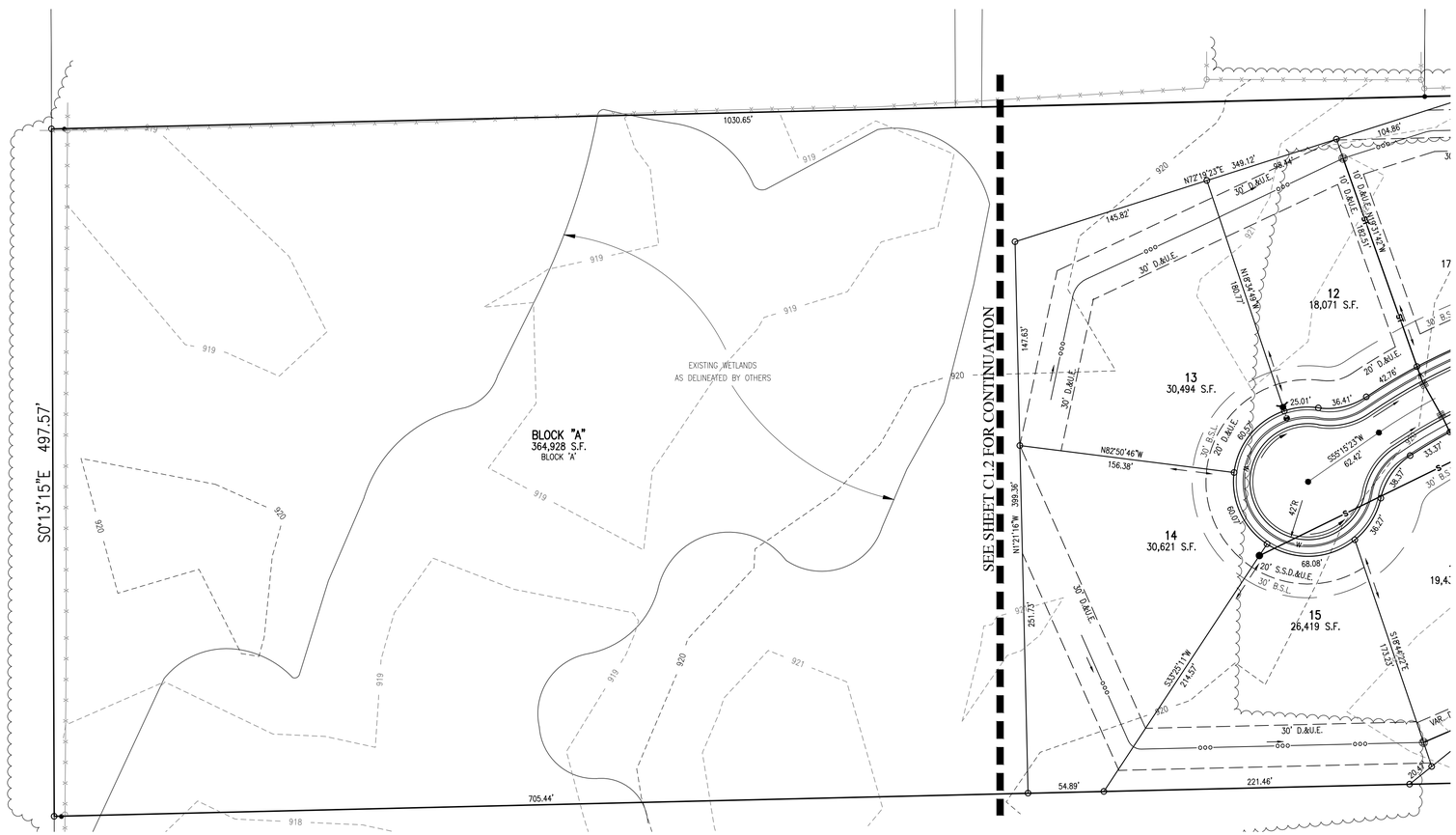

REVISIONS

DATE	DESCRIPTION	BY

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

WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

Sean M. Downey

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DATE MARCH 2015	
SCALE AS SHOWN	
SHEET C1.3 PRIMARY PLAT	

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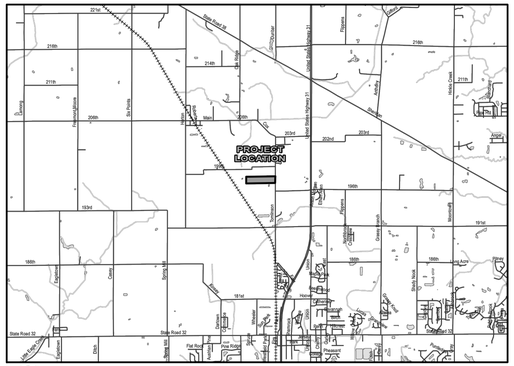
WINDSOR ESTATES DEVELOPMENT PLAN

Drees Premier Homes

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



LOCATION MAP
SCALE 1"= 1 MILE

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

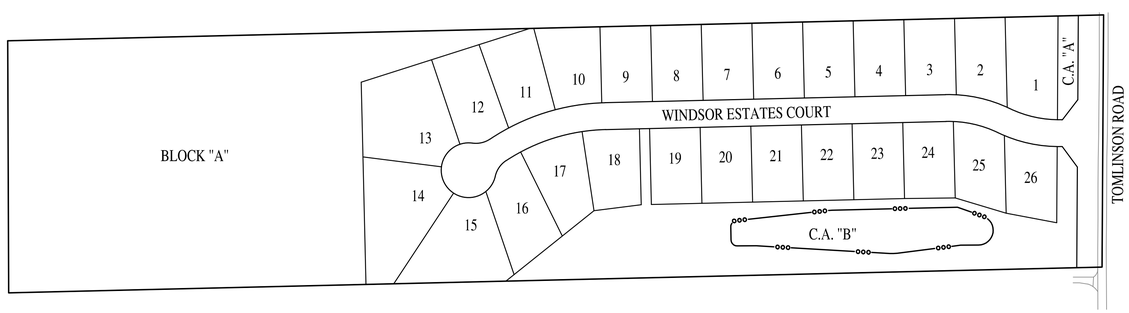
WINDSOR ESTATES
PRIMARY PLAT
LAND DESCRIPTION

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'
MIN. LIVING UNIT	
ONE STORY	1,200 SF
TWO STORY	800 SF
MAX. ACCESSORY STRUCTURE HEIGHT	2 ½ STORIES



OVERALL MAP
NOT TO SCALE

SHEET LIST TABLE

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

PREPARED BY:
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151 N. DELAWARE ST., SUITE 800
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REVISIONS

DATE	DESCRIPTION	BY

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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA

COVER

SEAN M. DONNELLY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY TD	JOB NUMBER 2014-236
CHECKED BY SD	
DATE MARCH 2015	
SCALE AS SHOWN	
SHEET C1.0 COVER	

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THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Indiana 811
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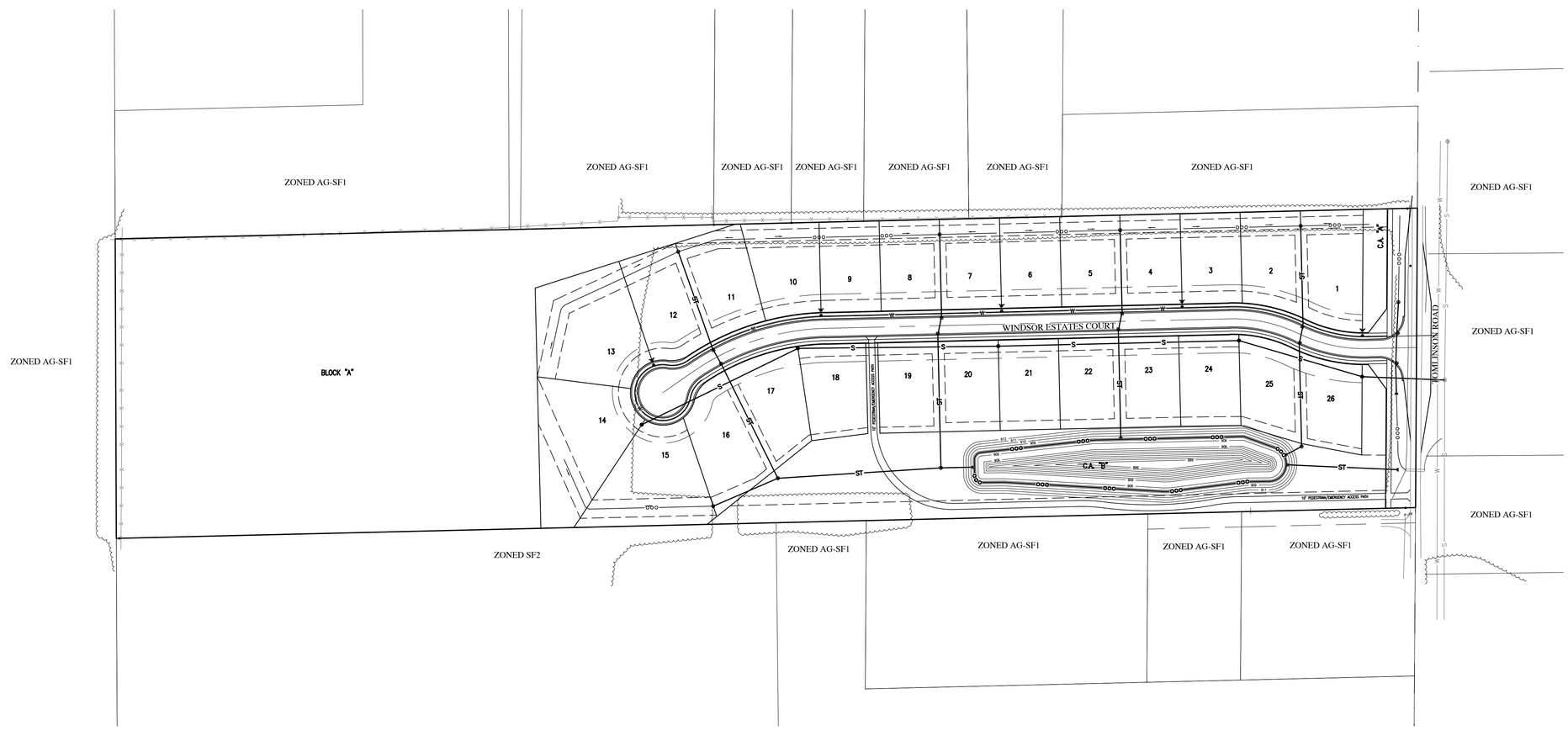
GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

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	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	



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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

Sean M. Downey

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C1.1
OVERALL SITE PLAN

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
ooo	SWALE / FLOWLINE	ooo
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	D ST D
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X X	FENCE	X X X X X
	TREE LINE	
(S)	SANITARY MANHOLE	
(ST)	STORM MANHOLE	
	STORM INLET	
D	STORM END SECTION	D
	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

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

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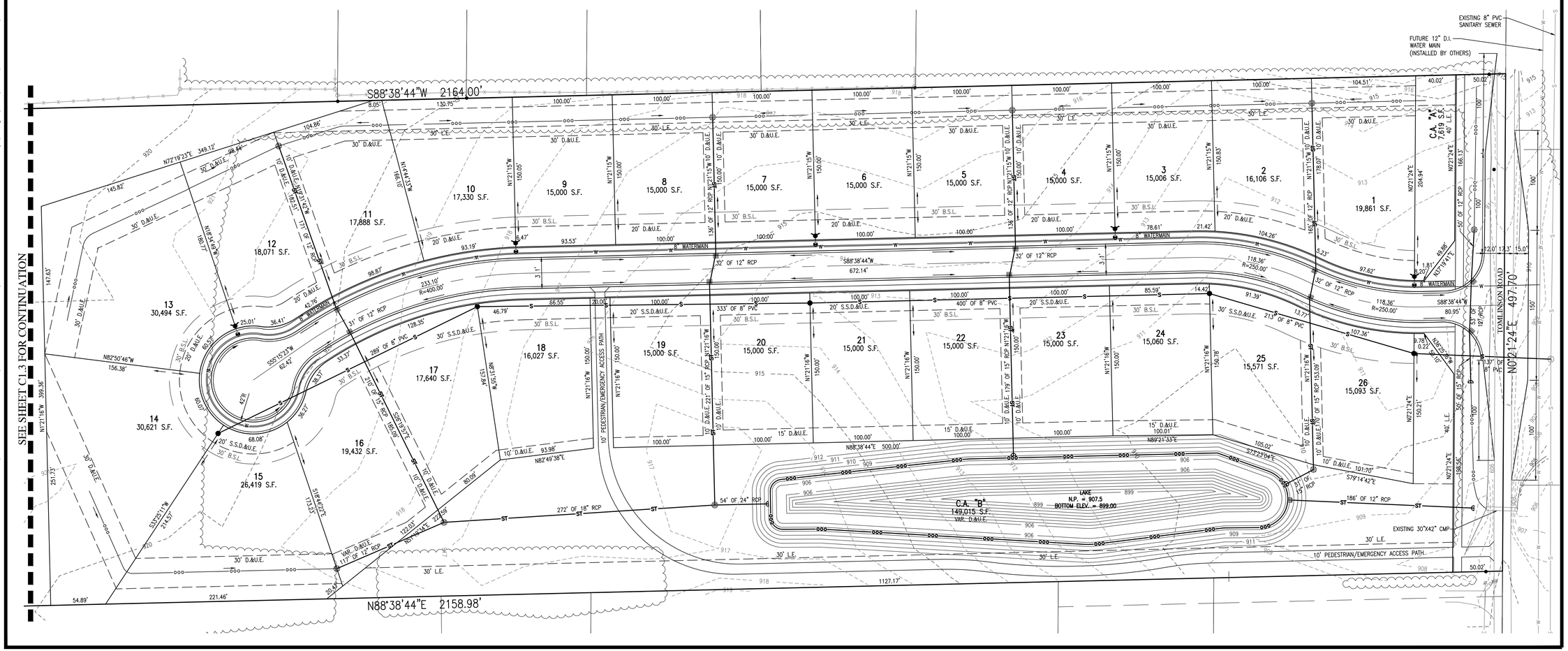

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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

SEAN M. DOWNEY
REGISTERED No. 10200309 STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

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C1.2
DEVELOPMENT PLAN

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Plot Date: Feb 25, 2015 Plot Time: 1:03pm File Name: W:\Drees Premier Homes\2014-236 Drees- Grinstead Feasibility\Design\CAD\Development Plans\14236.Development Plan.dwg, Layout: C1.3 By: tdavis

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	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
x x x x x	FENCE	x x x x x
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	

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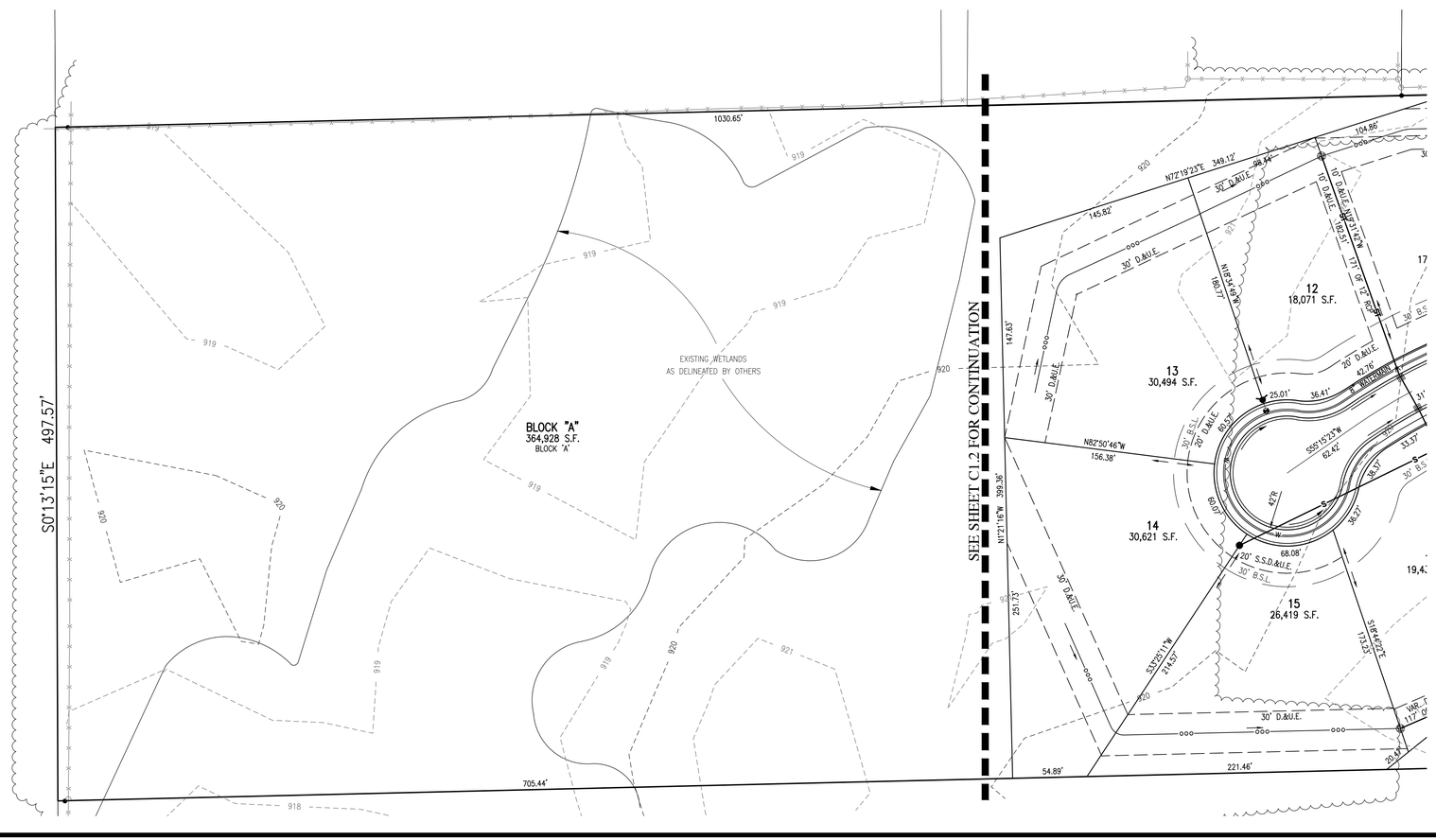

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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

Sean M. Downey

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SHEET C1.3 DEVELOPMENT PLAN	

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COMMON AREA SUMMARY (OPEN SPACE)
CA "A" = 7,619 SF
CA "B" = 149,021 SF
TOTAL COMMON AREA = 156,640 SF
TOTAL COMMON AREA = 3.60 ACRES
TOTAL PROPERTY AREA = 24.5 ACRES
COMMON AREA % = 14.7%
REQUIRED COMMON AREA % = 8%

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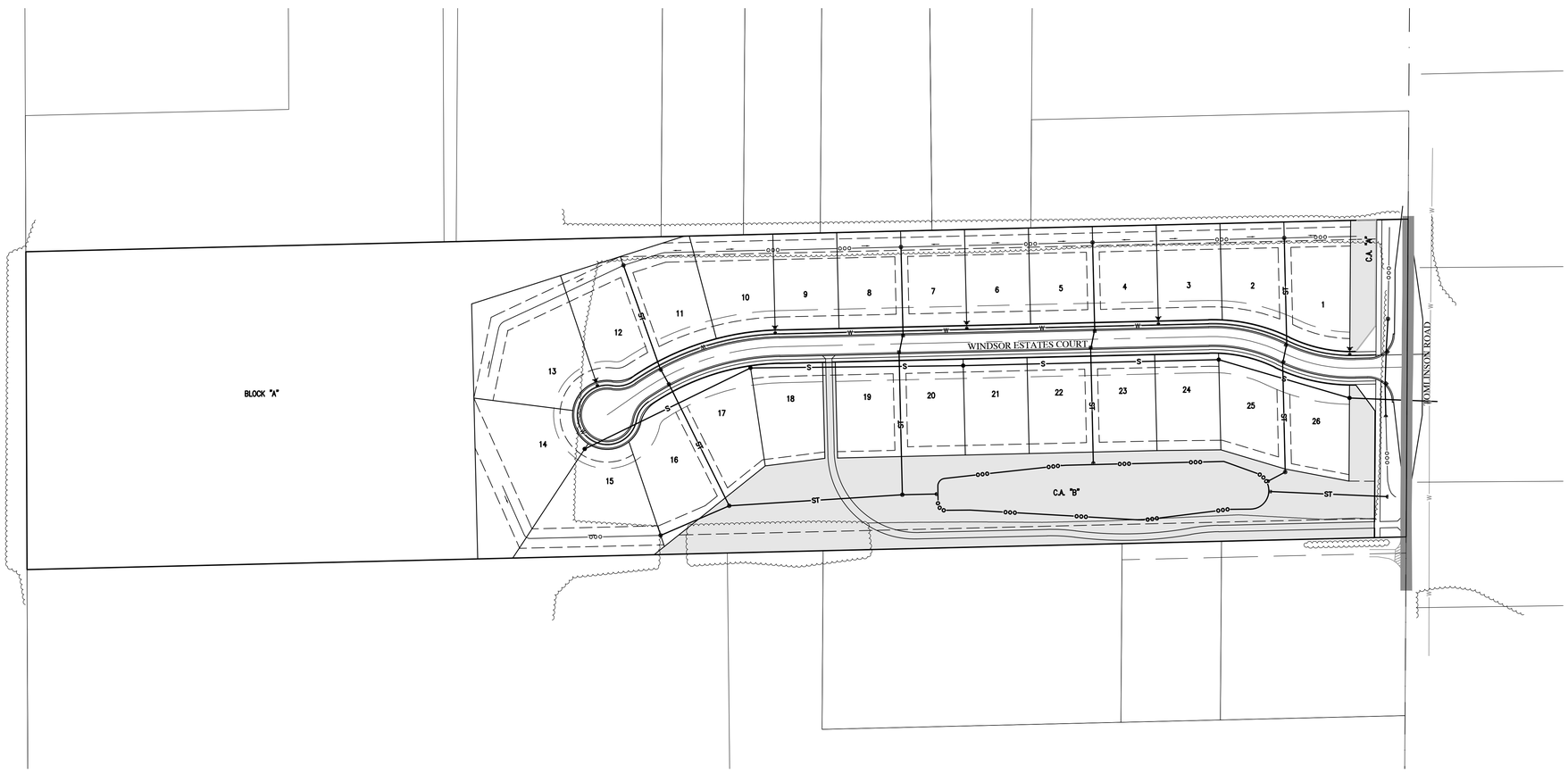
GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	
	TREE LINE	
	OPEN SPACE	



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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

Sean M. Downey

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C2.0
OVERALL OPEN SPACE PLAN

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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

STREET TREE (50' O.C.)

SHRUB

NOTE:
LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.

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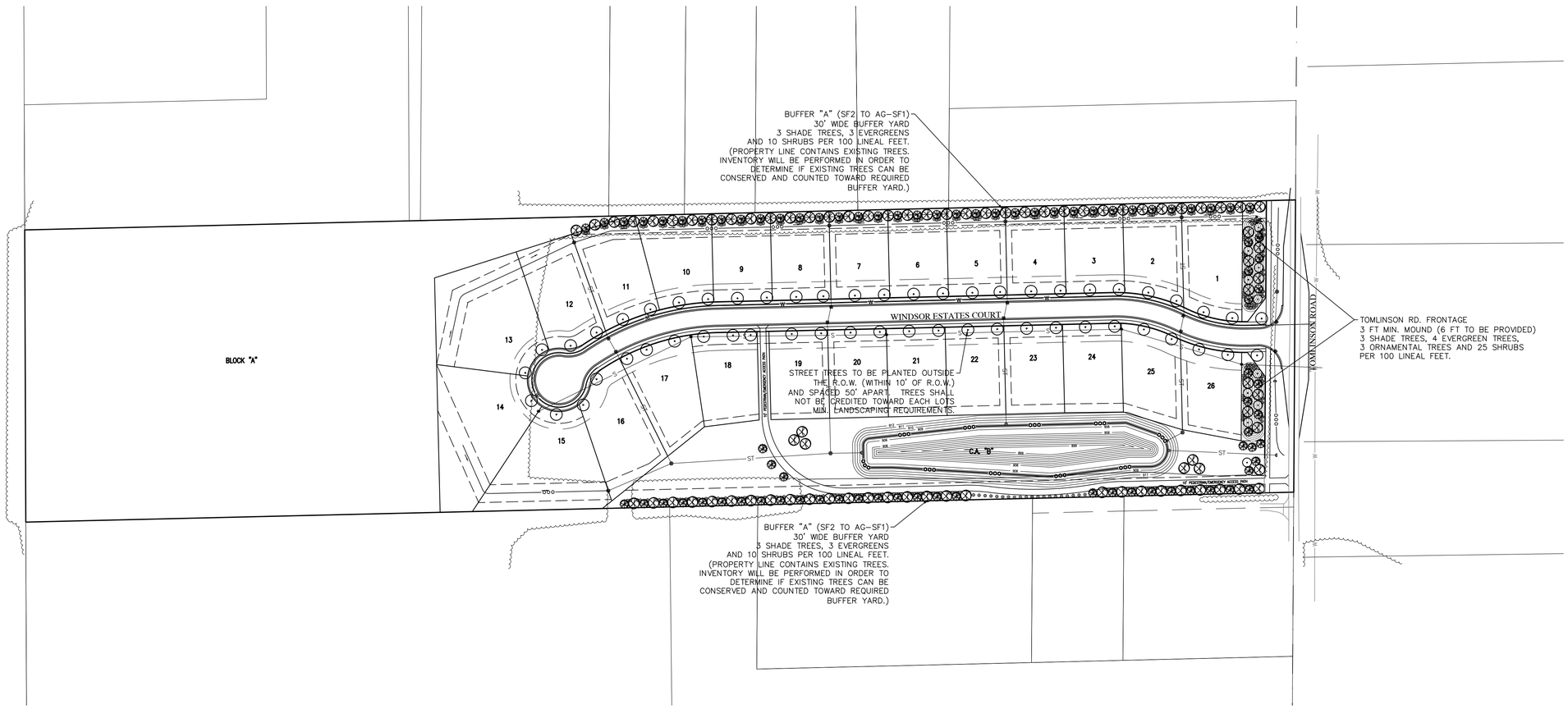
(IN FEET)



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LAFAYETTE - SCOTTSBURG
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WINDSOR ESTATES
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

Sean M. Downey

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

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L1.0

LANDSCAPE PLAN

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Petition Number:	1504-SPP-09 & 1504-ODP-10
Subject Site Address:	Southwest corner of 186th Street & Moontown Road.
Petitioner:	Pulte Homes of Indiana, LLC
Representative:	Sean Downey, HWC Engineering
Request:	Petitioner requests Overall Development Plan and Primary Plat review for 80 single-family residential lots on approximately 40.58 acres+/- in the Andover PUD District
Current Zoning:	Andover PUD (Ordinance 03-40) Amendments to Andover North PUD (Ordinances 06-24 & 12-37) Underlying Zoning is SF-2
Current Land Use:	Agricultural
Approximate Acreage:	40.58 acres +/-
Property History:	Andover PUD (Ordinance 03-40) Amendments to Andover North PUD (Ordinances 06-24 & 12-37)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Site Plan 4. Primary Plat 5. Overall Development Plan 6. Landscape Plan
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 was held at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

BACKGROUND

The applicable zoning district is the Andover PUD District Ordinance No. 03-40 (the "PUD Ordinance"). Subsequent amendments are found in Ordinances 06-24 & 12-37. The PUD includes several parcels labeled A through J.

The property received primary plat and development plan approval in 2004 for a total of 360 lots, 180 single-family detached and 180 single-family attached units, on Parcels E, F, & G of the PUD. Since that time additional property was acquired and incorporated into the PUD. This land was never platted therefore they are seeking approval for a new primary plat and overall development plan for the undeveloped section of the subdivision (Parcel E).

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)

- **Staff Comment – See Development Plan Review section below.**

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 – Superseded by Andover PUD.**
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. Please include 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 - Superseded by Andover PUD.**
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 - Superseded by Andover PUD.**

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: **– COMPLIANT**
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 - COMPLIANT**

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, to be provided by developer**

DEVELOPMENT PLAN REVIEW

Andover PUD (Ordinance 03-40, Amendments 06-24 & 12-37)

Section 7 Gross Residential Density (as Amended via Ordinance 12-37)

A. Maximum number of units: 712--**COMPLIANT**
B. Maximum units in Parcel G: 230—**Not applicable to this section.**

Section 8 Development and Architectural Standards (Exhibits 7, 8, 9)

A. Exhibit 7: Development Standards, Parcel E, Single-family detached
    1. Max. dwelling units (as Amended via Ordinance 06-24): 90—**COMPLIANT**
    2. Max. density: 2.03—**COMPLIANT**
    3. Min. SF per residential unit:
        i. Single story: 1400—**Not applicable to DPR, will be reviewed at building permit stage.**
        ii. Multi-story: 1600—**Not applicable to DPR, will be reviewed at building permit stage.**
        iii. Ground Floor: 800—**Not applicable to DPR, will be reviewed at building permit stage.**
    4. Min. lot width: 80'—**COMPLIANT**

5. Min. lot depth: 130'--**COMPLIANT**
6. Min. lot area: 10,400sf—**COMPLIANT**
7. Max. lot coverage: 35%—**Not applicable to DPR, will be reviewed at building permit stage.**
8. Min. front setback: 25'—**COMPLIANT**
9. Min. rear setback: 25'—**COMPLIANT**
10. Min. side setback: 7.5'—**COMPLIANT**
11. Min. building separation: 15'—**Not applicable to DPR, will be reviewed at building permit stage.**
12. Max. Building height: 35'—**Not applicable to DPR, will be reviewed at building permit stage.**

B. Exhibit 8: Street Scape Standards
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 Signage: **COMPLIANT**
5. Corner Lots: **Shall be reviewed at time of building permit.**
6. Lots adjacent to external streets: **Shall be reviewed at time of building permit.**
7. Duplicate Elevations: **Shall be reviewed at time of building permit. Must be submitted with each permit.**
8. Gas Lights: **Not applicable, not being used.**
9. Mini-Barns: **Not applicable.**
10. Clothes Lines: **Not applicable.**
11. Satellite Dishes: **Not applicable.**
12. Fences: **Not applicable.**
13. Overhangs: **Shall be reviewed at time of building permit.**
14. Roof Pitch: **Shall be reviewed at time of building permit.**

C. Exhibit 9: Architectural Standards—**Not applicable to DPR, will be reviewed at building permit stage.**

<u>Section 9: Landscaping</u>

A. On-site landscaping, single family attached. – **COMPLIANT**
1. Shade Trees: **2 x 80 lots= 160 trees needed, will be provided on individual lots**
2. Ornamental or Evergreen Trees: **12x 80 lots= 160 trees - 160 ornamental (compliant street trees)= 0 (no additional needed)**
3. Shrubs: **4 x 80 lots= 320 shrubs needed, will be provided on individual lots**

B. Buffer Yard plantings shall not be required along the northern border of the Real Estate between Grassy Branch Road and Shady Nook Road nor along the southern border of the Real Estate.—**Acknowledged.**

C. Within Buffer Yards, material substitutions may be made with approval of Department staff. —**Acknowledged.**

D. Ordinance 06-24 amendment: Any portion of the Real Estate adjacent to property that is zoned AG-SF1 shall contain a 20' buffer yard.—**COMPLIANT**
E. Landscaping Standards WC 16.06.010:
    1. Lines of Sight: No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of way lines and a line connecting points:
        i. Forty (40) feet from intersections of Collectors or Local Roads, **– COMPLIANT**
        ii. Seventy-five (75) feet from intersections of Expressways, Primary Arterials, or Secondary Arterials, and – **Not Applicable**
        iii. Ten (10) feet from intersections of driveways or alleys. – **Not Applicable**
    2. Detention/Retention Ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges and /or other plant materials. **–COMPLIANT**
    3. Road Frontage Standards:
        i. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements. – **COMPLIANT**
        ii. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design. – **COMPLIANT**
4. Buffer Yard Standards: Please see Section 9 B, C, and D above.
        i. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted.-- **COMPLIANT**
        ii. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements. –**Acknowledged.**

<u>Section 10: Signage</u>— **Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.**

<u>Section 11: Amenities</u>
At least three (3) of the following shall be included on each side of Shady Nook Road:—**Compliant**
A. Clubhouse;
B. Swimming pool;

C. Playground;—**Beazer, existing**
D. Dedicated open space of park (minimum 5,000 sf);—**Shown on approved Redwood Development and Construction Plans, not yet constructed**
E. Trail;
F. Basketball court;
G. Tennis court;
H. Volleyball court;
I. Formal garden (minimum 2,500 sf);
J. Picnic area—**Beazer, existing**

Staff Comments

1. The Primary Plat and 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 member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

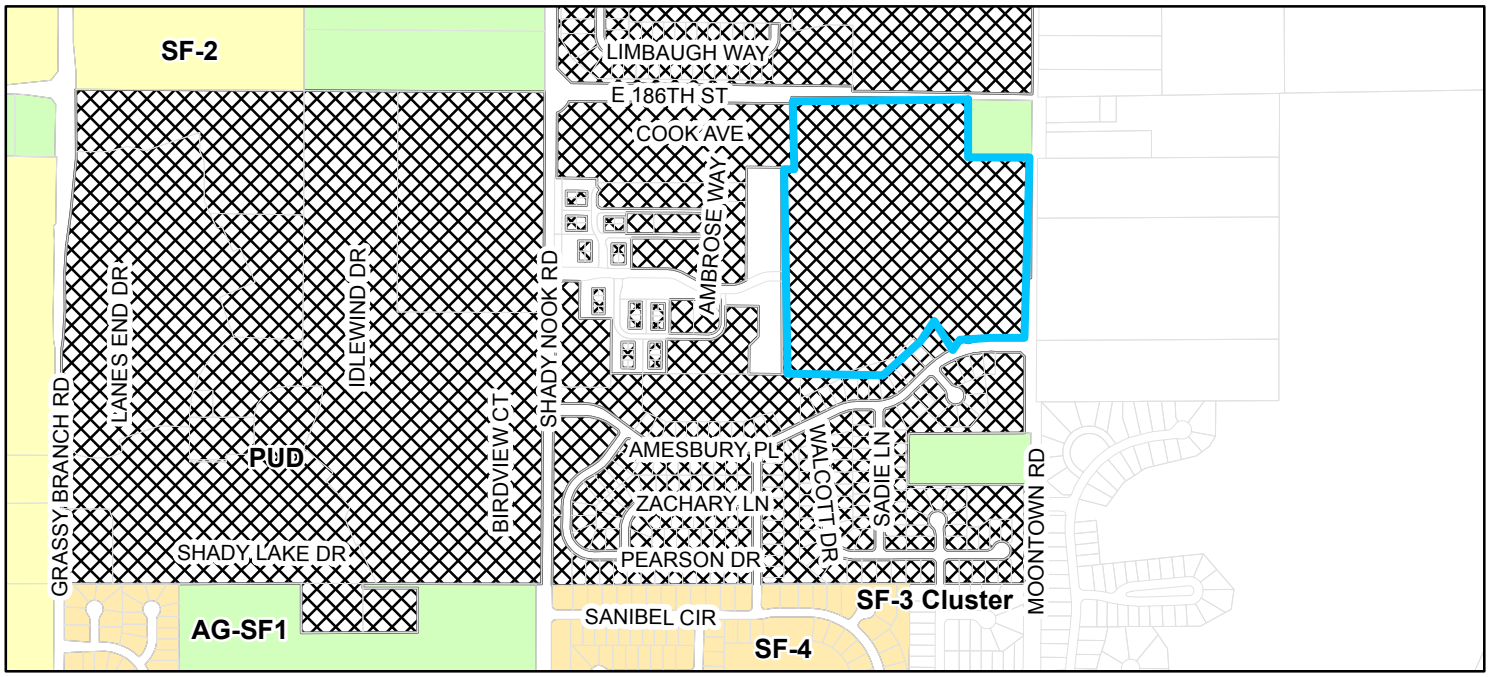
Property Location Map
Enclave at Andover
1504-SPP-09 & 1504-ODP-10

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unite Development)

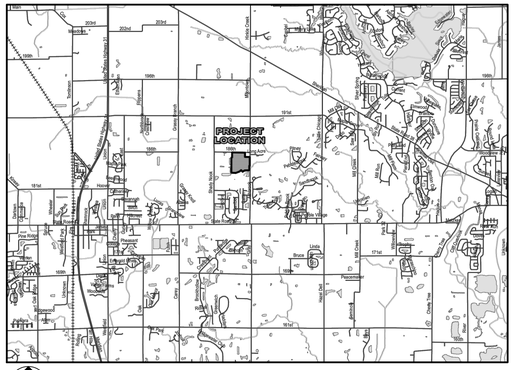
SF-2 (Single Family - 2)

SF-4 (Single Family - 4)

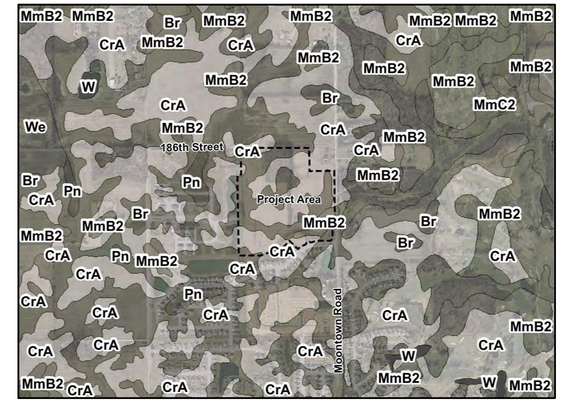
ENCLAVE AT ANDOVER
PRIMARY PLAT

Pulte Homes of Indiana, L.L.C.

CONTACT: ASHLEY BEDELL
11590 N. MERIDIAN ST., SUITE 530
CARMEL, INDIANA 46032
(317) 575-2350



LOCATION MAP
SCALE 1"= 1 MILE



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

ENCLAVE AT ANDOVER
PRIMARY PLAT
LAND DESCRIPTION

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the northeast corner of the West Half of the Northeast Quarter of Section 32; thence South 00 degrees 18 minutes 08 seconds West along the east line of said West Half to a 5/8" rebar with yellow cap stamped Miller Surveying a distance of 396.01 feet; thence North 89 degrees 22 minutes 42 seconds West a distance of 50.20 feet to a northeasterly corner of Andover Place Villas, Recorded as Instrument No. 2005-42381, Plat Cabinet 3, Slide 660 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 55 seconds East along the easterly line of said Andover Place Villas a distance of 616.72 to the northeast corner of Andover Place Townhomes, Recorded as Instrument No. 2005-42382, Plat Cabinet 3, Slide 661 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 00 degrees 02 minutes 55 seconds East along the easterly line of said Andover Place Townhomes a distance of 506.36 feet to the northwest corner of Andover Section Three, Recorded as Instrument No. 2005-61797, Plat Cabinet 3, Slide 719 in the Office of the Recorder of Hamilton County, Indiana; (the next (13) thirteen courses being along the north line of said Andover Section three) (1) thence South 89 degrees 39 minutes 46 seconds East a distance of 302.44 feet; (2) thence North 73 degrees 21 minutes 15 seconds East a distance of 313.00 feet; (3) thence North 45 degrees 53 minutes 28 seconds East a distance of 156.40 feet; (4) thence South 44 degrees 06 minutes 32 seconds East a distance of 163.52 feet; (5) to a point on a curve having a radius of 535.00 feet, the radius point of which bears South 37 degrees 32 minutes 02 seconds East; thence northeasterly along said curve to the right an arc distance of 128.98 feet to a point which bears North 23 degrees 43 minutes 16 seconds West from said radius point; (6) said point on a curve having a radius of 15.00 feet, the radius point of which bears North 23 degrees 43 minutes 16 seconds West; thence northeasterly along said curve the left an arc distance of 22.10 feet to a point which bears North 71 degrees 52 minutes 05 seconds East from said radius point; (7) thence North 69 degrees 36 minutes 04 seconds East a distance of 50.04 feet; (8) to a point on a curve having a radius of 15.00 feet, the radius point of which bears North 71 degrees 52 minutes 05 seconds East; thence southeasterly along said cure to the left an arc distance of 22.84 feet to a point which bears South 15 degrees 22 minutes 38 seconds East from said radius point, (9) said point being on a curve having a radius of 535.00 feet, the radius point of which bears South 15 degrees 22 minutes 38 seconds East; thence northeasterly along said curve to the right an arc distance of 146.07 feet to a point which bears North 00 degrees 15 minutes 59 seconds East from said radius point; (10) thence South 89 degrees 44 minutes 01 seconds East a distance of 135.23 feet; (11) thence North 45 degrees 15 minutes 56 seconds East a distance of 35.36 feet; (12) thence North 00 degrees 15 minutes 53 seconds East a distance of 304.70 feet; (13) thence South 89 degrees 44 minutes 07 seconds East to a point along the East line of Said Northeast Quarter a distance of 50.00 feet; thence North 00 degrees 15 minutes 53 seconds East along said East Line a distance of 623.92 feet; more or less, to a mag nail, said mag nail being South 00 degrees 15 minutes 53 seconds West a distance of 361.50 feet from the iron rod at the northeast corner of said Northeast Quarter; thence North 89 degrees 22 minutes 42 seconds West a distance of 361.50 feet parallel with the north line of said Northeast Quarter to a 5/8" rebar; thence North 00 degrees 15 minutes 53 seconds East a distance of 361.50 feet parallel with the east line of said Northeaster Quarter to a mag nail on the north line of said Northeast Quarter; thence North 89 degrees 22 minutes 42 seconds West a distance of 960.41 feet on and along the north line of said Northeast Quarter to the point of Beginning. Containing 40.584 acres, more or less.

DEVELOPMENT STANDARDS - ANDOVER (PUD)
PARCEL E AREA OF ORDINANCE NO. 03-40
LOTS: 80

MIN. LOT AREA	10,400 SF
MIN. LOT WIDTH BSL	80'
MIN. LOT FRONTAGE	35'
MIN. FRONT SETBACK	25'
MIN. SIDE SETBACK	7.5'
MIN. BUILDING SEPARATION	15'
MIN. REAR SETBACK	25'
MAX. LOT COVERAGE	35%
MIN. LIVING UNIT	
ONE STORY	1,400 SF
MULTI STORY	1,600 SF
MAX. PRIMARY STRUCTURE HEIGHT	35'

OVERALL MAP
SCALE: 1" = 120'

SHEET LIST TABLE

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

PREPARED BY:

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

UTILITY CONTACT INFORMATION:

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VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
P: (800) 521-2232
VINCENT.LITERAL@DUKE-ENERGY.COM

CITIZENS WATER (SEWER)
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, INDIANA 46074
P: (317) 927-4338
C: (317) 691-4941
HNIKIDES@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

INDIANA GAS / VECTREN (GAS)
CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5550
CRMILLER@VECTREN.COM

CITIZENS WATER (WATER)
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, INDIANA 46074
P: (317) 927-4338
C: (317) 691-4941
HNIKIDES@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOVLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD
4/14/15	REVISED PER WESTFIELD COMMENTS	SMD

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

ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA

COVER

SEAN M. DOWNEY
REGISTERED
No. 10200309
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY
DC, TD
CHECKED BY
SD
DATE
FEBRUARY 27, 2015
SCALE
AS SHOWN
JOB NUMBER
2015-012
SHEET

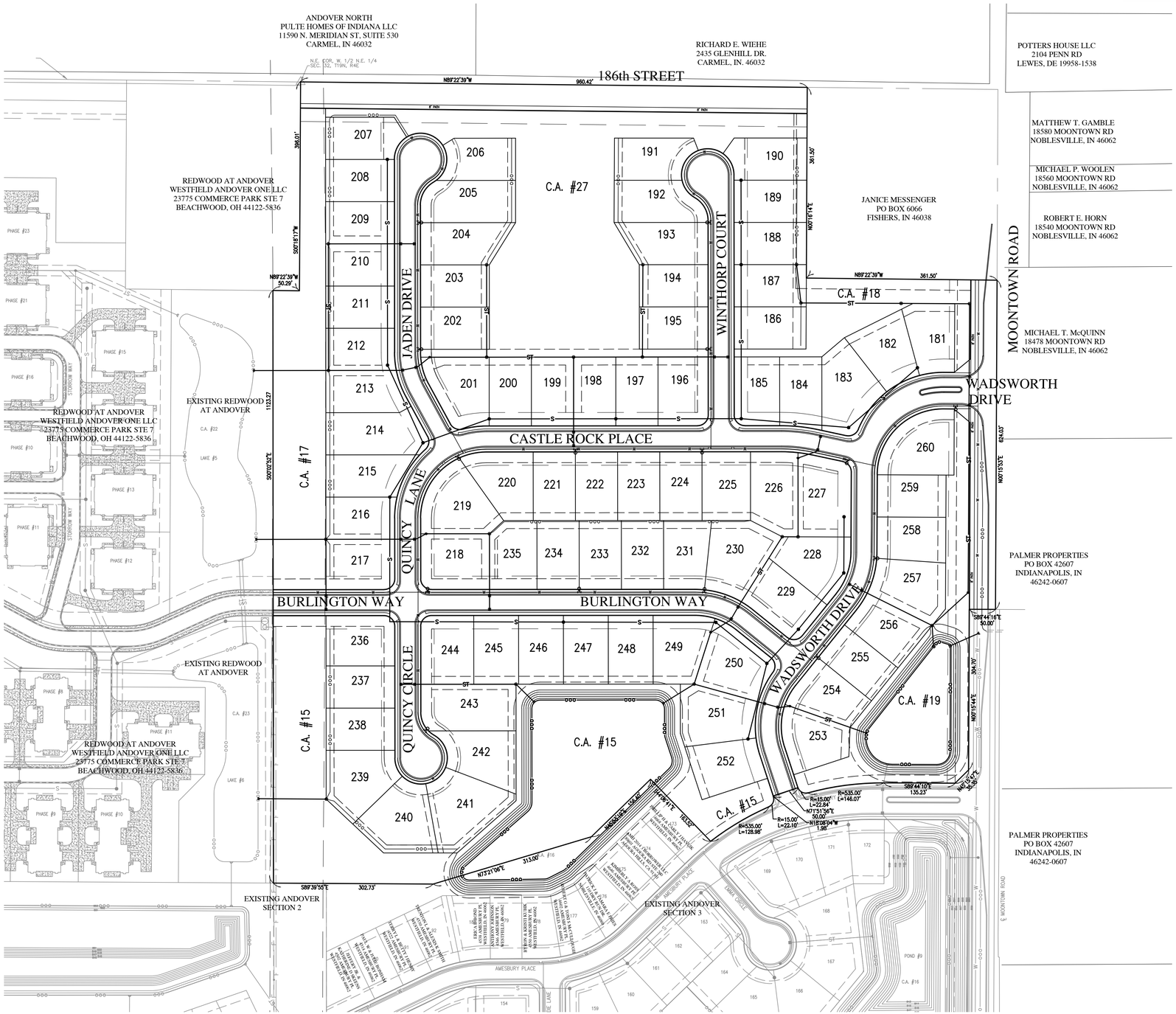
C1.0
COVER

©2015

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.

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

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	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

ENCLAVE AT ANDOVER
PRIMARY PLAT
LAND DESCRIPTION

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the northeast corner of the West Half of the Northeast Quarter of Section 32; thence South 00 degrees 18 minutes 08 seconds West along the east line of said West Half to a 5/8" rebar with yellow cap stamped Miller Surveying a distance of 396.01 feet; thence North 89 degrees 22 minutes 42 seconds West a distance of 50.20 feet to a northeasterly corner of Andover Place Villas, Recorded as Instrument No. 2005-42381, Plat Cabinet 3, Slide 660 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 55 seconds East along the easterly line of said Andover Place Villas a distance of 616.72 to the northeast corner of Andover Place Townhomes, Recorded as Instrument No. 2005-42382, Plat Cabinet 3, Slide 661 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 00 degrees 02 minutes 55 seconds East along the easterly line of said Andover Place Townhomes a distance of 506.36 feet to the northwest corner of Andover Section Three, Recorded as Instrument No. 2005-61797, Plat Cabinet 3, Slide 719 in the Office of the Recorder of Hamilton County, Indiana; (the next (13) thirteen courses being along the north line of said Andover Section three) (1) thence South 89 degrees 39 minutes 46 seconds East a distance of 302.44 feet; (2) thence North 73 degrees 21 minutes 15 seconds East a distance of 313.00 feet; (3) thence North 45 degrees 53 minutes 28 seconds East a distance of 156.40 feet; (4) thence South 44 degrees 06 minutes 32 seconds East a distance of 163.52 feet; (5) to a point on a curve having a radius of 535.00 feet, the radius point of which bears South 37 degrees 32 minutes 02 seconds East; thence northeasterly along said curve to the right an arc distance of 128.98 feet to a point which bears North 23 degrees 43 minutes 16 seconds West from said radius point; (6) said point on a curve having a radius of 15.00 feet, the radius point of which bears North 23 degrees 43 minutes 16 seconds West; thence northeasterly along said curve the left an arc distance of 22.10 feet to a point which bears North 71 degrees 52 minutes 05 seconds East from said radius point; (7) thence North 69 degrees 36 minutes 04 seconds East a distance of 50.04 feet; (8) to a point on a curve having a radius of 15.00 feet, the radius point of which bears North 71 degrees 52 minutes 05 seconds East; thence southeasterly along said cure to the left an arc distance of 22.84 feet to a point which bears South 15 degrees 22 minutes 38 seconds East from said radius point, (9) said point being on a curve having a radius of 535.00 feet, the radius point of which bears South 15 degrees 22 minutes 38 seconds East; thence northeasterly along said curve to the right an arc distance of 146.07 feet to a point which bears North 00 degrees 15 minutes 59 seconds East from said radius point; (10) thence South 89 degrees 44 minutes 01 seconds East a distance of 135.23 feet; (11) thence North 45 degrees 15 minutes 56 seconds East a distance of 35.36 feet; (12) thence North 00 degrees 15 minutes 53 seconds East a distance of 304.70 feet; (13) thence South 89 degrees 44 minutes 07 seconds East to a point along the East line of Said Northeast Quarter a distance of 50.00 feet; thence North 00 degrees 15 minutes 53 seconds East along said East Line a distance of 623.92 feet; more or less, to a mag nail, said mag nail being South 00 degrees 15 minutes 53 seconds West a distance of 361.50 feet from the iron rod at the northeast corner of said Northeast Quarter; thence North 89 degrees 22 minutes 42 seconds West a distance of 361.50 feet parallel with the north line of said Northeast Quarter to a 5/8" rebar; thence North 00 degrees 15 minutes 53 seconds East a distance of 361.50 feet parallel with the east line of said Northeaster Quarter to a mag nail on the north line of said Northeast Quarter; thence North 89 degrees 22 minutes 42 seconds West a distance of 960.41 feet on and along the north line of said Northeast Quarter to the point of Beginning. Containing 40.584 acres, more or less.

REVISIONS

DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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LAFAYETTE – SCOTTSBURG
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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE FEBRUARY 27, 2015	
SCALE AS SHOWN	
SHEET C1.1 OVERALL SITE PLAN	

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Plot Date: Apr 14, 2015 Plot Time: 6:28pm File Name: W:\Pulte Homes\2015-012 Pulte- Enclave at Andover\Design\CAD\Primary Plat Plans\15012.Overall Site Plan.dwg, Layout: C1.1 By: sdowney

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	235.62'	150.00'	150.00'	S45°15'56"W	89°59'54"
C-2	101.02'	150.00'	52.51'	N19°33'38"E	38°35'19"
C-3	149.19'	150.00'	81.42'	S10°21'42"W	56°59'12"
C-4	101.85'	150.00'	52.98'	N70°35'49"W	38°54'13"
C-5	72.27'	100.00'	37.80'	S20°45'13"E	41°24'35"
C-6	235.62'	150.00'	150.00'	S44°57'05"W	90°00'00"
C-7	63.62'	300.00'	31.93'	N83°58'25"W	12°09'01"
C-8	72.27'	100.00'	37.80'	N20°45'13"W	41°24'35"
C-9	74.66'	150.00'	38.12'	S14°18'30"E	28°31'10"
C-10	72.27'	100.00'	37.80'	S20°39'22"W	41°24'35"

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.

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	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	

EXISTING		PROPOSED
S	SANITARY MANHOLE	
ST	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	

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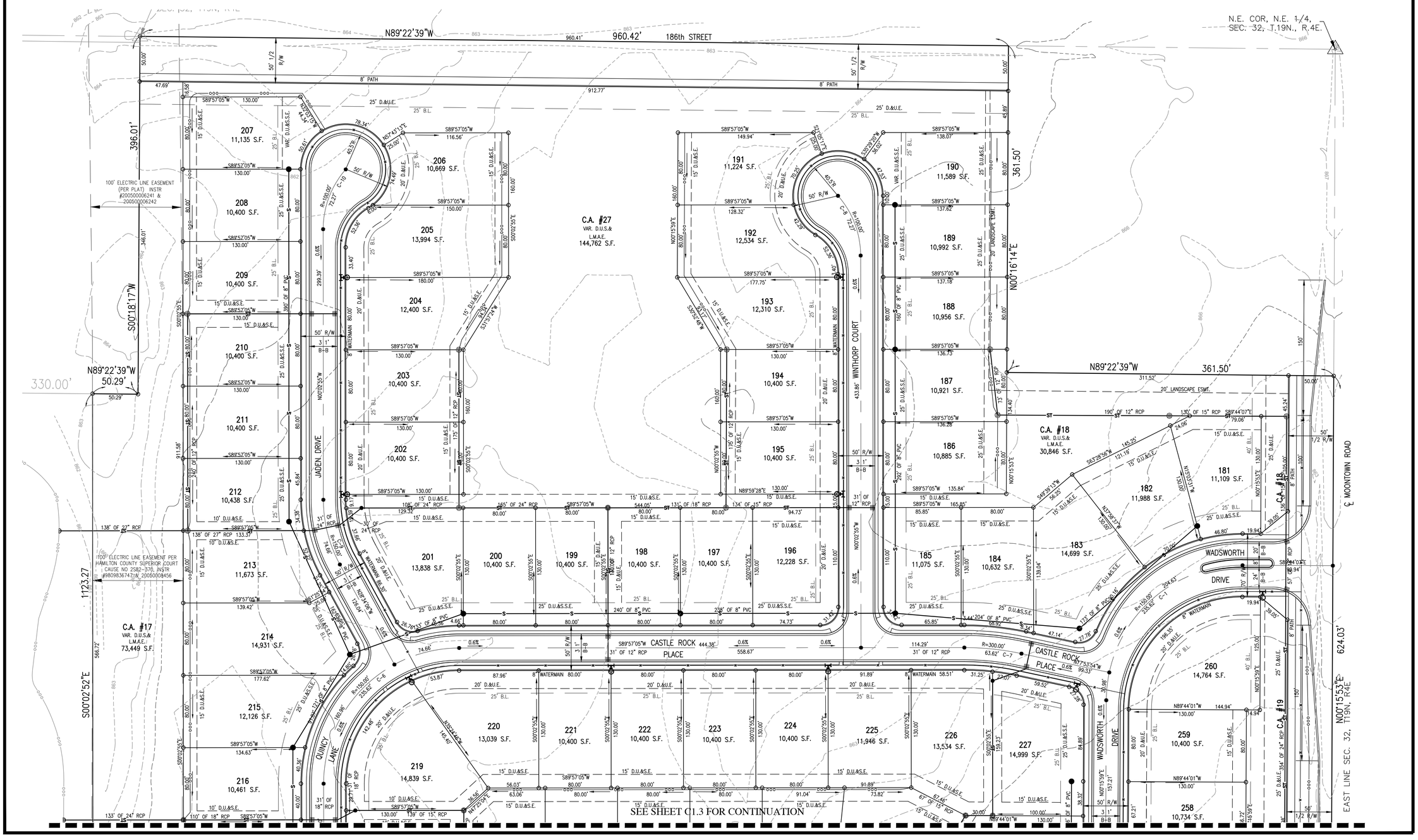
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



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DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE FEBRUARY 27, 2015	
SCALE AS SHOWN	
SHEET	

C1.2
PRIMARY PLAT PLAN

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Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	235.62'	150.00'	150.00'	S45°15'56"W	89°59'54"
C-2	101.02'	150.00'	52.51'	N19°33'38"E	38°35'19"
C-3	149.19'	150.00'	81.42'	S10°21'42"W	56°59'12"
C-4	101.85'	150.00'	52.98'	N70°35'49"W	38°54'13"
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C-8	72.27'	100.00'	37.80'	N20°45'13"W	41°24'35"
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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.

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	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	

EXISTING		PROPOSED
S	SANITARY MANHOLE	
ST	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	

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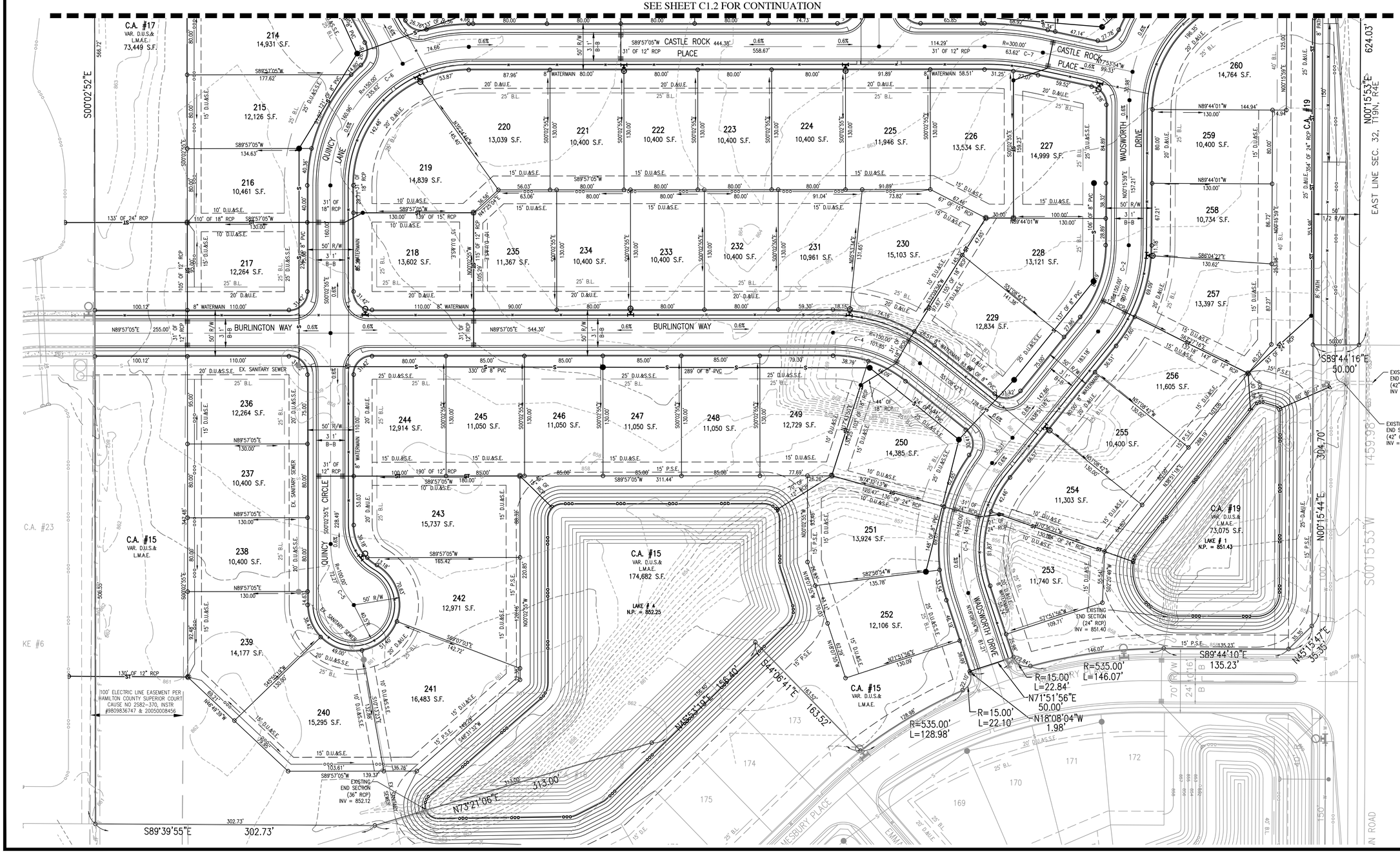
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

SEE SHEET C1.2 FOR CONTINUATION



ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

REVISIONS		
DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

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DATE FEBRUARY 27, 2015	
SCALE AS SHOWN	
SHEET C1.3 PRIMARY PLAT PLAN	

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Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	235.62'	150.00'	150.00'	S45°15'56"W	89°59'54"
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LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	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	

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

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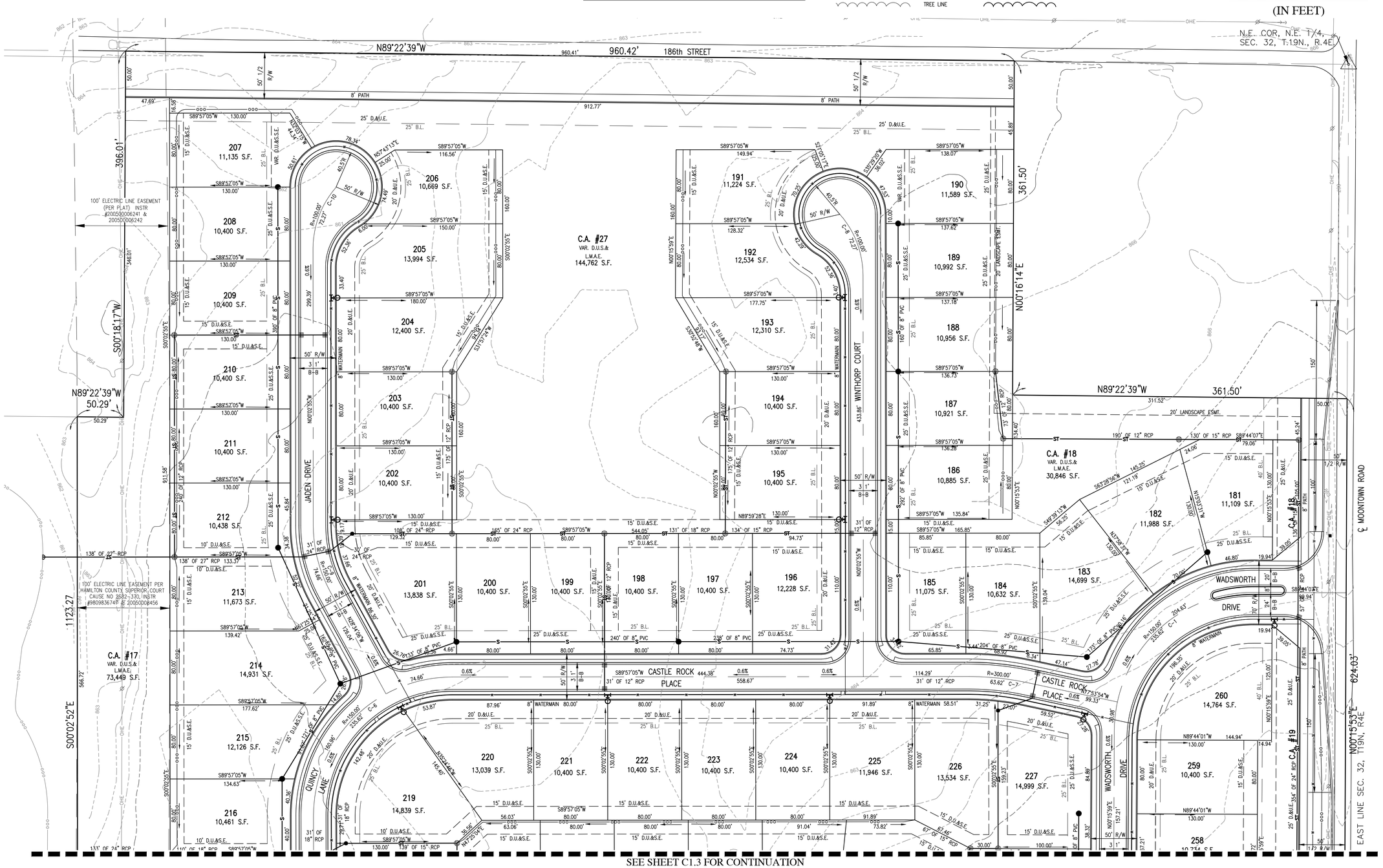
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



SEE SHEET C1.3 FOR CONTINUATION

REVISIONS		
DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
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DATE 2015-012	
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C1.2
DEVELOPMENT PLAN

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Curve Table					
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LEGEND:

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

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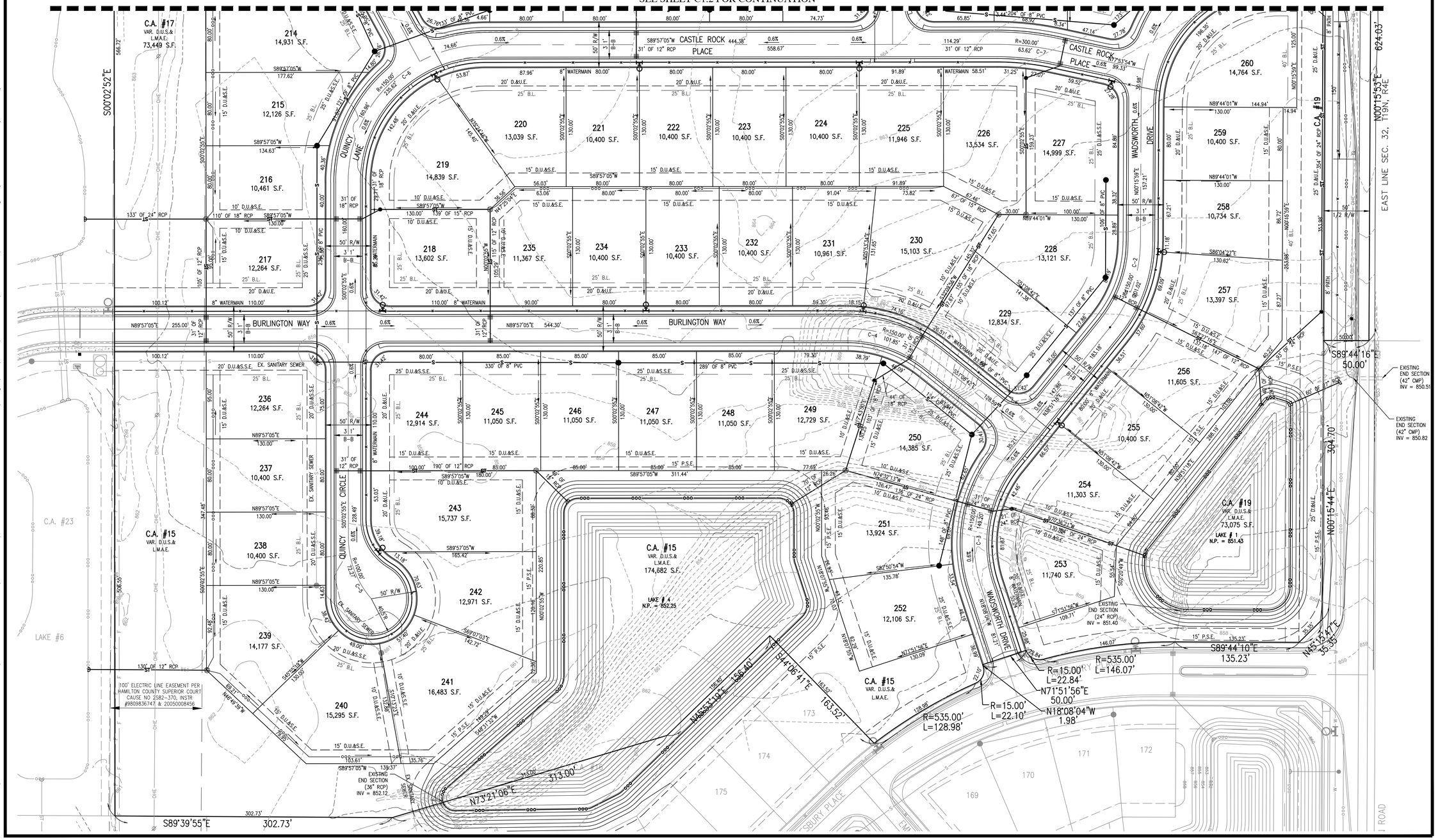
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

SEE SHEET C1.2 FOR CONTINUATION



REVISIONS

DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET C1.3 DEVELOPMENT PLAN	

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COMMON AREA SUMMARY (OPEN SPACE)
CA "15" = 174,428 SF
CA "17" = 73,956 SF
CA "18" = 30,848 SF
CA "19" = 73,075 SF
CA "27" = 144,769 SF
TOTAL COMMON AREA = 497,076 SF
TOTAL COMMON AREA = 11.41 ACRES

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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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	
	TREE LINE	
	OPEN SPACE	

REVISIONS

DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET	

C2.0
OVERALL OPEN SPACE PLAN

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PLANTING SCHEDULE:

SEE SHEET 8 – L1.2 FOR COMPLETE LIST OF PLANTING SCHEDULE

LANDSCAPE GENERAL NOTES

SEE SHEET 8 – L1.2 FOR COMPLETE LIST OF LANDSCAPE GENERAL NOTES

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.

PER THE ANDOVER PUD ORDINANCE NO. 03-40, THE MINIMUM LOT LANDSCAPING REQUIREMENTS, PER DWELLING, FOR SINGLE-FAMILY ATTACHED RESIDENTIAL LOTS SHALL BE ONE (1) SHADE TREE, ONE (1) ORNAMENTAL OR EVERGREEN TREE AND FOUR (4) SHRUBS.

LEGEND:

QUANTITY KEY
XXX

- LARGE SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- ORNAMENTAL GRASS
- SPADE EDGE
- 40' INTERSECTION SIGHT TRIANGLE
- EXISTING WOODED AREA UNDISTURBED

Indiana811
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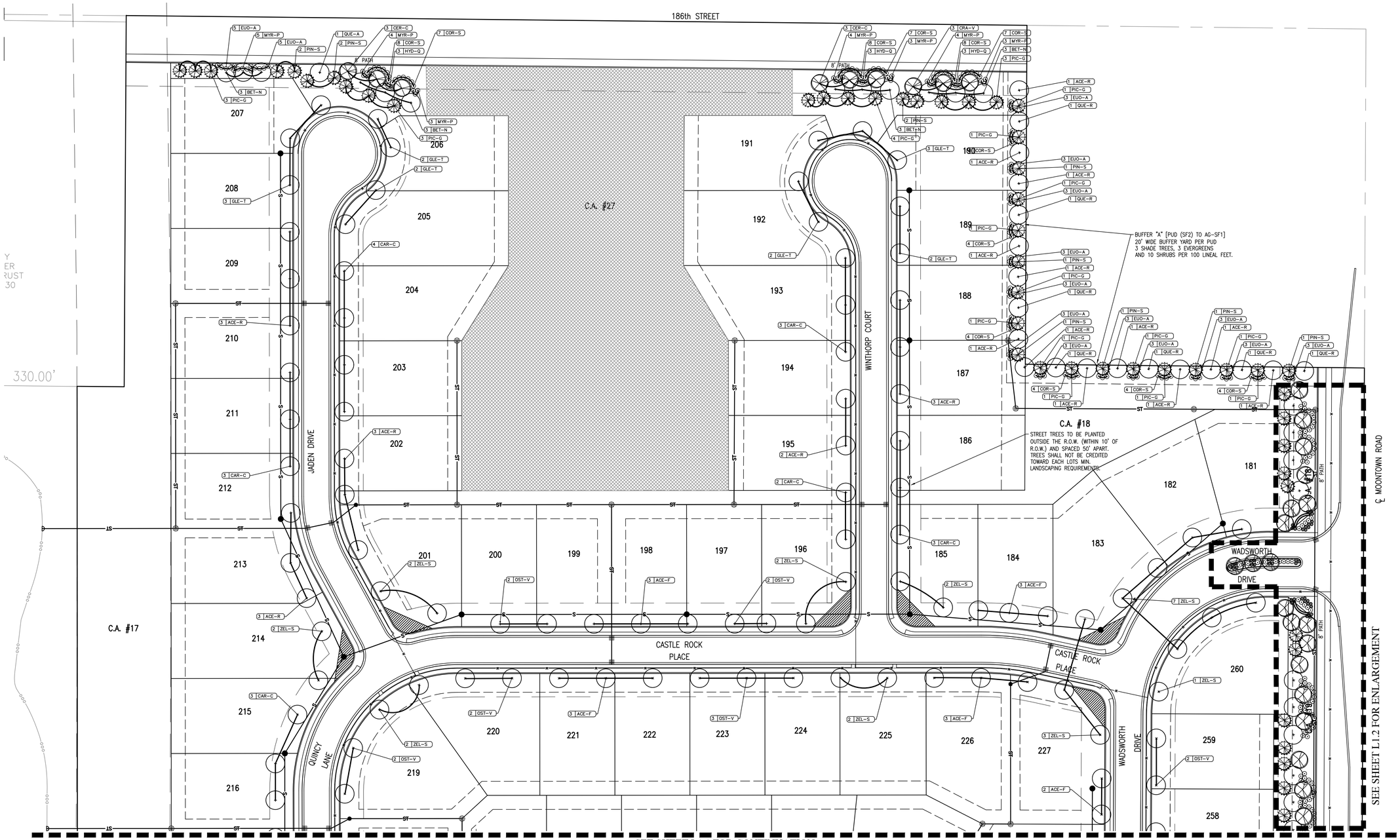
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



SEE SHEET L1.1 FOR CONTINUATION

REVISIONS		
DATE	DESCRIPTION	BY
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INDIANAPOLIS – TERRE HAUTE
LAFAYETTE – SCOTTSBURG
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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION
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DATE 2015-012	
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SHEET	

L1.0
LANDSCAPE PLAN

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PLANTING SCHEDULE:

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LANDSCAPE GENERAL NOTES

SEE SHEET 8 – L1.2 FOR COMPLETE LIST OF LANDSCAPE GENERAL NOTES

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.

PER THE ANDOVER PUD ORDINANCE NO. 03-40, THE MINIMUM LOT LANDSCAPING REQUIREMENTS, PER DWELLING, FOR SINGLE-FAMILY ATTACHED RESIDENTIAL LOTS SHALL BE ONE (1) SHADE TREE, ONE (1) ORNAMENTAL OR EVERGREEN TREE AND FOUR (4) SHRUBS.

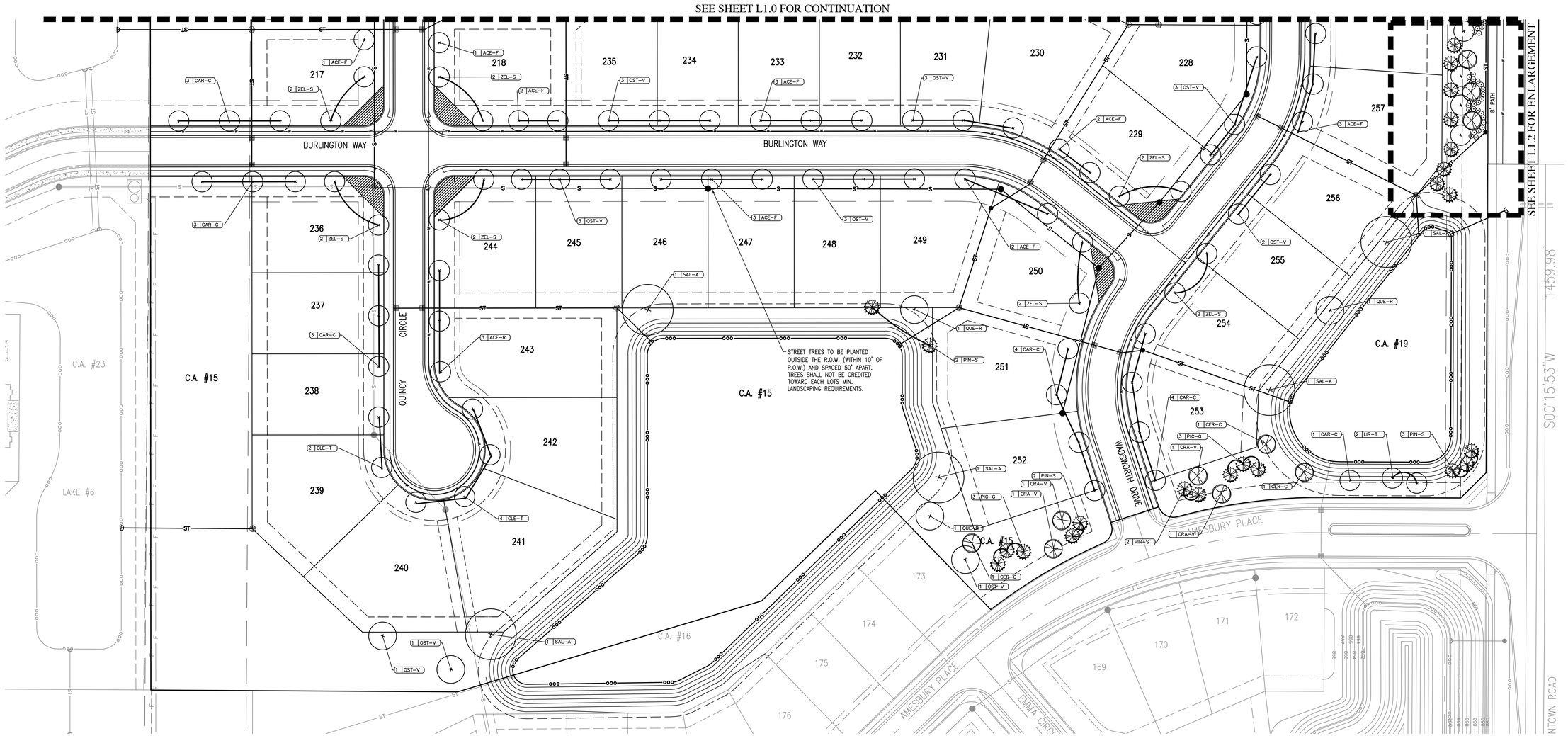
LEGEND:

QUANTITY KEY
XXX

- LARGE SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- ORNAMENTAL GRASS
- SPADE EDGE
- 40' INTERSECTION SIGHT TRIANGLE
- EXISTING WOODED AREA UNDISTURBED

Indiana811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



REVISIONS		
DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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

ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

Sean M. Downey

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET	

L1.1
LANDSCAPE PLAN

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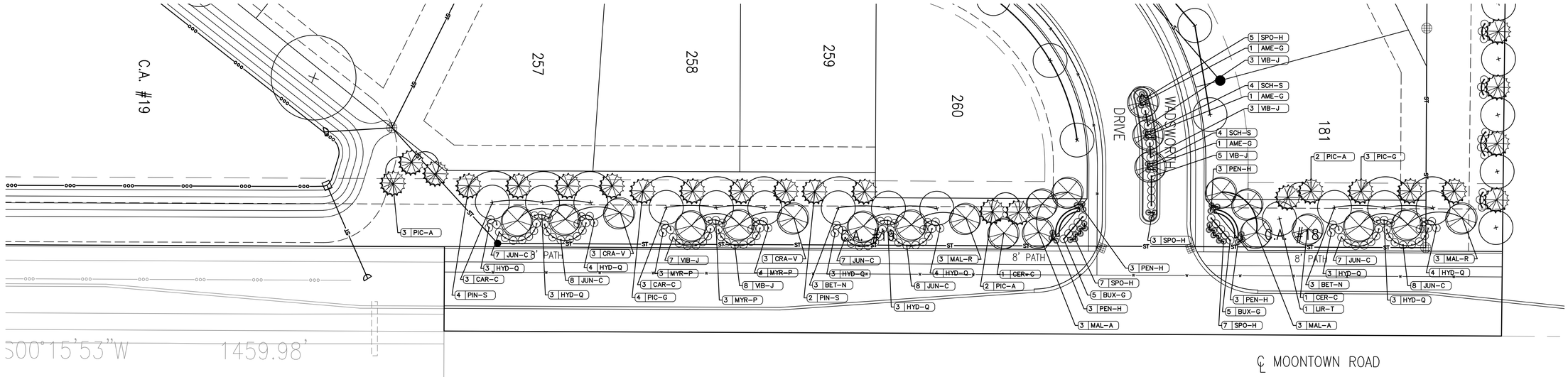
Plot Date: Apr 14, 2015 Plot Time: 6:22pm File Name: W:\Pulte Homes\2015-012 Pulte- Enclave at Andover\Design\CAD\Development Plans\15012.Landscape Plan.dwg, Layout: L1.1 By: sdowney



A ENLARGEMENT
SCALE: 1"=30'

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.

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LEGEND:

- LARGE SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- ORNAMENTAL GRASS
- # XXX QUANTITY KEY
- 40' INTERSECTION SIGHT TRIANGLE
- SPADE EDGE

Indiana 811
KNOW WHAT'S BELOW.
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Call 811 or 800-382-5544 Before you Dig!

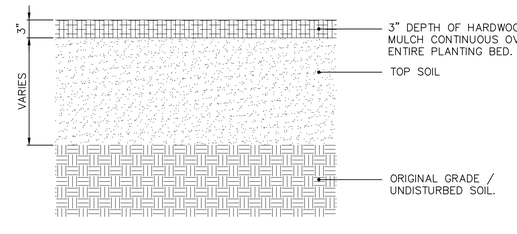
GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)

MASTER PLANTING SCHEDULE:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
PLANT, LARGE DECIDUOUS TREE,								
31	ACE-F	ACER X FREEMANII	FREEMAN MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
29	ACE-R	ACER RUBRUM	RED MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
18	BET-N	BETULA NIGRA 'CULLY' HERITAGE	HERITAGE BIRCH	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
42	CAR-C	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
20	GLE-T	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL THORNLESS HONEYLOCUST	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
3	LIR-T	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
5	SAL-A	SALIX ALBA	WEEPING WILLOW	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
33	OST-V	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
1	QUE-A	QUERCUS ALBA	WHITE OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
10	QUE-R	QUERCUS RUBRA	RED OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
37	ZEL-S	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
229	*TOTAL*							
PLANT, CONIFEROUS EVERGREEN, CONE, BROAD UPRIGHT								
38	PIC-G	PICEA GLAUCA	WHITE SPRUCE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
7	PIC-A	PICEA ABIES	NORWAY SPRUCE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
27	PIN-S	PINUS STROBUS	EASTERN WHITE PINE	N/A	8-10'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
72	*TOTAL*							
ORNAMENTAL DECIDUOUS TREE								
3	AME-G	AMELANCHIER GRANIDFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	N/A	7-8'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM
11	CER-C	CERCIS CANADENSIS	EASTERN REDBUD	1" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
13	CRA-V	CRATEEGUS VIRIDIS	WINTER KING HAWTHORN	1" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
6	MAL-A	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	1.5" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
6	MAL-R	MALUS 'REJZAM'	REJOICE CRABAPPLE	1.5" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
39	*TOTAL*							
PLANT, CONIFEROUS EVERGREEN SHRUB								
45	JUN-C	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL.	24"	CAN	SEE PLAN	FULL IN POT, MINT GREEN FOLIAGE
10	BUX-G	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.	24"	CAN	SEE PLAN	FULL IN POT,DARK GREEN FOLIAGE
55	*TOTAL*							
PLANT, DECIDUOUS SHRUB								
69	COR-S	CORNUS SERICEA BAILEYI	RED TWIG DOGWOOD	N/A	2'	B&B	SEE PLAN	FULL IN POT
36	MYR-P	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N/A	2'	B&B	SEE PLAN	FULL IN POT
39	HYD-Q	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	N/A	2'	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
26	VIB-J	VIBURNUM X JUDDII	JUDD'S VIBURNUM	N/A	2'	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
46	EUO-A	EUONYMUS ALATUS	BURNING BUSH	N/A	2'	B&B	SEE PLAN	FULL IN POT
216	*TOTAL*							
PLANT, ORNAMENTAL GRASS								
12	PEN-H	PENNISETUM A 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	1 GAL	12"	CAN	SEE PLAN	FULL IN POT
8	SCH-S	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	12"	CAN	SEE PLAN	FULL IN POT
22	SPO-H	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	12"	CAN	SEE PLAN	FULL IN POT
42	*TOTAL*							

LANDSCAPE GENERAL NOTES:

1. 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.
2. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
3. 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.
4. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
6. 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.
7. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
8. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
9. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
10. 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.
11. 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.



TOP SOIL REQUIREMENTS
NOT TO SCALE

MINIMUM TOP SOIL DEPTHS:

TREE AREAS: 18 INCH DEPTH X 5' DIA UNLESS CONSTRAINED BY STRUCTURAL EDGE. SHALL BE CONTINUOUS DEPTH FOR GROUPED PLANTINGS.

SHRUB AREAS: 18 INCH DEPTH X 3' DIA UNLESS CONSTRAINED BY STRUCTURAL EDGE. SHALL BE CONTINUOUS DEPTH IN GROUPED PLANTING.

GROUNDCOVER/PERENNIAL/ORNAMENTAL GRASS AREAS: 12" DEPTH X 36" WIDTH UNLESS CONSTRAINED BY STRUCTURAL EDGE. SHALL BE CONTINUOUS DEPTH IN GROUPED PLANTING.

SODDING/MULCHED SEEDING AREAS: 6 INCH DEPTH

REVISIONS

DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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INDIANAPOLIS – TERRE HAUTE
LAFAYETTE – SCOTTSBURG
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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN ENLARGEMENT

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Sean M. Downey

DRAWN BY DC, TD	JOB NUMBER 2015-012
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DATE 2015-012	
SCALE AS SHOWN	
SHEET	

L1.2
LANDSCAPE PLAN ENLARGEMENT

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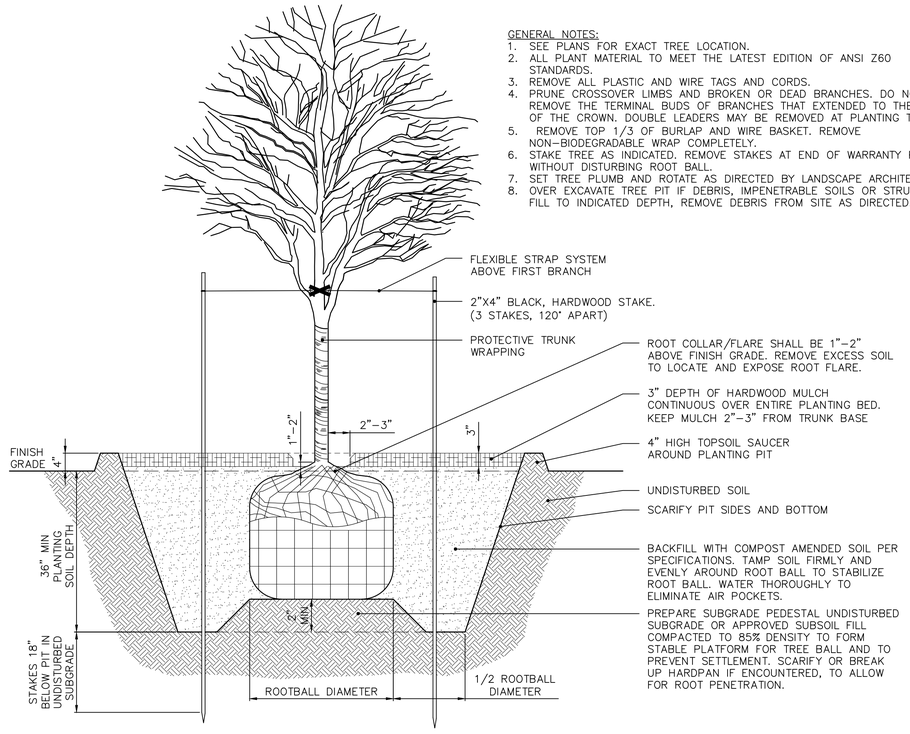
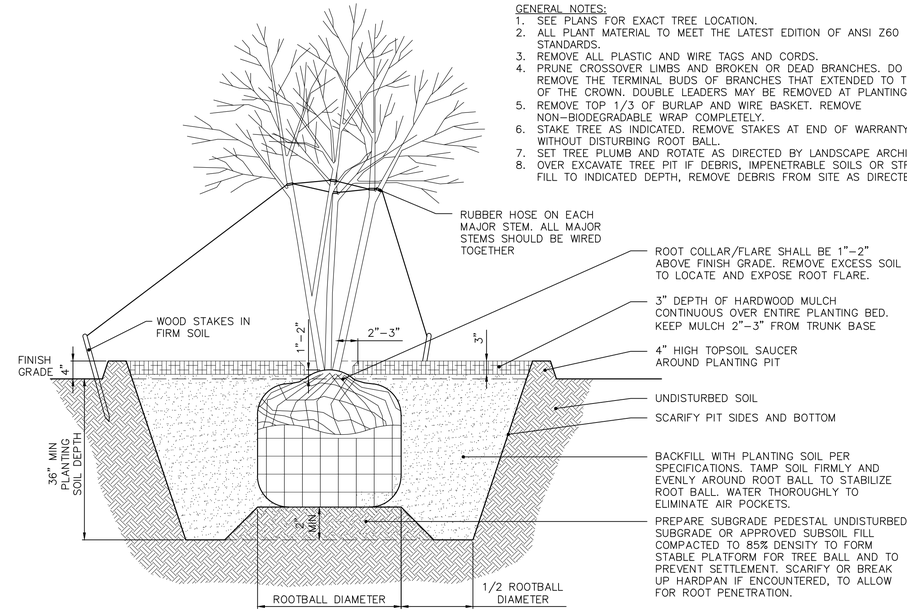
Plot Date: Apr 14, 2015 Plot Time: 6:22pm File Name: W:\Pulte Homes\2015-012 Pulte- Enclave at Andover\Design\CAD\Development Plans\15012.Landscape Plan.dwg, Layout: L1.2 By: sdowney



GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
6. STAKE TREE AS INDICATED. REMOVE STAKES AT END OF WARRANTY PERIOD WITHOUT DISTURBING ROOT BALL.
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

1 SINGLE STEM TREE PLANTING
NOT TO SCALE



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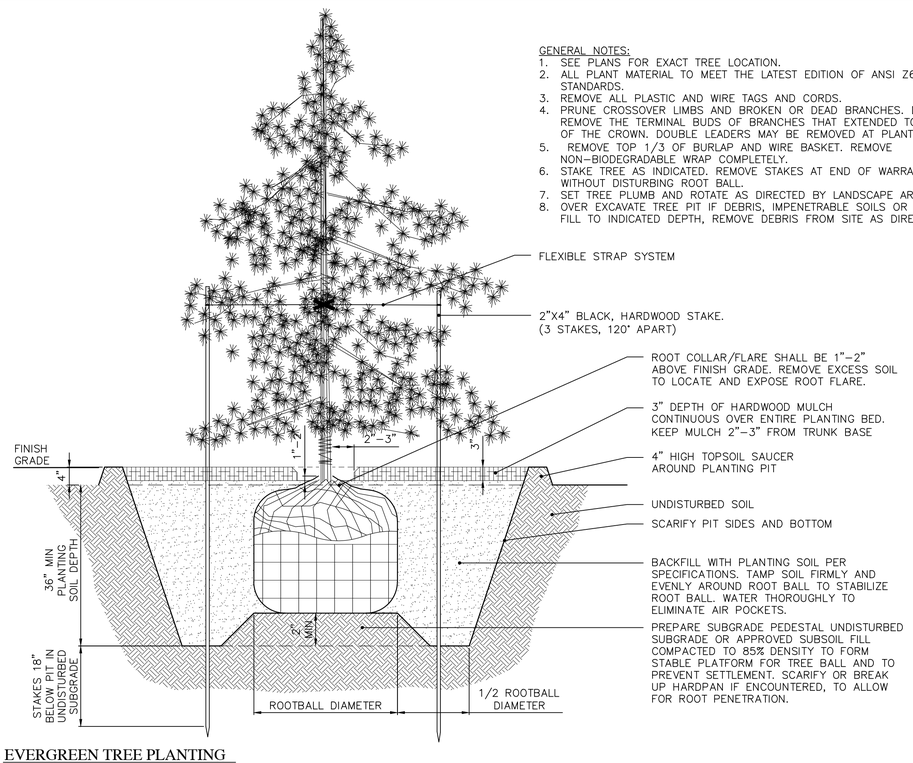
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



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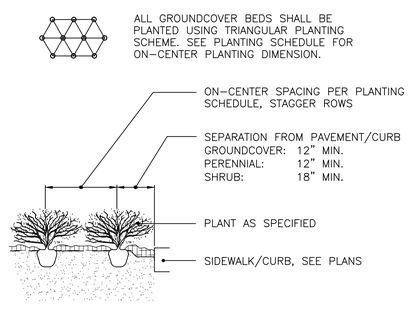
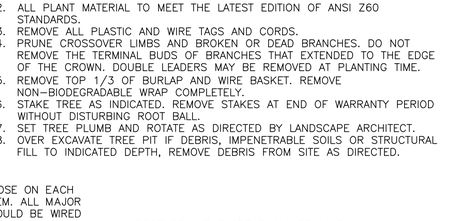
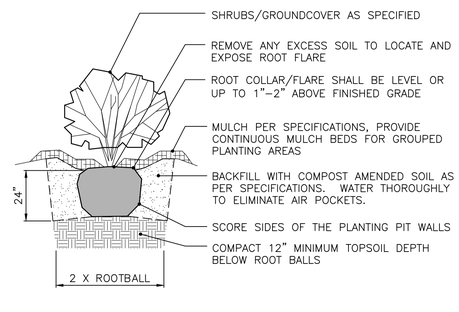
2 EVERGREEN TREE PLANTING
NOT TO SCALE



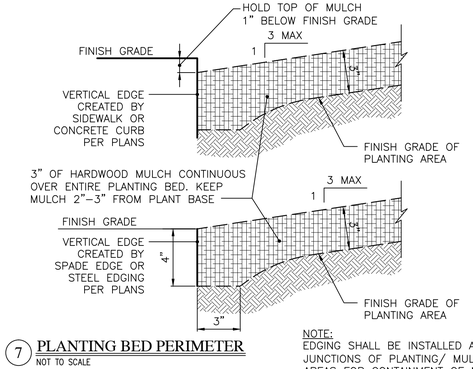
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



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

7 PLANTING BED PERIMETER
NOT TO SCALE

Plot Date: Apr 14, 2015 Plot Time: 6:22pm File Name: W:\Pulte Homes\2015-012 Pulte- Enclave at Andover\Design\CAD\Development Plans\15012.Landscape Plan.dwg, Layout: L1.3 By: sdowney

REVISIONS

DATE	DESCRIPTION	BY
4/8/15	REVISED PER TAC COMMENTS	SMD

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ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET	

L1.3
LANDSCAPE DETAILS

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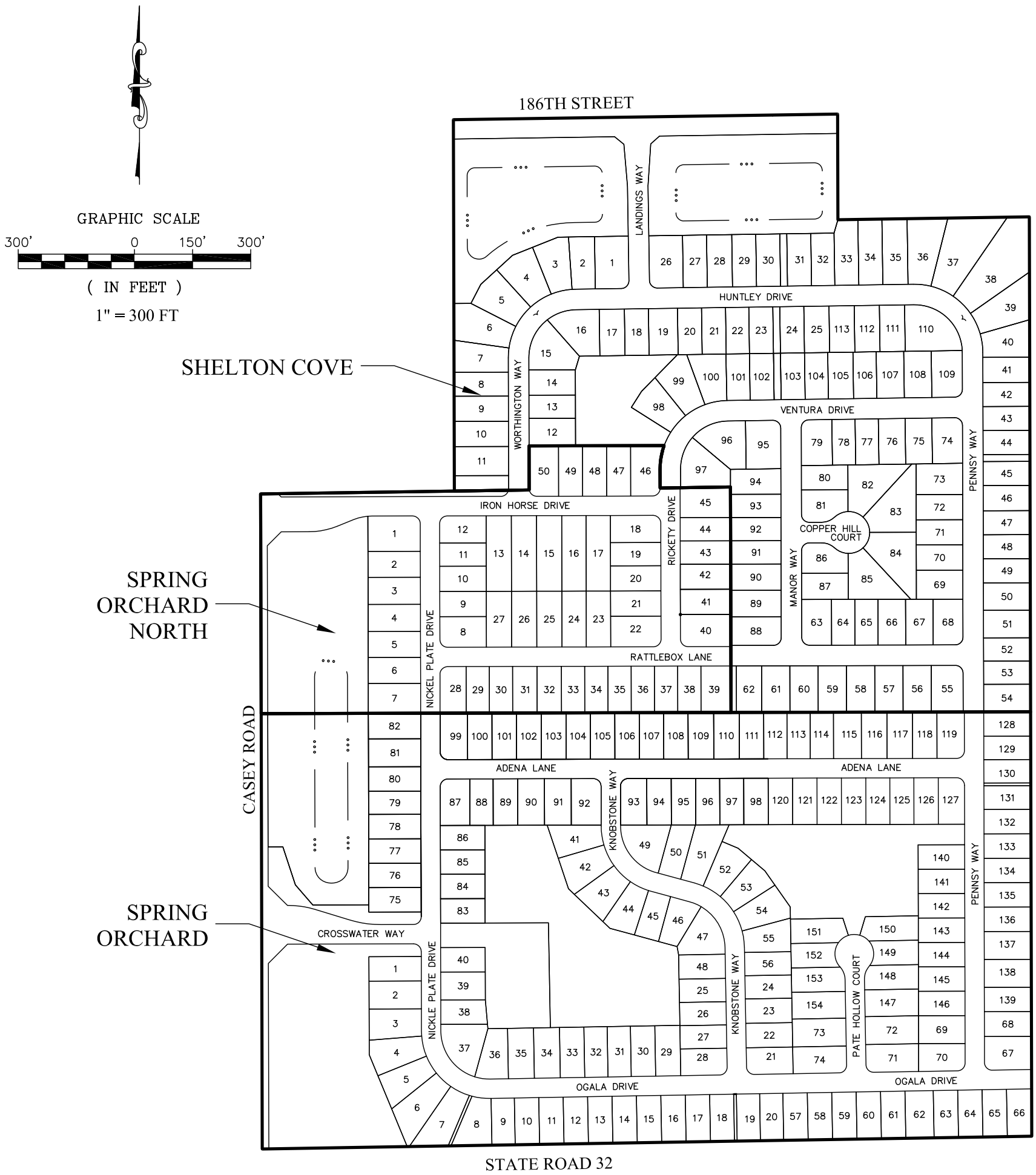
EXHIBIT "A"

SHELTON COVE, SPRING ORCHARD,
& SPRING ORCHARD NORTH



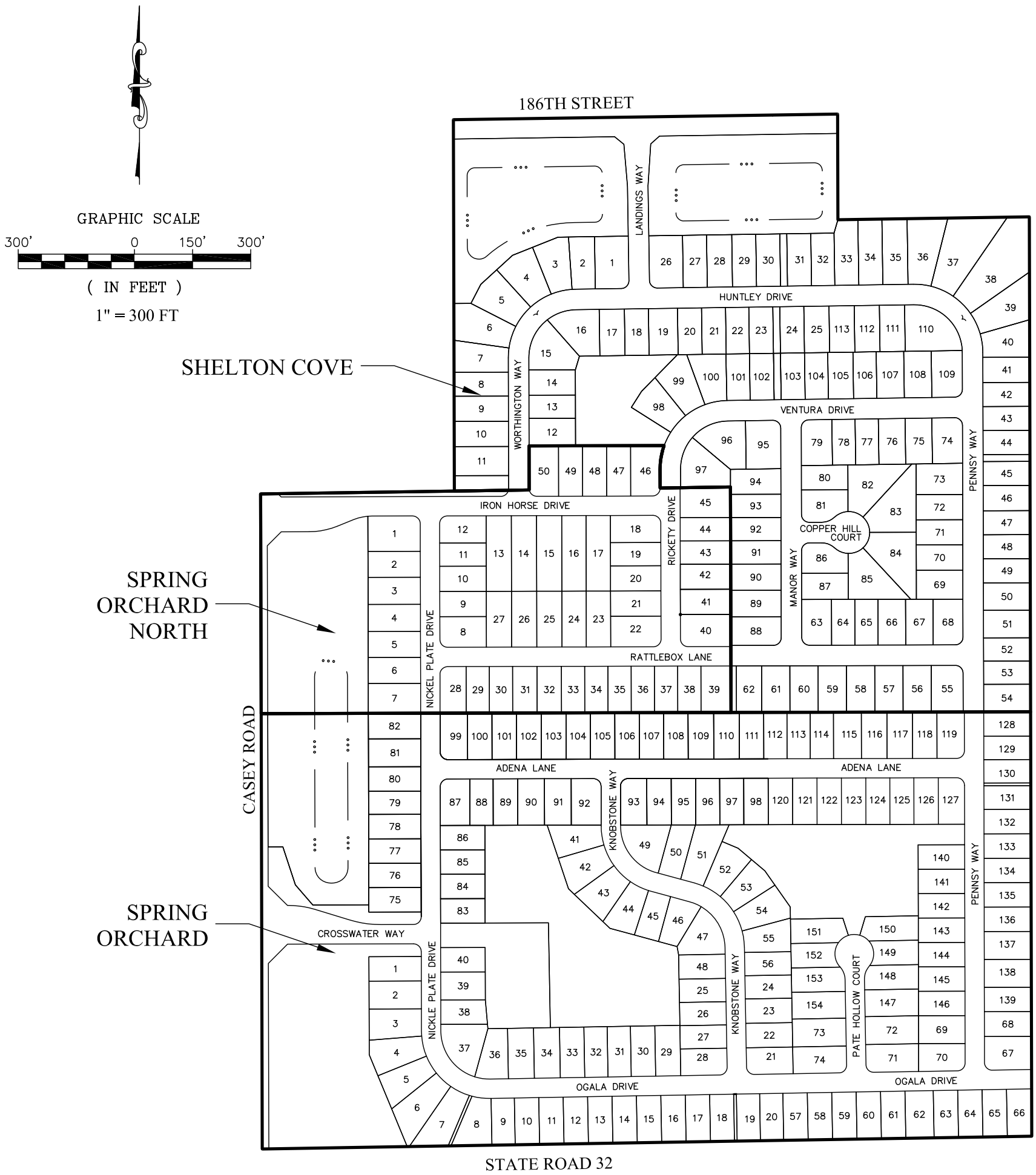
	Shelton Cove	Spring Orchard North	Spring Orchard	Total
No. of Lots	113	50	154	317
Total Ac.	39.130 Ac.	16.858 Ac.	50.551 Ac.	106.539 Ac.
Total Ac. of C.A.	7.412 Ac.	3.004 Ac.	13.448 Ac.	23.864 Ac.
% Open Space	18.94%	17.82%	26.60%	22.40%

SHEET NO. 1 OF 1 SHEET	JOB NO. 70315OLF DRAWN BY: HAM CHECKED BY: BKR DATE DRAWN: 03/30/15	STOEPPELWERTH ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942

W 186th St
Shelton Cove
Spring Orchard North
Water's Edge
Spring Orchard at Springmill Trails
Woodbury Ridge
Casey Rd
32
Ditch Rd
N

EXHIBIT "A"

SHELTON COVE, SPRING ORCHARD,
& SPRING ORCHARD NORTH



	Shelton Cove	Spring Orchard North	Spring Orchard	Total
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Total Ac. of C.A.	7.412 Ac.	3.004 Ac.	13.448 Ac.	23.864 Ac.
% Open Space	18.94%	17.82%	26.60%	22.40%

SHEET NO. 1 OF 1 SHEET	JOB NO. 70315OLF DRAWN BY: HAM CHECKED BY: BKR DATE DRAWN: 03/30/15	STOEPPELWERTH ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942

W 186th St
Shelton Cove
Spring Orchard North
Water's Edge
Spring Orchard at Springmill Trails
Woodbury Ridge
Casey Rd
32
Ditch Rd
N

Petition Number:	1504-DDP-05
Subject Site Address:	1122 East 169th Street
Petitioner:	AgReliant Genetics, LLC by Keeler-Webb Associates
Request:	Detailed Development Plan review of the remodeling and future expansion of an existing commercial business.
Current Zoning:	EI: Enclosed Industrial District
Current Land Use:	Industrial
Approximate Acreage:	10.27 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Site Plan 5. Elevations 6. Landscape Plan 7. Public Comment
Staff Reviewer:	Kevin M. Todd, AICP

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 10.27-acre+/- site is located on the north side of 169th Street and the west side of the Monon Trail (see Exhibit 2). The property is zoned Enclosed Industrial. The request is for approval of a Detailed Development Plan (see Exhibit 3) for the remodeling of an existing building (western-most building), the demolition of a second existing building (eastern-most building), the addition of future building additions, and the addition of new parking areas.

Written public comment was submitted to the Department on April 6, 2015 and has been provided for reference (see Exhibit 7).

The petition was reviewed by the Technical Advisory Committee at its March 24, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 6, 2015 meeting.

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

The plans comply with the following standards:

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

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

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

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.

    Comment: The U.S. Highway 31 Overlay District standards do not apply due to the exemption found in Article 5.2 (L).

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 4.24 (EI District)**.**

Permitted Uses: The proposed use is a professional office and research facility for the company's world headquarters location. The use is permitted in the EI District.

22) Minimum Tract Requirements: 3 acres

23) Minimum Lot Frontage: 70 feet

24) Minimum Building Setback Lines:

    a) Front Yard: 40 feet

    b) Side Yard: 20 feet

    c) Rear Yard: 20 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: 60 feet

27) Minimum Building Size: No minimum

28) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

29) Accessory Use and Building Standards (Article 6.1)

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

30) Architectural Standards (Article 6.3 (G))

   a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

   b) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

      i) A minimum of sixty percent (60%) of the Building Façade (exclusive of windows and doors) shall be Masonry Materials.

      Comment: Please note that the future building additions will need to meet this materials requirement on the east and north facades.

      ii) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

      Comment: Please note that the future building additions will need to meet this materials requirement on the east and north facades if those new façades are 90 feet or greater in length.

      iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

      Comment: Please note that the future building additions will need to meet this loading spaces requirement on the east and north facades.

c) All Building Facades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Landscaping Standards (Article 6.8)

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

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

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

<u>Comment:</u> Please revise the Landscape Plan as follows:

Industrial Use	**Required**	**Provided**	**Difference**
Shade Trees	**52**	**10 + preserved**	**0**
Evergreen/Ornamental Trees	**52**	**52**	**0**
Shrubs	**257**	**261**	**+4**

d) 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.

South Façade (155')	**Required**	**Provided**	**Difference**
Shrubs/Ornamental Trees	**13**	**28**	**+15**

e) External Street Frontage Landscaping

<u>Comment:</u> A minimum of 3 shade or evergreen trees, 2 ornamental trees and 25 shrubs per 100 feet is required along 169th Street.

169th Street (305')	**Required**	**Provided**	**Difference**
Shade/ Evergreen Trees	**10**	**11**	**+1**
Ornamental Trees	**7**	**7**	**0**
Shrubs	**77**	**77**	**0**

f) Buffer Yard Requirements

<u>Comment:</u> No buffer yard is required for this property.

g) Interior Parking Area Landscaping

<u>Comment</u>: Landscaping Plan complies for Phase I parking. Future parking lot phases will be reviewed for compliance with all applicable standards at the time of development of those parking lots.

h) Perimeter Parking Area Landscaping

<u>Comment</u>: No perimeter parking area landscaping is required for this project.

35) Lighting Standards (Article 6.9)

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

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

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

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

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

a) Stacking Requirements for Drive-Through Facilities (Article 6.14(E))

b) Parking Spaces (Article 6.14(G))

<u>Comment</u>: Future parking lot phases will be reviewed for compliance with all applicable standards at the time of development of those parking lots.

c) Bicycle Parking (Article 6.14(H))

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with the following standards:

44) Easement Standards (Article 8.3)

45) Pedestrian Network Standards (Article 8.7)

Comment: The portion of the 169th Street pathway that is located outside of the right-of-way needs to be located within a cross-access easement. The cross-access easement needs to be established prior to receiving Certificate of Occupancy.

46) Storm Water Standards (Article 8.8)

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

48) Surety Standards (Article 8.12)

49) Utility Standards (Article 8.13)

STAFF COMMENTS

The Detailed Development Plan complies with the applicable zoning ordinances.

Staff recommends approving the petition with the following conditions:

a) 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.

b) 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.

c) 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.

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

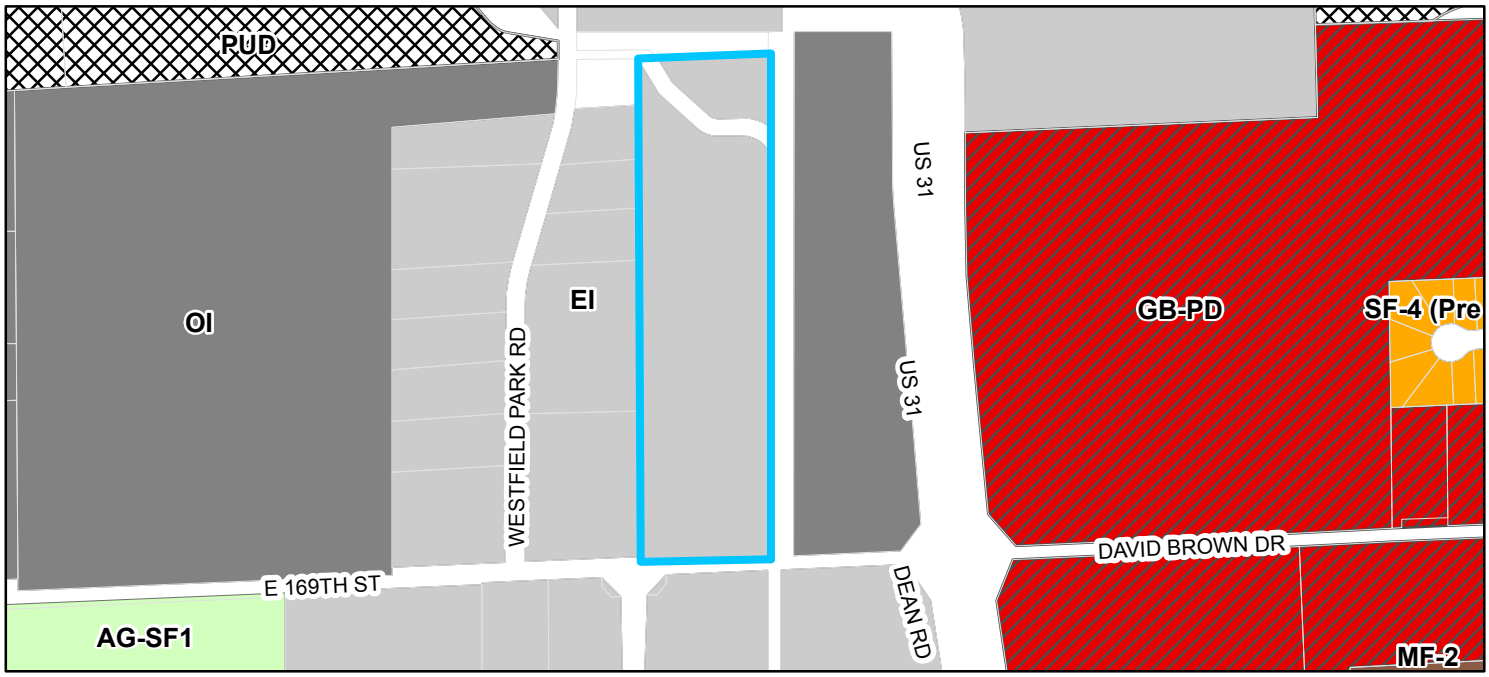
Property Location Map
AgReliant
1504-DDP-05

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Legend

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unite Development)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)

NEW CORPORATE HEADQUARTERS

FOR:

AgReliant GENETICS

1122 East 169th Street
Westfield, Indiana 46074

CONTACTS

CITY OF WESTFIELD		
Westfield Economic and Community Development Department(*) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 economicdevelopment @westfield.in.gov	**Westfield Fire Department(*)** 17535 Dartown Road Westfield, Indiana 46074 **Garry Harling** (317) 804-3307 gharling@westfield.in.gov	**Westfield G.I.S.** *(for addressing)* 2706 East 171st Street Westfield, Indiana 46074 **Leane Kmetz** (317) 804-3001 lkmetz@westfield.in.gov
Westfield Public Works Department 2706 East 171st Street Westfield, Indiana 46074 **Jeremy Lollar / Phil Sundling** (317) 804-3100 jlollar@westfield.in.gov psundling@westfield.in.gov	**Westfield Pre-Construction(*)** 2706 East 171st Street Westfield, Indiana 46074 **John Rankin** (317) 804-3147 jrankin@westfield.in.gov	**Westfield Storm Water** 2706 East 171st Street Westfield, Indiana 46074 **Mike Morgan / Wes Rood** (317) 804-3100 mmorgan@westfield.in.gov wrood@westfield.in.gov
HAMILTON COUNTY		
Hamilton County Surveyor's Office One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 **Greg Hoyes** (317) 776-8495 greg.hoyes@hamiltoncounty.in.gov	**Hamilton County Auditor's Office** **Transfer & Mapping Division** 33 North 9th Street Noblesville, Indiana 46060 **Nick Christiansen** (317) 776-9624 nick.christiansen@hamiltoncounty.in.gov	**Hamilton County Health Department** 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 **Larry Beard** (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield *(for water & sanitary sewer)* 2728 East 171st Street Westfield, Indiana 46074 **Harry Nikides** (317) 927-4338 / (317) 691-4974 (cell) hnikides@citizensenergygroup.com	**Citizens Gas of Westfield** 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 **Richard Miller, Jr.** *Construction Field Coordinator* (317) 927-4684 rmiller@citizensenergygroup.com	**Citizens Gas of Westfield** 2020 North Meridian Street Indianapolis, Indiana 46202 **Jeffrey Sinclair** *Industrial Sales Consultant* (317) 927-4744 jsinclair@citizensenergygroup.com
Duke Energy (Noblesville Office) 100 South Mill Creek Road Noblesville, Indiana 46060 **Timothy Hardin / Vincent Literal** (800) 521-2232 timothy.hardin@duke-energy.com vincent.literal@duke-energy.com	**Duke Energy (Carmel Office)** 16475 Southpark Drive Westfield, Indiana 46074 **Shirley Hunter** (317) 896-6711 shirley.hunter@duke-energy.com	**Duke Energy: Asset Protection** WF500 / 2727 Central Avenue Columbus, Indiana 47201 **Gary S. McNamee** (812) 375-2021 gary.mcnamee@duke-energy.com
Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 **Troy Yackle / Mark Wood** (317) 733-3213 (Troy) (317) 733-3232 (Mark) troy.yackle@sug.com mark.wood@sug.com	**Indiana Gas / Vectren** P.O. Box 1700 Noblesville, IN 46061 **Resa Glover / Charlotte May** (317) 776-5550 tglover@vectren.com cmay@vectren.com	**Comcast Cable** 533 East 65th Street Indianapolis, Indiana 46220 **Matt Stringer** (317) 275-6493 / (317) 491-2432 (cell) matthew_stringer@cable.comcast.com **Gary Gray** (317) 275-6351 / (317) 716-2831 (cell) gary_gray@cable.comcast.com
tw telecom 4625 West 86th Street, Suite 500 Indianapolis, Indiana 46268 **Tanny Triplitt** (317) 713-8947 / (317) 716-4559 (cell) tanny.triplitt@twtelecom.com	**Bright House Networks** 3030 Roosevelt Avenue Indianapolis, Indiana 46218 **J.D. Trueblood** (317) 713-3899 / (317) 716-0932 (cell) jd.trueblood@mybrighthouse.com	**Buckeye Partners, L.P.** 940 Buckeye Road Lima, Ohio 45804 **Kyle Smith** (419) 993-8008 cksmith@buckeye.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 **Austin Guyer** (317) 291-9460 x1233 aguyer@marathonpetroleum.com	**Frontier Communication** 20905 Hague Road Noblesville, Indiana 46060 **Steve Costlow** (317) 984-9010 steve.costlow@ftr.com	**AT&T** 5858 North College Avenue Indianapolis, Indiana 46220 **Steve Robinson** (317) 265-6801 sr2432@att.com
Inside Connect Cable 750 Liberty Drive Westfield, Indiana 46074 **Clay Manley** (317) 569-2800 clay@insideconnect.net		

LEGAL DESCRIPTION
AgReliant Genetics, LLC
Instrument No. 200100081242

A part of the North half of the Southwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana and being more particularly described as follows:

Beginning at a point on the South line of the North half of the Southwest Quarter of Section 1, Township 18 North, Range 3 East a distance of North 86 degrees 56 minutes 26 seconds East 2,211.07 feet from the Southwest corner of said half-quarter, said beginning point also being South 86 degrees 56 minutes 26 seconds West 370.95 feet from the centerline of the Chicago, Indianapolis and Louisville Railroad, thence North 00 degrees 26 minutes 00 seconds West and parallel to said railroad centerline a distance of 1,325.71 feet to a point on the approximate North line of said half quarter, thence North 86 degrees 43 minutes 39 seconds East over and along said approximate North line a distance of 337.98 feet to a point on the West right of way line of said railroad, said point also being South 86 degrees 43 minutes 39 seconds West 33.04 feet from the centerline of said railroad, thence South 00 degrees 26 minutes 00 seconds East on and along said West right of way line a distance of 959.46 feet, thence South 86 degrees 56 minutes 26 seconds West and parallel to the South line of said half quarter a distance of 33.03.feet, thence South 00 degrees 26 minutes 00 seconds East and parallel to railroad centerline a distance of 367.50 feet to a point on the South line of said half quarter, said point also being South 86 degrees 56 minutes 26 seconds West 66.07 feet from the centerline of said railroad, thence South 86 degrees 56 minutes 26 seconds West over and along said South line a distance of 304.88 feet to the place of beginning.

AgReliant Genetics, LLC
Instrument No. 200300040077

A part of the North half of the Southwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana and being more particularly described as follows:

Beginning at a point on the South line of the North half of the Southwest Quarter of Section 1, Township 18 North, Range 3 East a distance of North 86 degrees 56 minutes 26 seconds East 2,211.07 feet from the Southwest corner of said half-quarter, said beginning point also being South 86 degrees 56 minutes 26 seconds West 370.95 feet from the centerline of the Chicago, Indianapolis and Louisville Railroad, thence North 00 degrees 26 minutes 00 seconds West and parallel to said Railroad centerline a distance of 1,325.71 feet to a point on the approximate North line of said half quarter, thence North 86 degrees 43 minutes 39 seconds East over and along said approximate North line a distance of 337.98 feet to a point on the West right of way line of said railroad, said point also being South 86 degrees 43 minutes 39 seconds West 33.04 feet from the centerline of said railroad, thence South 00 degrees 26 minutes 00 seconds East on and along said West right of way line a distance of 959.46 feet to the point of beginning, thence South 86 degrees 56 minutes 26 seconds West and parallel to the South line of said half-quarter a distance of 33.03 feet, thence South 00 degrees 26 minutes 00 seconds East and parallel to railroad centerline a distance of 367.50 feet to a point on the South line of said half-quarter North 86 degrees 56 minutes 26 seconds East 33.03 feet thence North 00 degrees 26 minutes 00 seconds East and parallel to railroad centerline a distance of 367.50 feet to the point of beginning.

EXCEPT:

Monon Trail Right-of-Way
Instrument No. 200900068757

A part of the property described as Instrument Number 200100081242 recorded in the Office of the Recorder of Hamilton County located in the Southwest Quarter of Section 1, Township 18 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Northeast Corner of said Southwest Quarter; thence South 86 degrees 46 minutes 11 seconds West (basis of bearings is grid bearing of the Indiana State Plane Coordinate System, East Zone) along the North Line of said property and the North Line of said Southwest Quarter a distance of 33.05 feet to the west right-of-way line of the Monon Railroad; thence South 00 degrees 01 minutes 16 seconds East along said west right-of-way line a distance of 193.70 feet to the Point of Beginning: Thence South 00 degrees 01 minutes 16 seconds East along said West right-of-way a distance of 59.10 feet to a point on a non-tangent curve to the left having a radius of 85.00 feet, the radius point of which bears South 51 degrees 59 minutes 59 seconds West; thence northwesterly along said curve an arc distance of 77.17 feet to a point which bears North 00 degrees 01 minutes 16 seconds West from said radius point; thence South 89 degrees 58 minutes 44 seconds West a distance of 63.66 feet to a point on a curve to the right having a radius of 80.00 feet, the radius point of which bears North 00 degrees 01 minutes 16 seconds West; thence westerly along said curve an arc distance of 58.28 feet to a point which bears South 41 degrees 42 minutes 57 seconds West from said radius point; thence North 48 degrees 17 minutes 03 seconds West a distance of 135.57 feet; thence North 31 degrees 07 minutes 50 seconds West a distance of 78.71 feet; thence North 39 degrees 12 minutes 30 seconds West a distance of 18.10 feet to the west line of said property; thence North 00 degrees 00 minutes 53 seconds West a distance of 9.23 feet to said north property line; thence north 86 degrees 46 minutes 11 seconds East along said north line a distance of 48.40 feet; thence South 31 degrees 07 minutes 50 seconds East a distance of 75.10 feet; thence South 48 degrees 17 minutes 03 seconds East a distance of 128.78 feet to a point on a curve to the left having a radius of 35.00 feet, the radius point of which bears North 41 degrees 42 minutes 57 seconds East; thence easterly along said curve an arc distance of 25.50 feet to a point which bears South 00 degrees 01 minutes 16 seconds East from said radius point; thence North 89 degrees 58 minutes 44 seconds East a distance of 63.66 feet to a point on a curve to the right having a radius of 130.00 feet, the radius point of which bears South 00 degrees 01 minutes 16 seconds East; thence easterly along said curve an arc distance of 70.39 feet to a point which bears North 31 degrees 00 minutes 08 seconds East from said radius and the POINT OF BEGINNING, containing 0.42 acres of land (18,064 sq. ft.), more or less.

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES

GENERAL CONTRACTOR

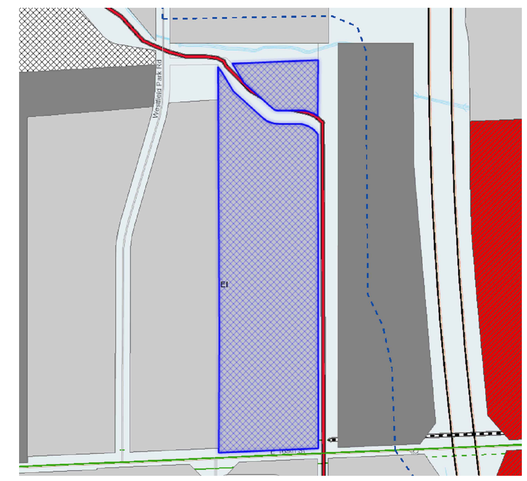
Pepper Construction
Mr. Mitch Denton
1850 West 15th Street
Indianapolis, IN 46202
317-681-1000

SHEET INDEX

C1 EXISTING TOPOGRAPHY
C2.1 PROPOSED SITE PLAN
C2.2 PROPOSED SITE PLAN
C3.1 DRAINAGE/GRADING PLAN
C3.2 DRAINAGE/GRADING PLAN
C4.1 EROSION CONTROL PLAN
C4.2 EROSION CONTROL PLAN
C5 S.W.P.P. PLAN and ADA DETAILS
C6 SITE and DRAINAGE DETAILS
C7.1 CITY of WESTFIELD DETAILS
C7.2 CITY of WESTFIELD DETAILS
C7.3 CITY of WESTFIELD DETAILS

L1.1 LANDSCAPE PLAN
L1.2 LANDSCAPE PLAN

E1 EXTERIOR LIGHTING PLAN



WESTFIELD ZONING MAP
N.T.S.

2014 WESTFIELD GIS AERIAL
N.T.S.

This set of drawings are not intended to be represented as a entrancement or original boundary survey, a route survey, or a Surveyor Location Report.

JAMES P. McCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

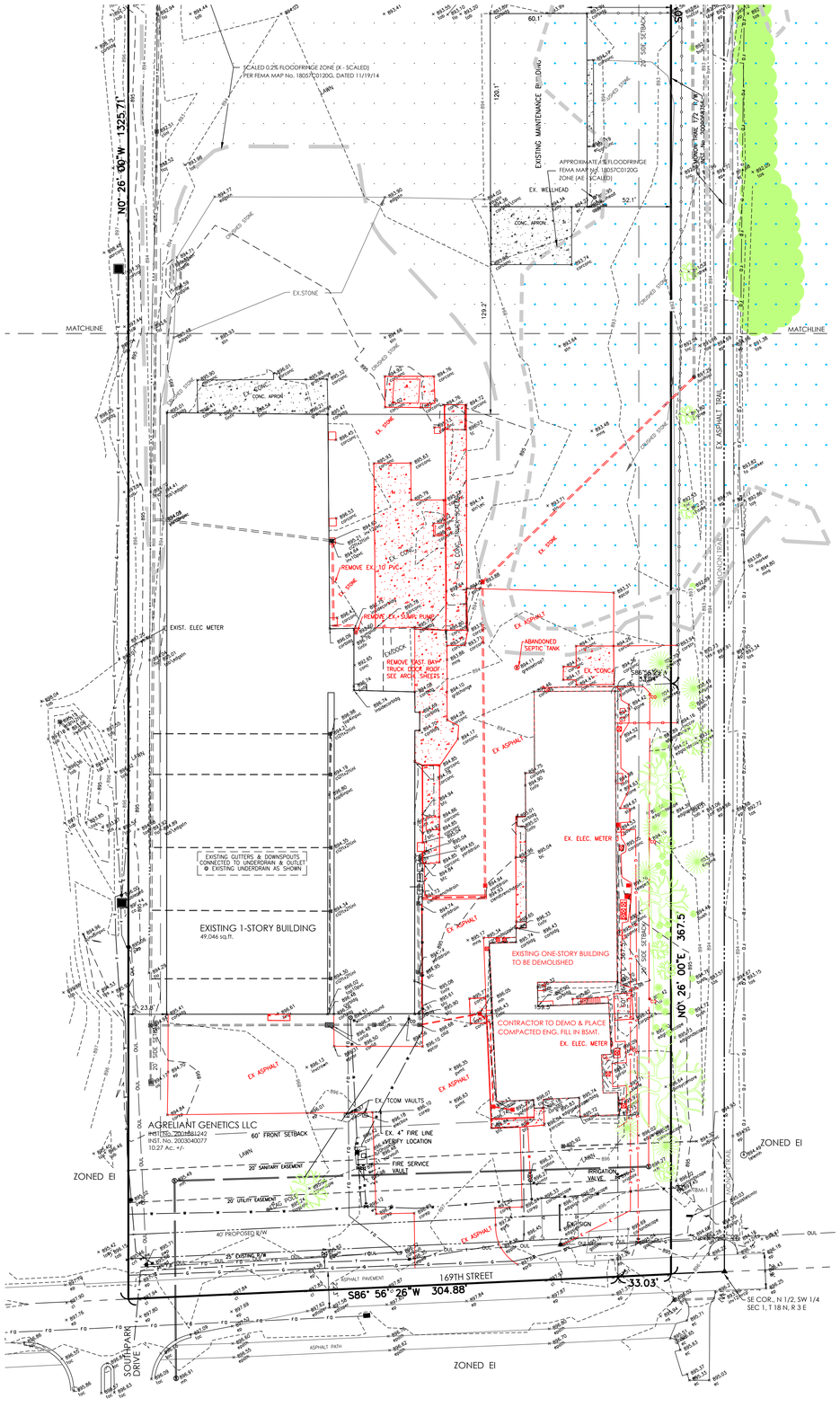
ISSUE	DATE
PRE-FILING CONFERENCE	2-09-2014
WESTFIELD - DP SUBMITAL	2-26-2014
PLAN COMMISSION APPROVAL	4-13-2014

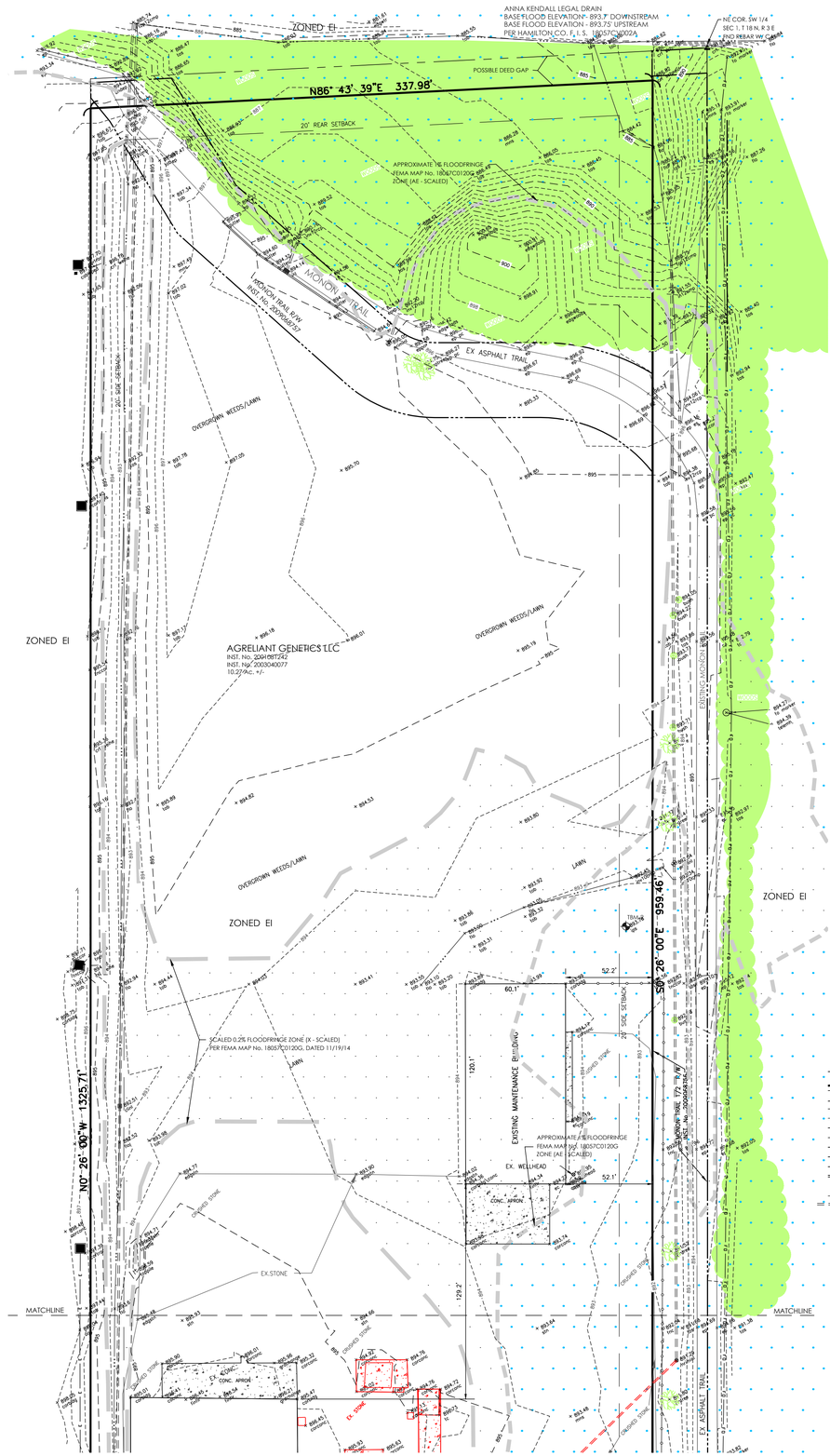
KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 adehart@keelerwebb.com

mitschDESIGN
200 South RangeLine Road, Suite 213
Carmel, Indiana 46032
t. 317.573.2222
f. 317.573.2230

AgReliant GENETICS
1122 East 169th Street
Westfield, Indiana 46074
317.896.5552

DRAWN BY: CPW
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. COV





NOTES:

1. SITE INFORMATION

SITE SIZE 10.27 Ac.+/-

2. TBM-1

CUT "X" ON THE EAST FLANGE BOLT OF FIRE HYDRANT, +/- 15' EAST OF EAST EDGE OF PAVEMENT OF WESTFIELD PARK ROAD, +/- 140' WEST OF THE NORTHWEST OF 17341 WESTFIELD PARK ROAD

COND. - GOOD
ELEV. = 903.28'
NAVD 1988

TBM-2

5/8" REBAR SET 1" +/- ABOVE GRADE (KWA CONTROL POINT 5000) LOCATED 34.3' NORTH AND 36.3' EAST OF THE NORTHEAST CORNER OF THE AGRELIANT MAINTENANCE GARAGE

COND. - GOOD
ELEV. = 893.78'
NAVD 1988

EXISTING LEGEND

- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

HOLEY MOLEY SAYS

"DIG SAFELY"

"IT'S THE LAW"
CALL BEFORE YOU DIG
811
KNOW WHAT'S BELOW
PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.
CALL 1-800-382-5544 to schedule a locate request

EXISTING TOPOGRAPHY PLAN

GRAPHIC SCALE

0 40 60 80 120 200

(IN FEET)
1 inch = 40 ft.

NORTH

DATE	ISSUE
2/09/2014	PRE-FILING CONFERENCE
2/26/2014	WESTFIELD - DP SUBMITTAL

KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 adehart@keelerwebb.com

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Carmel, Indiana 46032
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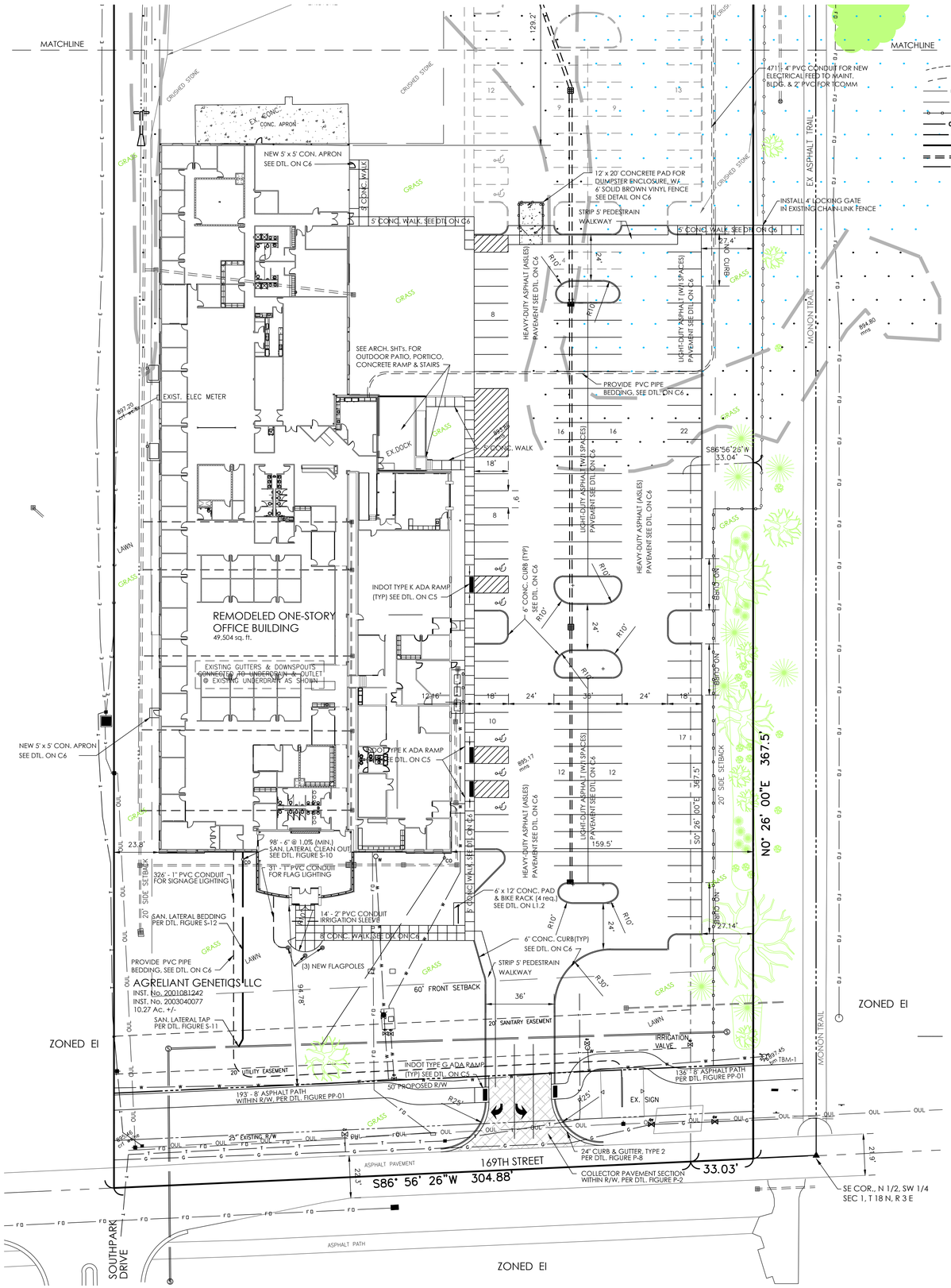
f. 317.573.2230

AgReliant GENETICS
1122 East 169th Street
Westfield, Indiana 46074
317.896.5552

DRAWN BY: CPW
CHECKED BY: ALD

PROJECT No.
1410-059

SHEET No.
C1



PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- FO — UNDERGROUND FIBER OPTIC
- E — PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- GAS — PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
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- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

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- CENTERLINE
- SETBACK LINE
- EASEMENT
- E(A) — EXISTING OVERHEAD UTILITY LINES
- T — EXISTING UNDERGROUND PHONE
- TELE — EXISTING TELECOMMUNICATIONS
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- FLOW LINE
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HOLEY MOLEY SAYS

"DIG SAFELY"

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PER INDIANA STATE LAW IC8-1-26.
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ALL PARKING LIGHTING SHALL BE REDUCED (e.g. TURNED OFF OR DIMMED) BY A MINIMUM OF 30% WITHIN 30 MINUTES OF CLOSING OF THE LAST BUSINESS OR NOT LATER THAN 11:00 pm.

SITE DATA

Zoned	EI
Lot area	10.27 Ac. +/-
Demo Existing Building area	15,335 sq. ft.
Existing Office Building area	48,256 sq. ft.
Existing Maintenance Bldg. area	7,200 sq. ft.
Remodeled Office Building area	49,504 sq. ft.
Assignable Office area	30,150 sq. ft.
Total Existing impervious area	44.3%
Total Phase 1 impervious area	37.6%
Existing parking spaces	88
Handicapped parking	5
New Phase 1 parking	115
Total parking	120
Office Area parking requirement	100
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

1. The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.

2. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grade as shown on the plan.

3. The subgrade shall be compacted to 95% laboratory density as determined by ASSHTO Method T-99.

4. The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.

5. The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.

6. The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).

7. The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.

8. Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.

9. See details on sheet C6 for pavement cross-sections.

10. All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.

11. All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue paint per ADA 2010 requirements).

SITE NOTES

1. Site Information was taken from Keeler-Webb Ass., dated 2/04/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.

2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.

3. The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.

4. The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.

5. The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.

6. The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.

7. All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.

8. Use compacted granular fill when utility lines are placed under walks and driveways.

9. Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.

10. Provide sleeves for mechanical work as required.

11. Notify Engineer at least 1 day (24 hours) prior to placing any concrete.

12. Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.

13. See this sheet for exterior concrete specifications.

14. This structure shall comply with A.D.A. 2010.

15. All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.

16. If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.

17. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

CONCRETE NOTES

1. ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.

2. Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.

3. Perform sampling and testing during concrete placement, as follows:

Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.

Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.

When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.

Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.

4. Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.

5. Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.

6. Portland Cement ASTM C 150, Type as required.

7. ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to ½" minimum size.

8. Water: Drinkable

9. Air-Entraining Admixture: ASTM C 260.

10. Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.

11. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.

12. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

13. Welded Wire Fabric: ASTM A 185.

14. Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.

15. Ready Mix Concrete: ASTM C 94

16. Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.

17. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Retighten forms during concrete placement if required to eliminate leaks.

18. Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (P1 20) material.

19. Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.

20. Barricade open excavations occurring as part of this work and post with warning lights.

21. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

22. Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.

23. Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).

24. Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.

25. Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.

26. Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.

27. Provide construction, isolation and control joints as indicated on civil sheets.

28. All exterior concrete shall be finished with a light broom type surface.

29. The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.

30. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compactions requirements. The subgrade shall be shaped to the true lines and grade as shown on the plans.

31. The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.

32. The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

SANITARY SEWER LATERAL NOTES

1. Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.

2. Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 feet/100 feet.

3. All PVC joints shall be premolded, manufactured and installed in accordance with ASTM C-425-6 OT.

4. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.

5. No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.

6. Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.

7. Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

CONTRACTOR TO ADHERE TO WESTFIELD GRAVITY SANITARY SEWER STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

BUILDING SERVICE CONNECTION DETAIL 1, FIGURE S-10
BUILDING SERVICE CONNECTION DETAIL 2, FIGURE 2-11
BUILDING SERVICE BEDDING DETAIL, FIGURE S-12

CONTRACTOR TO ADHERE TO WESTFIELD PAVING STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

ENTRANCE WITHIN R/W PAVEMENT SECTION (COLLECTOR), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W , FIGURE P-17
REPAIR CUTS WITHIN R/W DETAIL, FIGURE P-19

PROPOSED SITE PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN
REGISTERED
PE860332
STATE OF INDIANA
PROFESSIONAL ENGINEER

ISSUE	DATE
PRE-FILING CONFERENCE	2-09-2014
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PLAN COMMISSION APPROVAL	4-13-2014

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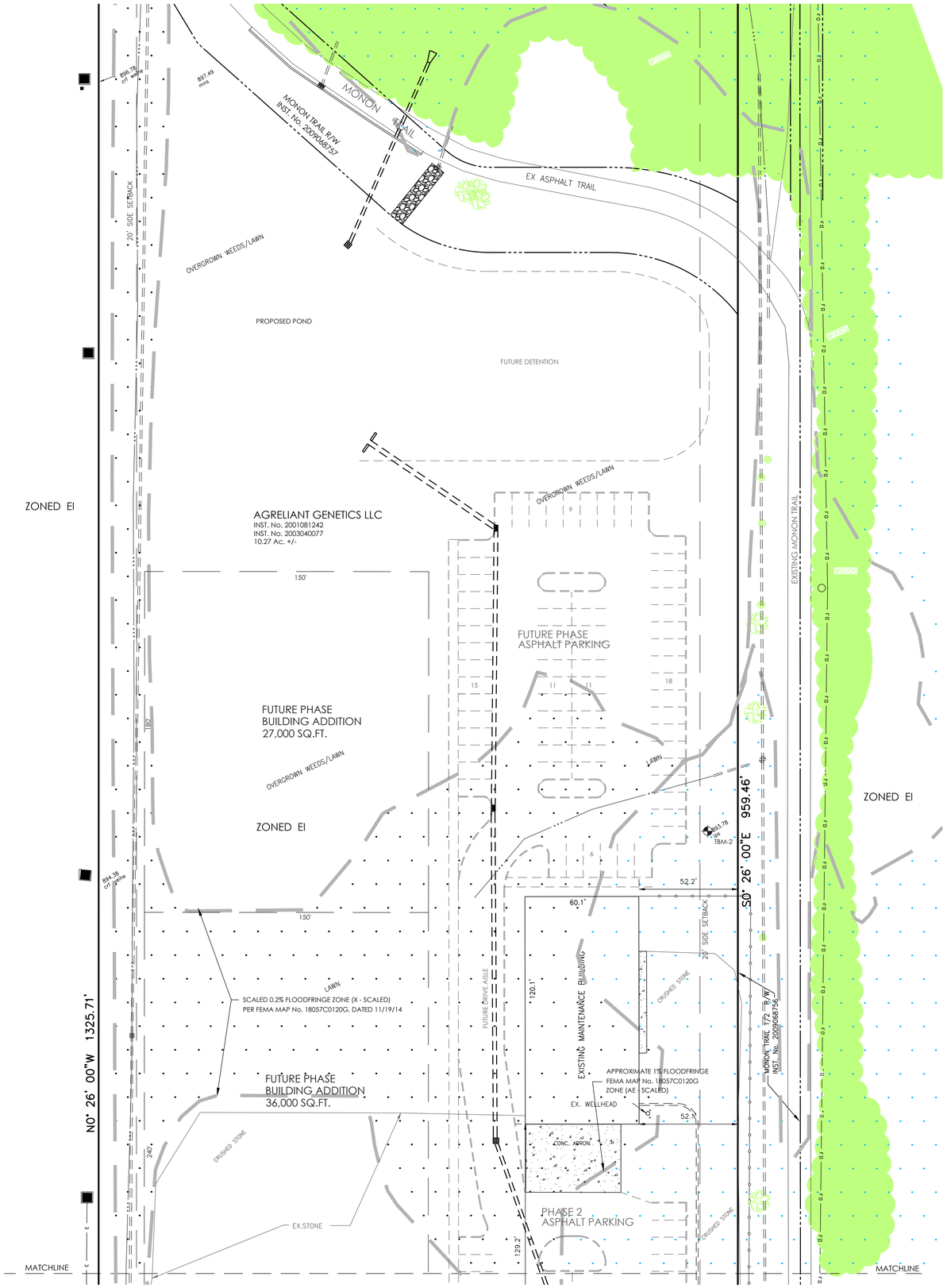
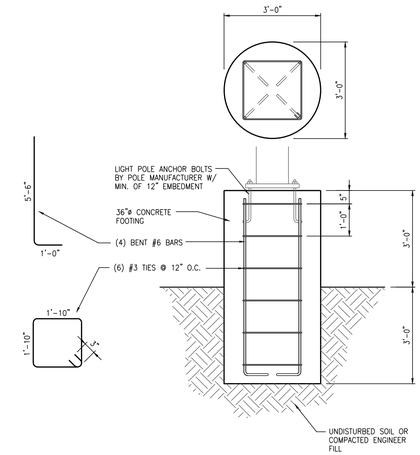
DRAWN BY: CPW
CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No. C2.1





LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE

1 / C2.2

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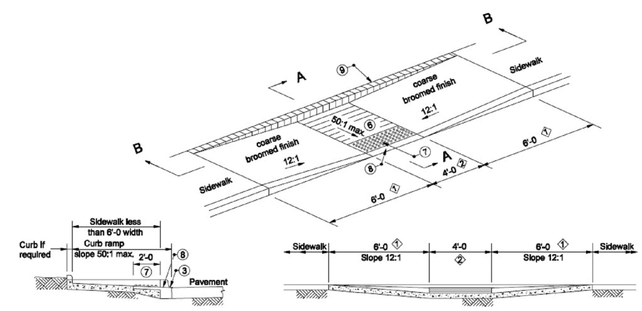


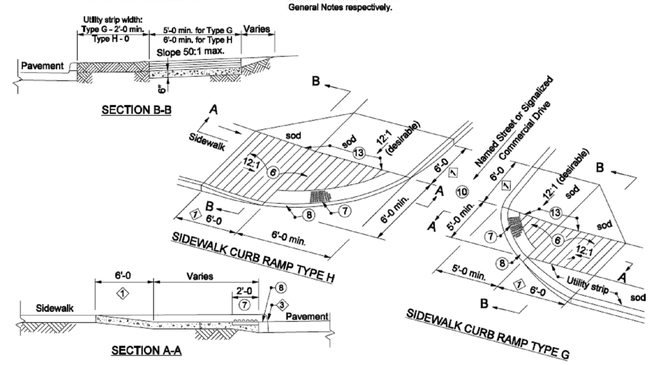
SECTION A-A

SECTION B-B

NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of detectable warnings surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. Curb optional. Shall be used when necessary based on field conditions.
10. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
11. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMP
TYPE K
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-10



NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of the detectable warning surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
10. Sidewalk across approach shall be sloped at 50:1 maximum transversely.
11. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
12. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.
13. Vertical face curb optional.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB'S RAMP'S
TYPE G AND TYPE H
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-09

HOLEY MOLEY SAYS

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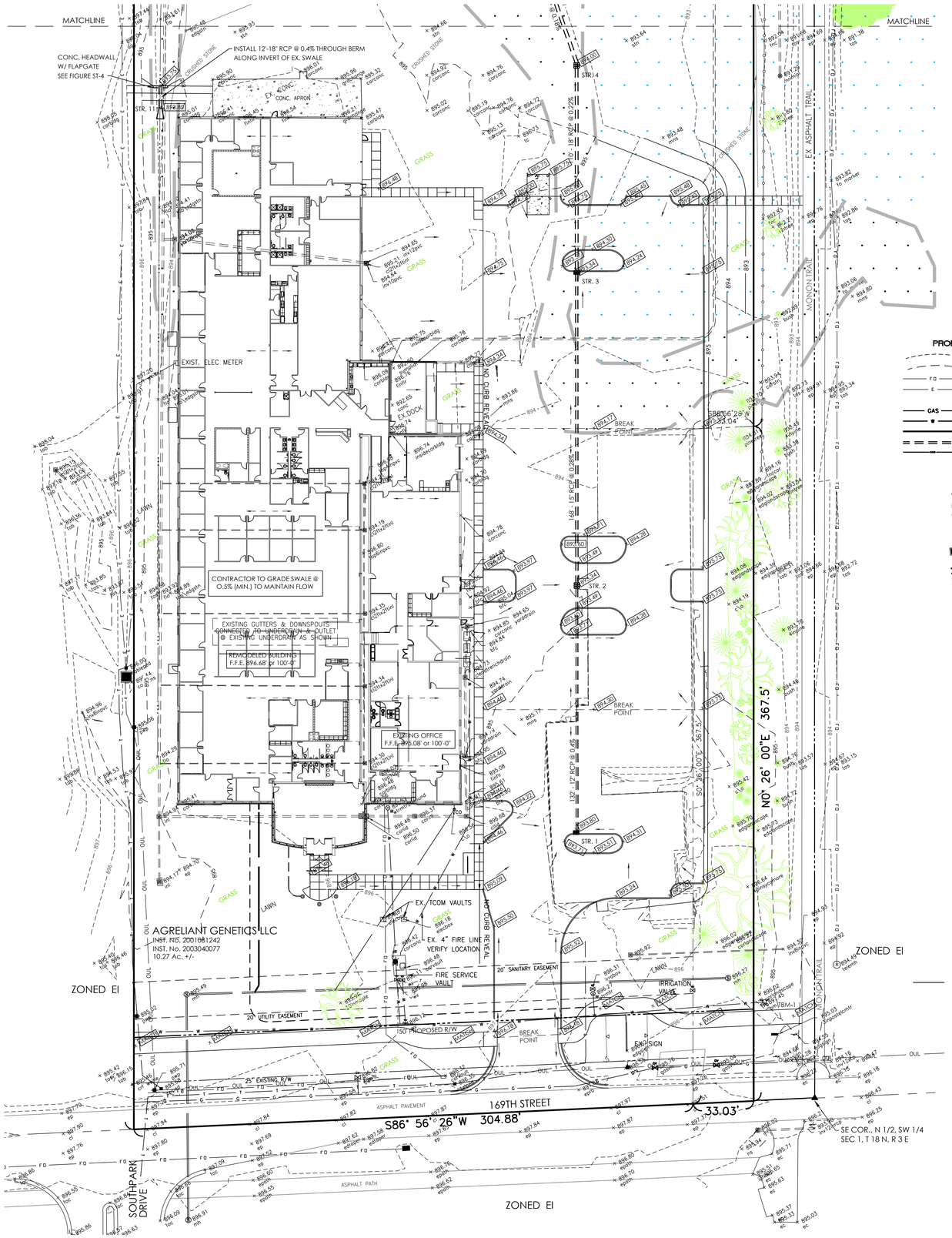

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DRAINAGE & GRADING NOTES

1. EXISTING TOPOGRAPHY TAKEN FROM KEELER-WEBB ASSOC., DATED 02/04/2015.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK.

3. ALL GRADING/EARTHMOVING WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS.

4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE SOIL EROSION.

5. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE ALONG 169th STREET AT EXISTING ENTRANCE.

6. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS QUICKLY AS PRACTICAL WITH TEMPORARY SEEDING PER AMOUNTS SHOWN ON SHEET C4.

7. SEE SHEET C4 FOR EROSION CONTROL NOTES AND PLAN.

8. PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURES, ALL TOPSOIL AND ORGANIC MATTER, FROZEN, WET SOFT, LOOSE, OR UNDESIRABLE SOIL SHALL BE REMOVED. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF SIX INCHES (6") OR AS NECESSARY TO REMOVE ORGANIC MATTER IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS.

9. TOPSOIL SHALL BE SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER ANY CONSTRUCTION AREAS OR FUTURE EXPANSION AREAS.

10. ANY STORM SEWER STRUCTURES SHALL COMPLY WITH CURRENT SPECIFICATION OF THE CITY, COUNTY AND ALL AGENCIES IN RESPECT TO DESIGN AND QUALITY OF CONSTRUCTION. COMPACTED GRANULAR BACKFILL SHALL BE REQUIRED UNDER ALL PAVEMENT AREAS AND WITHIN 5 FEET OF THE EDGE OF PAVEMENT AREAS.

11. ANY PRE CAST CONCRETE AND STEEL FOR MANHOLES AND INLETS SHALL BE IN ACCORDANCE WITH ASTM C-478.

12. TRENCHES SHALL BE OPENED SUFFICIENTLY AHEAD OF PIPE LAYING TO REVEAL OBSTRUCTIONS, AND SHALL BE PROPERLY PROTECTED AND/OR BARRICADED WHEN LEFT.

13. TRENCHES SHALL BE SHEETED AND GRADED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.

14. THE SUBGRADE SHALL BE PROOFROLLED WITH SUITABLE EQUIPMENT AND ALL SPONGY AND OTHERWISE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

15. ALL FILLED PLACES UNDER EXISTING STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACT TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.

16. EXTRA STRENGTH REINFORCED CONCRETE PIPE TO BE PLACED UNDER PAVED AREAS AND A MINIMUM COVER OF 24" SHALL BE MAINTAINED.

17. STORM WATER SEDIMENT TRAPS SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.

18. THE ABOVE PROPERTY PARTIALLY LIES WITHIN A KNOWN FLOOD PLAIN. THE SUBJECT PROPERTY LIES IN ZONE (X), SHADED 0.2%, SHADED 1% ZONE AE, AND FLOODWAY AS SCALED PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 18057C0120G, OF HAMILTON COUNTY, INDIANA, EFFECTIVE DATE NOVEMBER 19, 2014. PER HAMILTON COUNTY F.I.S. STUDY OF ANNA KENDALL DRAIN THE 1% CHANCE ELEVATION ON THE SUBJECT TRACT BETWEEN CROSS-SECTIONS I AND J IS 893.75' AT UPSTREAM LIMITS AND 893.7' AT THE DOWNSTREAM LIMITS OF THE SUBJECT REAL ESTATE.

19. ALL EXISTING GRADES SHOWN ARE TOP OF PAVEMENT OR GRADE UNLESS OTHERWISE NOTED.

20. REMOVE ALL TREES AND STUMPS FROM AREA TO BE OCCUPIED BY ROAD AND SURFACED AREAS. REMOVAL OF TREES OUTSIDE THESE AREAS SHALL ONLY BE DONE AS NOTED ON DRAWINGS OR APPROVED BY THE OWNER.

21. ALL BRUSH, STUMPS, WOOD AND OTHER REFUSE FROM THE TREES SHALL BE BURIED ONSITE OR REMOVED TO DISPOSAL AREAS OFF OF THE SITE. DISPOSAL BY BURNING SHALL NOT BE PERMITTED UNLESS PROPER PERMITS ARE OBTAINED (WHERE APPLICABLE).THE LOCATION OF ON SITE BURY PITS SHALL BE DESIGNATED BY THE OWNER OR THE ENGINEER.

22. REMOVE ALL ORGANIC MATERIAL FROM THE AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, WALKS AND PARKING AREAS. PILE AND STORE TOPSOIL AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL, DEBRIS, WEEDS, GRASS, STONES, ECT.

23. AFTER COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOP SOIL SHALL BE REPLACED IN AREAS DESIGNATED ON THE EROSION CONTROL PLAN FOR SEEDING AND / OR SODDING. ANY REMAINING TOP SOIL SHALL BE USED FOR FINISHED GRADING AROUND STRUCTURES AND LANDSCAPING AREAS.

24. CONTRACTOR SHALL PERFORM ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO GRADE AS SHOWN ON THE DRAWINGS.

25. ROUGH GRADING: THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS ABOVE THE ESTABLISHED SUBGRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS THE ESTABLISHED GRADE. ALL BANKS AND OTHER BREAKS IN GRADE SHALL BE ROUNDED AT THE TOP AND BOTTOM.

26. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.

27. MINOR ADJUSTMENTS TO THE GRADES MAY BE REQUIRED TO EARTHWORK BALANCES WHEN MINOR EXCESS MATERIAL OR SHORTAGES ARE ENCOUNTERED. IT IS RECOGNIZED BY THE PARTIES HERETO THAT THE CALCULATIONS OF THE ENGINEER IN DETERMINING EARTHWORK QUANTITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARDS FOR SUCH CALCULATIONS. FURTHER, THAT THESE CALCULATIONS ARE SUBJECT TO THE INTERPRETATIONS OF SOIL BORINGS AS THE PHYSICAL LIMITS OF THE VARIOUS SOIL TYPES, ALSO THE ALLOWABLE VARIATION IN FINISH GRADE AND COMPACTION PERMITTED THE CONTRACTOR, AND THAT ALL OF THESE PARAMETERS MAY CAUSE EITHER AN EXCESS OR SHORTAGE OF ACTUAL EARTHWORK MATERIALS TO COMPLETE THE PROJECT. IF SUCH AN ACTUAL MINOR EXCESS OR SHORTAGE OF MATERIALS OCCURS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO DETERMINE IF ADJUSTMENTS CAN BE MADE TO CORRECT THE IMBALANCE OF EARTH.

STRUCTURE DATA TABLE

STR. No.	RIM ELEV.	INV. IN	INV. OUT	STR. SIZE	STR. TYPE	CASTING	PIPE OUT	DIRECTION	DETAIL
1	893.80		891.05	36"x24"	CURB INLET	3287-10V	12"	NORTH	
2	893.34	890.52	890.44	36"x24"	INLET	FLAT GRATE	15"	NORTH	
3	893.34	889.97	889.91	36"x24"	CURB INLET	3287-10V	18"	NORTH	
4	894.00	889.67	889.59	36"x24"	INLET	FLAT GRATE	21"	NORTH	
5	893.70	889.42	889.34	36"x24"	INLET	FLAT GRATE	24"	NORTHWEST	
6	893.70	889.06	888.98	48" DIA.	MH	4342	27"	NORTH	
7	895.10	888.78	888.70	48" DIA.	MH	4342	30"	NORTHWEST	
8			888.60		HEADWALL	FLAPGATE	30"		FIGURE ST-4
9			888.10	60"x36"	OUTLET	ST-34	12"	NORTHEAST	FIGURE ST-34
10			887.90	PIPE	END SECT.		18"	NORTH	
11		893.80	893.75	PIPE	HEADWALL	FLAPGATE	18"	NORTH	FIGURE ST-4

HOLEY MOLEY SAYS

"DIG SAFELY"

"IT'S THE LAW"
CALL BEFORE YOU DIG
811
KNOW WHAT'S BELOW.
PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.
CALL 1-800-382-5544 to schedule a locate request

CONTRACTOR TO ADHERE TO WESTFIELD DRAINAGE & EROSION CONTROL STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

STANDARD 48" STORM MANHOLE DETAIL, FIGURE ST-1
STRAIGHT HEADWALL AT OUTLET WITH FLAP GATE, FIGURE ST-4
CHAIR BACK CURB INLET CASTING, FIGURE ST-8
BEEHIVE INLET CASTING DETAIL, FIGURE ST-10
INLET STRUCTURE TYPE 1A, FIGURE ST-11
STORM STRUCTURE SIZING TABLE, FIGURE ST-15
POND OUTLET STRUCTURE DETAIL, FIGURE ST-28
DEBRIS GUARD DETAIL, FIGURE ST-29
TYPICAL SWALE DETAIL, FIGURE ST-43

DRAINAGE/GRADING PLAN

NORTH

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
2-07-2014	PRE-FILING CONFERENCE
2-26-2014	WESTFIELD - DP SUBMITTAL
4-13-2014	PLAN COMMISSION APPROVAL

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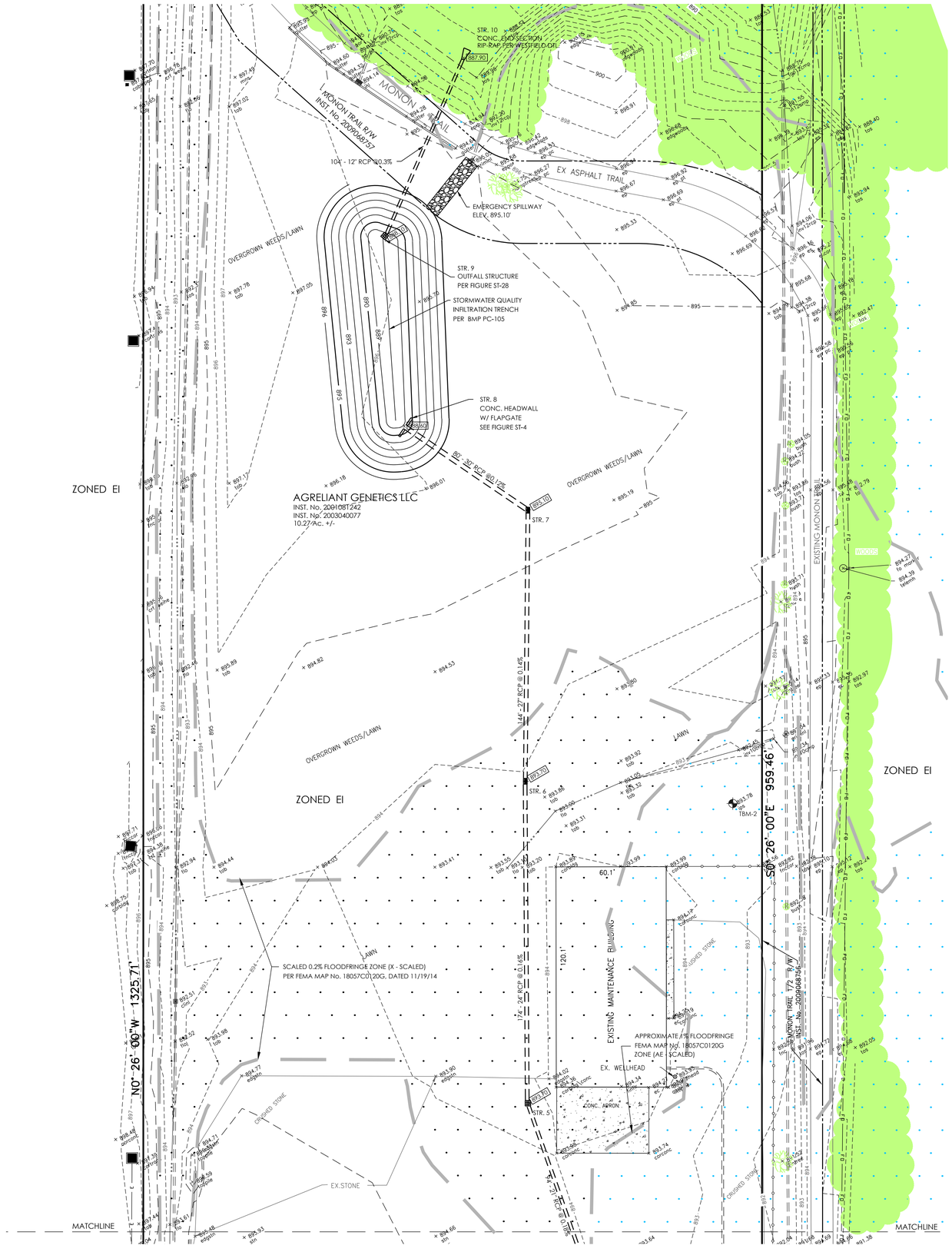
SHEET No. C3.1



PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

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DRAINAGE/GRADING PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

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REGISTERED
PE860332
STATE OF INDIANA
PROFESSIONAL ENGINEER

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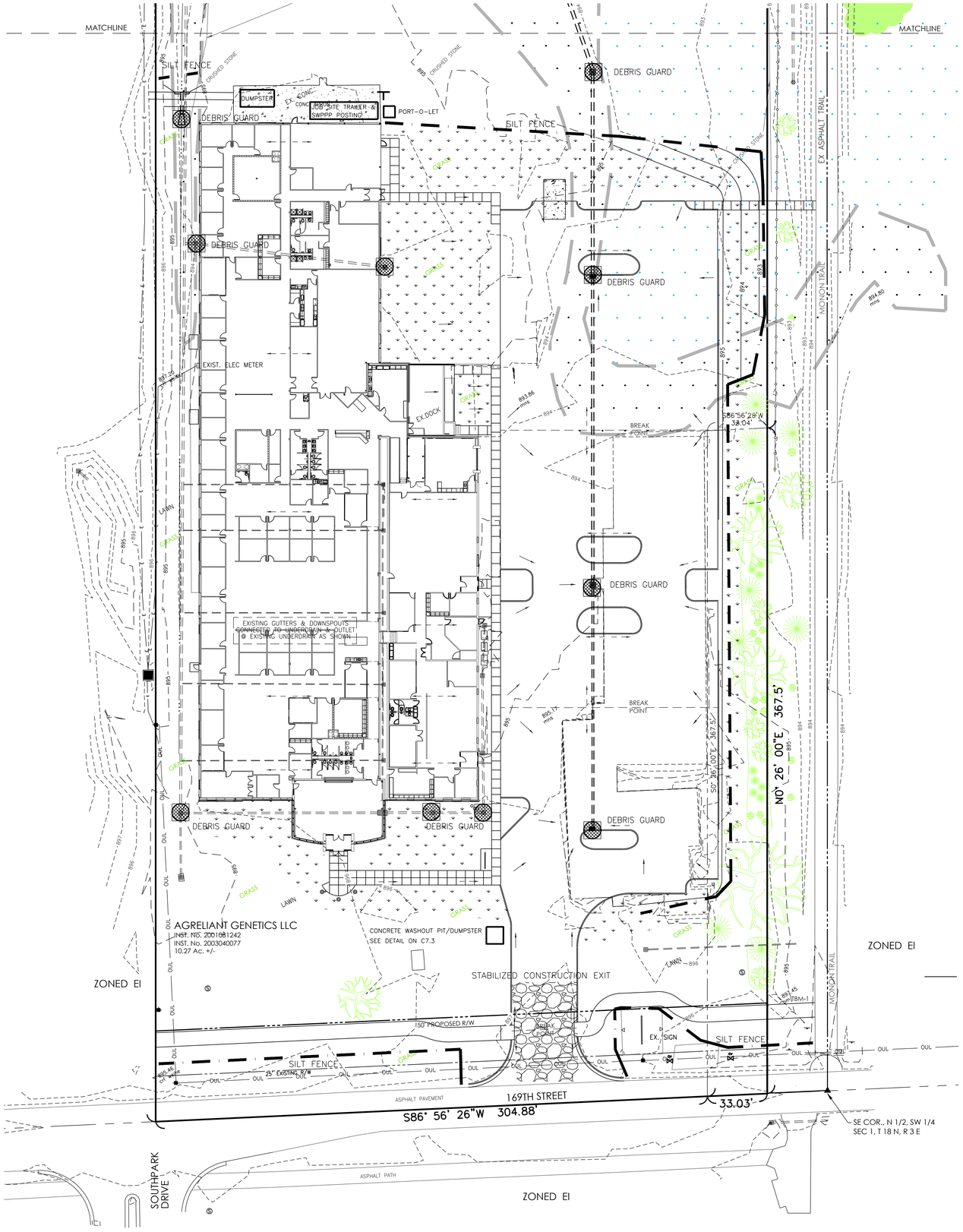

EROSION CONTROL SEQUENCE SCHEDULE

1. Preconstruction Activity:
a. Work around and locate all existing above and below grade utility lines: Contact Indiana Underground Plant Protection Service ("Holey Moley") 1-800-382-5544.
b. Contact plan reviewing/inspection agency(s).
c. Install silt fence around perimeter of area(s) to be protected/preserved.
d. Protect areas suitable for use as vegetative filter strips.

2. Construction Site Access:
a. Install stabilized aggregate construction exit/access drive to prevent or minimize tracking of sediment onto public or private roadways.
b. Provide stabilized of construction routes, construction vehicle staging and maintenance areas, designated employee parking areas, etc., to prevent or minimize tracking of sediment onto public or private roadways.

3. Perimeter Controls:
a. Divert stormwater runoff from up-slope properties away from the project site.
b. Install sediment traps/basins at locations where stormwater may discharge from project site.
c. Divert storm water runoff away from the active construction zone.

4. Initial Land Clearing and Grading Activities:
a. Clearing and grubbing of existing vegetation
b. Strip and stockpile topsoil
c. Install silt fence around perimeter of topsoil stockpile as soon as earthmoving activities define the area of disturbance.
d. Stabilize topsoil stockpiles on the down slope of active construction.

5. Secondary Land Grading Activities:
a. Construct primary sediment traps and basins down slope of active construction zones.
b. Install and stabilize outlets for stormwater drainage system with riprap outlet protection and turf reinforcement mats for basin outlets, storm drain outlets, open channel outlets and culvert pipe outlets.
c. Install storm sewer system along with sediment barriers and sediment traps/basins.
d. Protect of storm drain inlets with drop inlet protection and/or curb inlet protection.
e. Stabilize areas disturbed for storm sewer installation with temporary seeding and mulching.
f. Construct drainage swales and stabilize with permanent seeding and mulching for areas where construction of drainage swales has been completed.
g. Excavate subsoil to grades shown on plans.
h. Stabilize soil stockpiles with sediment barriers/fillers, temporary seeding, and mulching around perimeter of soil stockpiles.

6. Temporary Surface Stabilization:
a. Stabilize rough graded areas with temporary seeding and mulching on all rough graded areas that will be inactive for a period of seven days or more.
b. Stabilization of areas at final grade with permanent seeding and mulching for detention/retention basins, drainage swales.

7. Install Pavement Infrastructure:
a. Install Silt Fence prior to the installation of curbs
b. Cut in and construct parking lot subgrade/base.
c. Install storm sewers and structures, provide protective measures.
d. Install utilities and provide temporary seeding and mulching.

8. Building Construction:
a. Protect existing storm drain inlets
b. Maintain and stabilize site access with stabilized ingress/egress entrance at all points where vehicles enter and exit the site.
c. Maintain perimeter protection
d. Provide maintenance of drainage swales/channels
e. Perform excavation for foundation and/or footings
f. Construct buildings/structures
g. Provide downspout extenders once downspouts and gutters are installed.

9. Final Shaping/Landscaping/Stabilization:
a. Provide application of topsoil and soil amendments for all unvegetated areas that are at final grade.
b. Plant trees and shrubs
c. Provide final site stabilization for all remaining unvegetated areas.

10. Maintenance of Erosion and Sediment Control Measures:
a. Remove all temporary stormwater management measures and stabilize all remaining unvegetated areas disturbed when removing temporary stormwater management measures.

SEEDBED PREPARATION
APPLY LIME TO RAISE THE pH TO THE LEVEL NEEDED FOR SPECIES BEING SEEDED. APPLY 23 POUNDS OF 12-12-12 ANALYSIS FERTILIZER (OR EQUIVALENT PER 1000 SQ. FT. (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST.

APPLICATION OF 150 LBS. OF AMMONIUM NITRATE ON AREAS LOW IN ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.

WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-3 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.

SEEDING
SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA WHILE CONSIDERING BEST SEEDING DATES. SEE TEMPORARY SEEDING. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS.

PERMANENT SEED MIXTURES

SPECIES	lbs. / ACRE	lbs. / 1,000 s.f.	SUITABLE PH	DRY	WELL DRAINED	WET
LEVEL / SLOPING OPEN AREAS						
TALL FESCUE	35	0.8	5.5-8.3	2	1	2
TALL FESCUE (RED CLOVER)**	25 5	0.6 0.12	5.5-8.3		1	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	15 15	0.4 0.4	5.5-7.5	2	1	
STEEP BANKS AND CUTS						
TALL FESCUE KENTUCKY BLUEGRASS	15 25	0.4 0.6	5.8-7.5	2	1	2
TALL FESCUE EMERALD CROWNVETCH**	35 10	0.8 0.25	5.5-8.3	2	1	
LAWNS / HIGH MAINTAINANCE AREAS						
KENTUCKY BLUEGRASS CREPING RED FESCUE	40 40	0.9 0.9	5.8-7.5	2	1	
PERENNIAL RYEGRASS (TURF TYPE)	170	4.0	5.8-7.5		1	
TALL FESCUE	170	4.0	5.5-8.3	2	1	2

1 = PREFERRED 2 = WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT

TEMPORARY SEEDING

KIND OF SEED	PER 1000 sq. ft.	PER ACRE	REMARKS
WHEAT OR RYE	3.5 lbs.	2 bu.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 lbs.	3 bu.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 lbs.	40 lbs.	COVER SEED 1/4" DEEP*

* NOT NECESSARY WHERE MULCH IS APPLIED

SEED MIXTURES — 1 / C4
NOT TO SCALE

EROSION CONTROL BLANKET NOTES

1. All permanent slopes shall be seeded with a mixture of mulch (3000 #) 1000 lbs. 12-12-12 fertilizer per acre, and red fescue at the rate of 40 lbs. per acre, and 40 lbs. blue grass per acre from March 1 to May 15 and August 10 to October 15.

2. All sediment control measures shall be installed prior to cleaning and grubbing operations and shall be maintained until permanent ground cover is established.

3. All sediment control measures shall be performed in strict accordance with the plans as approved by Marion County Soil & Water and the City of Indianapolis.

4. The Contractor shall provide adequate erosion protection measures during construction such as, but not limited to: Siltation basins, Silt traps, Straw bale dams, Soil Cement, Mulch and Seeding, Soil Stabilization Fabric, and Jute Netting.

5. Erosion control blanket by "North American Green" (or equal). Anchor all erosion control blankets as required per manufacturer North American Green 'S 150 BN' 100% biodegradable (48" Long) Staples shall be 11 gauge U-shaped, 6" long, and minimum 1" crown. Drive staples vertically into ground and use (4) staples at ends of roll. For slope installation, staple along length of roll at 6 foot intervals. For swale liner, staple along length of roll at 4 foot intervals. Another row of staples shall be placed in the center of the blanket alternately spaced from staples at each side of row.

6. Any grades established between May 15 to August 10 shall provide temporary seeding consisting of 40 lbs. per acre of annual rye grass.

7. For any seeding that takes place between October 15 to March 1, either rye or wheat may be substituted and spread at 3 bushels per acre. If grains are used they shall be cut at the time of permanent seeding. Cover seed with mulch 1 - 1-1/2" deep.

8. If temporary seeding is established prior to permanent seeding, the mulch may be eliminated except for exposed areas.

TEMPORARY SEEDING AND STABILIZATION DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT / RYE												
OATS												
ANNUAL RYE GRASS												
PERMANENT SEEDING												
NON-IRRIGATED*												
IRRIGATED												
DORMANT**												

IRRIGATION NEEDED DURING JUNE AND JULY. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED

** INCREASE SEEDING APPLICATION BY 50 % DURING DORMANT PERIODS.

NOTE: MULCHING REQUIRED WHEN ACTUAL CONDITIONS HAMPER THE ESTABLISHMENT OF VEGATATIVE GROUND COVER.

SEEDING SCHEDULE — 2 / C4
NOT TO SCALE

PROPOSED LEGEND

STONE BAG DAM
SWALE
SILT FENCE
PERMANENT SEEDING
STABILIZED CONSTRUCTION EXIT SEE DETAIL ON C6
EROSION CONTOL BLANKET
DEBRIS GUARD
S.W.P.P.P. POSTING

CONTRACTOR TO ADHERE TO WESTFIELD EROSION CONTROL STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

TEMPORARY INLET PROTECTION, FIGURE EC-1
EROSION CONTROL MAT - SLOPE DETAIL, FIGURE EC-2
EROSION CONTROL MAT - STAPLE GUIDE, FIGURE EC-3
SILT FENCE DETAIL, FIGURE EC-4
CONCRETE WASHOUT DETAIL, FIGURE EC-5
DEWATERING DETAIL & SIZE CHART, FIGURE EC-11

THIS PLAN IS FOR CONCEPTUAL EROSION CONTROL PURPOSES ONLY. DO NOT SCALE, SEE SHT's C1 / C3

EROSION CONTROL PLAN

NORTH

GRAPHIC SCALE
0 30 45 60 90 150
(IN FEET)
1 inch = 30 ft.

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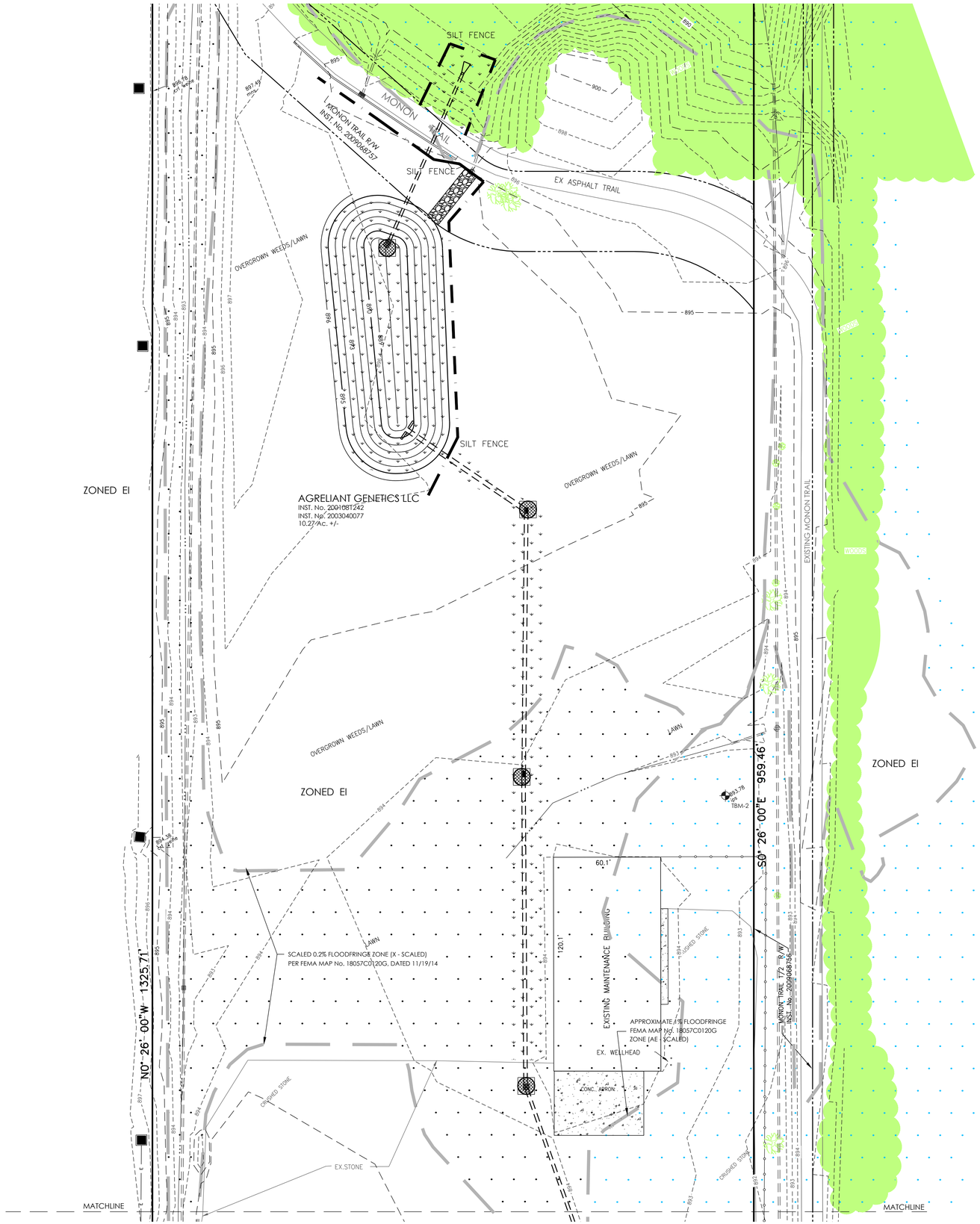
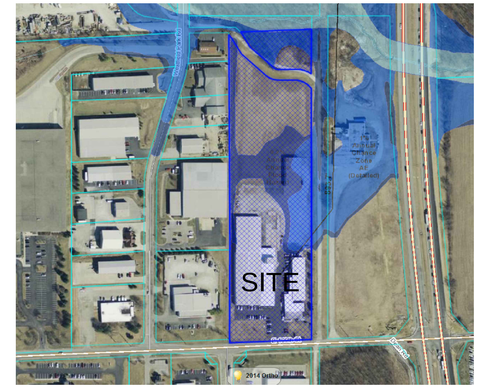


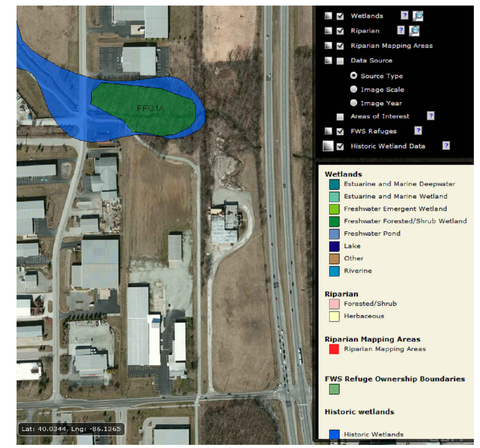


2014 WESTFIELD GIS AERIAL
N.T.S.

THIS PLAN IS FOR CONCEPTUAL EROSION CONTROL PURPOSES ONLY. DO NOT SCALE, SEE SHT's C2* / C3*

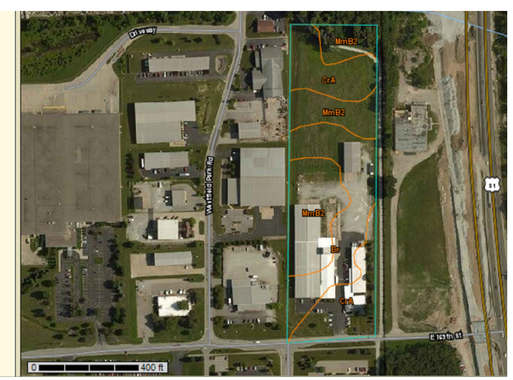
PROPOSED LEGEND

- STONE BAG DAM
- SWALE
- SILT FENCE
- PERMANENT SEEDING
- STABILIZED CONSTRUCTION EXIT SEE DETAIL ON C6
- EROSION CONTOL BLANKET
- DROP INLET, WESTFIELD DTL. EC-6



2014 WESTFIELD GIS AERIAL
N.T.S.

Hamilton County, Indiana (IN057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	3.0	29.6%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	3.3	32.1%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.9	38.3%
Totals for Area of Interest		10.2	100.0%



SOILS MAP
N.T.S.

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EROSION CONTROL PLAN

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STORMWATER POLLUTION PREVENTION PLAN NOTES

A1 Plan Index Provided on the Cover sheet
A2 Situation plan denoting lot numbers, boundaries, and streets is provided on the Cover sheet.
A3 Project Type: This project consists of a remodel of a 49,504 sq.ft. office building.
A4 Vicinity Map: Denoted on Cover Sheet
A5 Legal Description of Project Site: See Cover Sheet.
A6 Location of all lots and proposed site improvements: See Sheets C1.1 to L1.
A7 14 Digit Hydrologic Unit Code: 05120201090080
A8 State or Federal water quality permits: IDEM Rule 5 NOI
A9 For specific points where stormwater discharge will leave the site: Stormwater leaves the site in one location. Near the Northwest property corner via on-site storm sewer RCP to outlet into a proposed detention pond and near the Northeast property corner via existing storm sewer.
A10 For location of all wetlands, lakes and water courses on and adjacent to site: By graphic plotting the above described real estate does have a delineated Wetland (PF01A - Freshwater Forested Wetland) per U.S. Fish and Wildlife National Wetland Inventory website. The wetlands lie in the forested area North of the Monon Trail along the Anna Kendall Legal Drain. There will be no earthmoving/land disturbance activities in this area.
A11 Receiving Waters: Anna Kendall Legal Drain
A12 Identification of potential discharges to groundwater: none found on the site
A13 100 Year Floodplains, Floodways and Flood Fringes: The subject property does partially lie within a known flood plain (Zone AE) per FEMA Flood Insurance Rate Map No. 18057C0120G, effective date November 19, 2014.
A14 Pre-Construction and Post Construction Peak Discharge:
10 year Pre-Construction Peak Discharge = X CFS
10 year Post Construction Peak Discharge = X CFS
100 year Post Construction Peak Discharge = X CFS
A15 Adjacent Land Use (see Stormwater Pollution Prevention Plan - PreConstruction Plan Sheet C1 for more information):
North: Monon Trail and Anna Kendall legal drain and forested area
South: 169th Street
East: Monon Trail
West: Commerical/Industrial Building sites
A16 Locations and approximate boundaries of all disturbed areas: See Sheets C1 - C4 for locations:
A17 Identification of existing vegetative cover: See Topographic Survey C1.
A18 Soils Map including descriptions and limitations: See Sheet C4 for soils map, description and limitations.
A19 Locations, size and dimensions of proposed stormwater systems: See Site Development Plan Sheet C3 for proposed storm sewer system.
A20 Locations, size and dimensions of any proposed off-site construction activities associated with this project: (None).
A21 Locations of Soil Stockpiles: See the proposed landscape berm in the front yard setback and the remaining topsoil will be spread around the site to promote the growth of grass in all landscaped areas.
A22 Existing site topography: See Sheet C1 for existing site topography.
A23 Proposed final topography: See Site Development Plan Sheet C3 for proposed site grading and drainage patterns.
B1 Description of potential pollutants sources associated with the construction activities: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, trash, debris, biological agents found in trash, fertilizers, herbicides, pesticides, acid rain, lime dust, and concrete washout.
B2 Sequencing of stormwater quality implementation relative to land disturbance activities:

PRECONSTRUCTION ACTIVITIES

1. Call the Indiana Underground Plant Protection Systems, Inc. ("Holey Moley") at 1-800-382-5544 to check the location of any existing utilities. They should be notified two working days before construction takes place.
2. An orange construction fence shall be constructed along the perimeter of any tree preservation areas prior to any earth moving.
3. A silt fence shall be installed at the edges of the project site where there is potential for any stormwater runoff. Potential areas are identified based on existing topography, protect important trees and associated root zones. Evaluate existing vegetation suitable for use as filter strips.
4. Maintain a 10' minimum grass filter strip along the Northern, Eastern, Southern and Western boundaries.
5. A construction entrance shall be placed per the plan location.
6. Establish construction staging area for equipment and vehicles as far from detention ponds and swales as possible.
7. Establish onsite location for owner/operator/contractor placement of approved plans and Rule 5 NOI and Rule 5 inspection documentation.

PREVENT SILTATION OF GUTTERS, STORM SEWERS, AND DETENTION POND:

1. Contractor to evaluate location of soil stockpile area and prep with silt fence (see C4).

CONSTRUCTION ACTIVITIES:

1. Once erosion and sediment control measures are in place, begin land clearing followed immediately by rough grading. Do not leave large areas unprotected for more than 15 days. Rule 5 requires that all disturbed areas that potentially will be idle for 15 days or more will be stabilized (seeded, mulched, etc.) immediately.
2. After completion of mass grading, final grade, and seed pond banks, landscape berms, common areas and swales immediately after grading is completed.
3. Upon completion of mass grading, install sanitary and storm sewers. As storm sewers are constructed, install inlet protection measures. Install riprap upon completion of end section installation.
4. Install rock check dams as indicated per plans and details.
5. Once pavement is in place, install inlet sediment barriers.
6. Once inlet protection is in place, final grade all areas. Upon completion of all grading, verify depth of pond per plan requirement, dredge as needed.

B3 Stable construction entrance location(s) and specifications: See Stormwater Pollution Prevention Plan Sheet C4 for location and Sheet C5 for construction entrance details and specifications.
B4 Sediment control measures for sheet flow areas: See Erosion Control Plan Sheet C4 for locations of sediment control measurers and Sheet C5 & C6 construction details and specifications.
B5 Sediment control measures for concentrated flow areas: See Erosion Control Plan Sheet C4 for locations of sediment control measures and Sheet C5 & C6 construction details and specifications.
B6 Storm sewer inlet protection measures, locations, and specifications: See Erosion Control Plan Sheet C4 for locations of inlet protection measures and Sheet C5 & C6 construction details and specifications.
B7 Runoff control measures: See Erosion Control Plan Sheet C4 for locations of runoff control measures and Sheet C5 & C6 construction details and specifications.
B8 Stormwater outlet protection specifications: See Erosion Control Plan Sheet C4 for locations of stormwater outlet control measures and Sheet C5 & C6 construction details and specifications.
B9 Grade stabilization structure locations and specifications: See Erosion Control Plan Sheet C4 for locations of grade stabilization control measures and Sheet C5 & C6 construction details and specifications.
B10 Location, dimensions, specifications and construction details of each stormwater quality measure: See Erosion Control Plan Sheet C4 for locations of various stormwater quality measures and Sheet C5 & C6 construction details and specifications.
B11 Temporary surface stabilization methods appropriate for each season: See Erosion Control Plan Sheet C4 for locations of temporary surface stabilization measures and Sheet C5 & C6 construction details and specifications.
B12 Permanent surface stabilization specifications: See Erosion Control Plan Sheet C4 for locations of permanent surface stabilization measures and Sheet C5 & C6 construction details and specifications.

B13 Material Handling and spill prevention plan:

Purpose
The intention of this Spill Prevention, Control and Countermeasures (SPCC) is to establish the procedures and equipment required to prevent the discharge of oil and hazardous substances in quantities that violate applicable water quality standards, cause a sheen upon or discoloration of the surface of navigable waters or adjoining shorelines, or cause sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines. The Plan also establishes the activities required to mitigate such discharges (i.e. countermeasures) should they occur.
Definitions:
Pollutant: means pollutant of any kind or in any form, including but not limited to sediment, paint, cleaning agents, concrete washout, pesticides, nutrients, trash, hydraulic fluids, fuel, oil, petroleum, fuel oil, sludge, oil refuse, and oil mixed with wastes other than dredged oil.
Discharge:
includes but is not limited to, any spilling, leaking, pumping, pouring, emitting, emptying, or dumping.
Navigable Waters: Means all waters of the United States that are a navigable stream, lake, or sea
(Note: This definition is usually interpreted to mean any wastewater (even normally dry wash or storm sewer) that eventually drains into a navigable stream).
Plan Review and Amendments:
This plan shall be reviewed and/or amended, if necessary, whenever there is a change in the design of the site, construction, operation, or maintenance which materially affects the site's potential for the discharge of a regulated material.
Prediction of Potential Spills:
1. Nearest Navigable Water: (White River)
2. Drainage System: All storm drainage leaves the site by closed storm systems through the detention pond on the Northwest corner of the site.
3. Possible Spill Sources (during and post construction): Vehicular sources such as leaking fuel or oil, brake fluid, grease, antifreeze; construction trash and debris, biological agents found in trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, herbicides and pesticides.
4. Groundwater Contamination:
The facility maintains NO above ground or underground storage tanks at this site. Therefore, it is felt that there is little or no possibility of post construction groundwater contamination. The facility does have Citizens Westfield sanitary sewer and water service.

Alert Procedures for Spills:
1. Any personnel observing a spill will immediately instigate the following procedures:
a. Dialing "0" from any telephone
b. Notify the appropriate emergency personnel.
2. The Emergency Coordinator will then take the following actions:
a. Barricade the areas allowing no vehicles to enter or leave the spill zone.
b. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling the appropriate telephone number:
Office - (317)-233-7745
Toll Free - (800)-233-7745 Also the National Response Center at (800)-424-8802
and provide the following information:
- Time of observation of the spill
- Location of the spill
- Identity of material spilled
- Probable source of the spill
- Probable time of the spill
- Volume of the spill and duration
- Present and anticipated movement of the spill
- Weather conditions
- Personnel at the scene
- Action initiated by personnel
c. Notify the Westfield Fire Department: 9-1-1
d. Notify the Westfield Police Department: 9-1-1
e. Notify waste recovery contractor, maintenance personnel or other contractual personnel as necessary for clean-up.
f. Coordinate and monitor clean-up until the situation has been stabilized and all spills have been eliminated.
g. Cooperate with the IDEM-OER on procedures and reports involved with the event.
Cleanup Parameters:
1. The Developer/owners shall be continuously kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumpers and other equipment readily accessible for clean-up operations. In addition, a continually updated list of available absorbent materials and clean-up supplies should be kept on site.
2. All maintenance personnel shall be made aware of techniques for prevention of spills. They shall be informed of the requirements and procedures outlined in this plan. They shall be kept abreast of current developments or new information on the prevention of spills and/or necessary alterations to this plan.
3. When spills occur which could endanger human life and this becomes primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments.
4. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management.
5. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management or the local emergency response agency.

B14 Monitoring and maintenance guidelines for pollution prevention measures:
Straw Bale Dam Maintenance Requirements
1. Inspect straw bale dams after each storm and promptly remove any sediment deposits to insure adequate storage volume for the next rain, taking care not to undermine the entrenched bales.
2. Inspect periodically for deterioration or damage from construction activities and repair immediately.
3. After the contributing drainage area has been stabilized, remove all straw bales and sediment deposits, bring the disturbed area to grade and stabilize it.
Silt Fence Maintenance Requirements
1. Inspection of the silt fence periodically and after each storm event.
2. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately.
3. Remove deposited sediment when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
4. Take care to avoid undermining the fence during cleanout.
5. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade and stabilize it.
Temporary Sediment Trap Maintenance Requirements
1. Inspect temporary sediment traps after each storm event and immediately repair any erosion and piping holes.
2. Remove sediment when it has accumulated to one-half the design depth.
3. Replace spillway gravel facing when clogged.
4. Inspect vegetation and re-seed if necessary.
5. Check the spillway depth periodically to insure a minimum of 1.5 ft. depth from the lowest point of the settled embankment to highest point of the spillway crest and fill any low areas to maintain desired elevation.
6. Promptly replace any displaced rip-rap, being careful that no stones in the spillway are above design grade.
7. After all disturbed areas have been stabilized, remove the structure and sediment, grade the site to blend with adjoining areas and stabilize it.
Sandbag Curb Inlet Barrier Maintenance Requirements
1. Inspect frequently for damage by vehicular traffic and repair if necessary.
2. Inspect after each storm event.
3. Remove sediment, without flushing, when it reaches half the height of the barrier.
4. Deposit removed sediment where it will not enter storm sewer drains.
Block and Gravel Curb Inlet Protection Maintenance Requirements
1. After each storm event remove the sediment and replace the gravel, replace the geotextile fabric if used.
2. Periodically remove sediment and tracked-on soil from the street, without flushing, to reduce the sediment load on the curb inlet protection.
3. Inspect periodically for damage and repair. Keep grates free of debris.
4. After the contributing drainage area has been stabilized, remove the gravel, wire mesh, geotextile fabric and sediment deposits and dispose of them properly.
Erosion Control Blanket (Surface Applied) Maintenance Requirements
1. During vegetative establishment, inspect after each storm event for any erosion below the blanket.
2. If any area(s) shows erosion, pull back that portion of the blanket covering it, re-seed the area and relay and staple the blanket.
3. After vegetative establishment check the treated area periodically.
Temporary Gravel Construction Entrance Maintenance Requirements
1. Inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
2. Reshape as needed for drainage and runoff control.
3. Topdress with clean stone as needed.
4. Immediately remove mud and sediment tracked or washed onto streets by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
5. Repair any broken road pavement immediately.

B15 Erosion & sediment control specifications for individual building lots: See Sheet C4, C6 & C7 for Construction details and specifications for erosion and sediment control on individual building lots not included in this phase of the project.

C1 Description of pollutants and their sources associated with the proposed land use: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, grease, antifreeze, metals, rubber fragments, road grit, salts and sands, construction trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, miscellaneous home improvement materials, toys and clothing and animal waste, elevated storm runoff temperatures, acid rain pesticides and pathogens.

C2 Sequence describing stormwater quality measure implementation:
1. Inspect and maintain all erosion control measures as detailed in the Stormwater Pollution Prevention Measures Maintenance Requirements beginning immediately after installation and continuing until vegetation has been sufficiently established and all construction activity is complete.
2. Remove all individual inlet protection and straw bale dams, silt fences etc. only after seeding and sufficient vegetation growth has been established in each area to a point where sediment/pollutants will not enter the drainage or storm sewer system.
3. Inspection and maintenance of all areas or right-of-way and infrastructure improvements is the responsibility of the owner/developer or his designee until improvements are accepted for maintenance by owners or local agencies.
4. Inspection and maintenance of individual lots is the responsibility of the builder or his designee until the owner buys and thereby accepts responsibility for the individual tract of land.

C3 Description of proposed post construction stormwater quality measures: Site and facility design for stormwater quality protection on this site employs a multi-level strategy consisting of:
1. Reducing or eliminating post-project runoff.
2. Controlling sources of pollutants.
3. And if needed, treating contaminated stormwater runoff before discharging it into the storm sewer system or receiving waters.
Typical stormwater quality measures for reducing, eliminating or controlling pollutants (source controls) include:
a. This sites stormwater is discharged to an on site detention pond with BMP's on the West side of the property.
b. All direct runoff from impervious areas are conveyed to closed storm sewers prior to leaving the site..
c. See sheets C4-6 and L1 for permenent seeding, temporary seeding, and landscaping plantings in all vegetated areas not occupied by buildings, parking or other similar improvements to the site.
d. See sheets C4 and L1 for all required mulching of permanent seeding, temporary seeding, and landscaped areas on the site.

C4 Location, dimensions, specifications and construction details of stormwater quality measures: See Erosion Control Plan Sheet C4 for locations of permanent stormwater quality measures and Sheet C5 & C6 construction details and specifications.

C5 Description of maintenance guidelines for proposed water quality measures: See Owners BMP Operations and Maintenance Manual.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES:

Vehicle & Equipment Maintenance

Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.

Suitable Applications

These procedures are suitable on all construction projects where on onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (fluid leaks).

Implementation

If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runon and runoff, and should be located at least 50 feet from downstream drainage facilities and watercourses.

Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.

Place a stockpile of spill cleanup materials where it will be readily accessible.

All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices.

Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly.

Inspect onsite vehicles and equipment daily at startup for leaks and repair immediately.

Keep vehicles and equipment clean; do not allow excessive build-up of oil and grease.

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite.

Train employees and subcontractors in proper maintenance and spill cleanup procedures.

Drip pans or plastic sheeting should be placed under all vehicles and equipment placed on docks, barges, or other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour.

Properly dispose of used oils, fluids, lubricants and spill cleanup materials.

Do not place used oil in a dumpster or pour into a storm drain or watercourse.

Properly dispose of or recycle used batteries.

Do not bury used tires.

Repair leaks of fluids and oil immediately.

Listed below is further information if you must perform vehicle or equipment maintenance onsite.

Inspection and Maintenance

Inspect and verify that BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.

Keep ample supplies of spill cleanup materials onsite.

Maintain waste fluid containers in leak proof condition.

Vehicles and equipment should be inspected on each day of use. Leaks should be repaired immediately or the problem vehicle(s) or equipment should be removed from the project site.

Inspect equipment for damaged hoses and leaky gaskets routinely. Repair or replace as needed.

Vehicle and Equipment Fueling

Description and purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Limitations

Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit.

Implementation

Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for separate fueling area at a site.

Discourage "topping-off" of fuel tanks.

Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.

Drip pans or absorbent pans should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.

Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.

Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas.

Train employees and subcontractors in proper fueling and cleanup procedures.

Dedicated fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 ft. away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.

Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.

Nozzles used in vehicles and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.

Inspection and Maintenance

Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.

Keep ample supplies of spill cleanup materials onsite.

Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

Solid Waste Management

Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

1. Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.

2. Packaging materials including wood, paper and plastic.

3. Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products.

4. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.

5. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials, transport and package construction materials.

Implementation

The following steps will help keep a clean site and reduce stormwater pollution:

Select designated waste collection areas onsite.

Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use.

Inspect dumpsters for leaks and contact the trash hauling contractor to repair any dumpster that is not watertight.

Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy.

Plan for additional containers and more frequent pickup during the demolition phase of construction.

Collect site trash daily, especially during rainy and windy conditions.

Remove this solid waste promptly since erosion and sediment control devices tend to collect litter.

Make sure that toxic liquid wastes (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curling compounds) are not disposed of in dumpsters designated for construction debris.

Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor offsite.

Arrange for regular waste collection before container overflow.

Clean up immediately if a container does spill.

Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas.

Collection Storage and Disposal

Littering on the project site should be prohibited.

To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks and ditch lines should be a priority.

Trash receptacles should be provided and located by the general contractor and instruct all personnel on site to properly use the appropriate trash receptacle.

Litter from work areas within the construction limits of the project site should be collected and placed in watertight dumpsters at least weekly, regardless of whether the litter was generated by the contractor, the public, or others. Collected litter and debris should not be placed in or next to drain inlets, stormwater drainage systems, or watercourses.

Dumpsters of sufficient size and number should be provided to contain the solid waste generated by the project.

Full dumpsters should be removed from the project site and the contents should be disposed of by the trash hauling contractor.

Construction debris and waste should be removed from the site biweekly or more frequently as needed.

Stormwater runoff should be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces.

Solid waste storage areas should be located at least 50 ft. from drainage facilities and watercourses and should not be located in areas prone to flooding or ponding.

Inspection and Maintenance

Inspect and verify that activity based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.

Inspect BMPs subject to non-stormwater discharge daily while non-stormwater discharges occur.

Inspect construction waste area regularly.

Arrange for regular waste collection.

Concrete Washout

The following steps will help reduce stormwater pollution from concrete wastes:

Discuss the concrete management techniques in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.

Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

Store dry and wet materials away from drainage areas.

Avoid mixing excess amounts of fresh concrete.

Perform washout of concrete trucks offsite or in designated areas only.

Do not washout concrete trucks into storm drains, open ditches, streets or streams.

Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:
- Locate washout area at least 50 feet from storm drains, open ditches, or water bodies.
- Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly.
- Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

S.W.P.P.P.

JAMES P. MCCANN
REGISTERED
PE860332
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE	ISSUE
2-09-2014	PRE-FILING CONFERENCE
2-26-2014	WESTFIELD - DP SUBMITTAL

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Consulting Engineers-Planners-Surveyors
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AgReliant GENETICS
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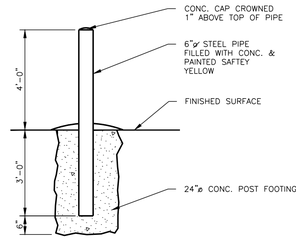
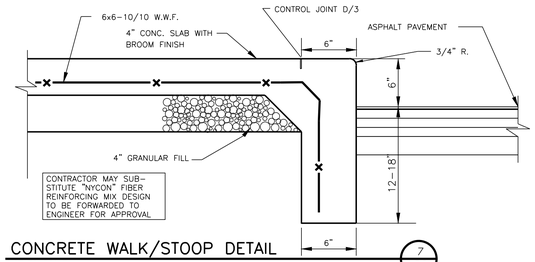
Westfield, Indiana 46074
317.896.5552

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. C5



PIPE BOLLARD DETAIL (1 / C6)

NOT TO SCALE

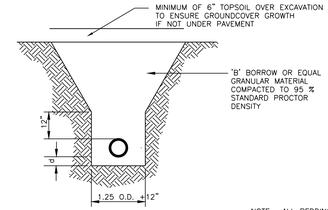


CONCRETE WALK/STOOP DETAIL (7 / C6)

NOT TO SCALE

NOTES:

1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT 6'-0" SPACING AND 48'-0" BETWEEN EXPANSION JOINTS. (FOR SIDEWALK ONLY)
2. SUBGRADE UNDER ALL CURB, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO CURB, THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6".
4. WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS AS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY #4 DEFORMED RE-BAR AT 3'-0" o.c. IF NO CONCRETE PAVEMENT IS BEING BUILT, AT THE TIME, THE CURB IS CONSTRUCTED, EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL RADII AND AT INTERVALS NOT TO EXCEED 100'. CONTRACTION JOINTS SHALL BE PLACED AT 20' o.c.



DEPTH OF BEDDING MATERIAL BELOW PIPE

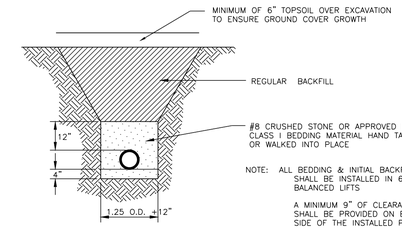
INSIDE DIAMETER	(d) MIN.
27" & SMALLER	3"
30" - 60"	4"
66" & LARGER	6"

NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

CONCRETE PIPE TRENCH DETAIL (W/I 5' OF PAVEMENT) (11 / C6)

NOT TO SCALE

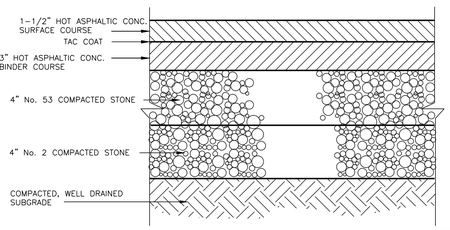


NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

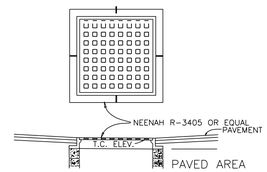
PLASTIC PIPE TRENCH DETAIL (MORE THAN 5' FROM PVMT.) (16 / C6)

NOT TO SCALE



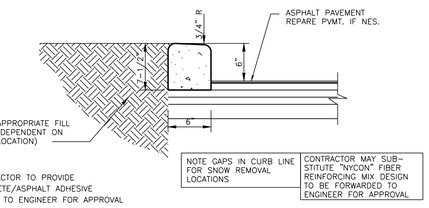
HEAVY DUTY ASPHALT PAVEMENT SECTION (2 / C6)

NOT TO SCALE



STORM SEWER CASTING (12 / C6)

(NO SCALE)



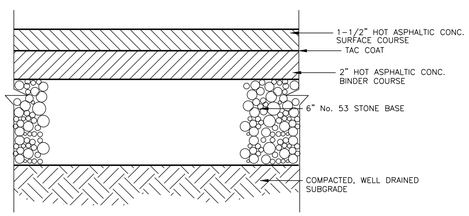
CONTRACTOR TO PROVIDE CONCRETE/ASPHALT ADHESIVE SUBMIT TO ENGINEER FOR APPROVAL

NOTES:

1. WHERE SIDEWALK IS CONSTRUCTED IMMEDIATELY ADJACENT TO CURB, THE SURFACE OF THE SIDEWALK SHALL BE CONSTRUCTED 1/4" HIGHER THAN THE CURB.
2. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT 6'-0" SPACING AND 48'-0" BETWEEN EXPANSION JOINTS.
3. SUBGRADE UNDER ALL CURB, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH CONCRETE SPECIFICATIONS.
4. WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO CURB, THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6".
5. WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS AS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY #4 DEFORMED RE-BAR AT 3'-0" o.c. IF NO CONCRETE PAVEMENT IS BEING BUILT, AT THE TIME, THE CURB IS CONSTRUCTED, EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL RADII AND AT INTERVALS NOT TO EXCEED 100'. CONTRACTION JOINTS SHALL BE PLACED AT 20' o.c.

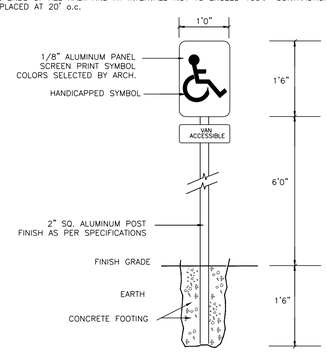
STANDING CURB DETAIL (17 / C6)

NOT TO SCALE



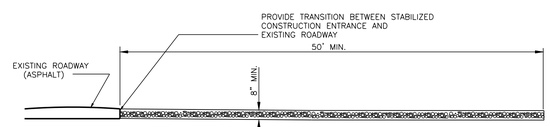
LIGHT DUTY ASPHALT PAVEMENT SECTION (3 / C6)

NOT TO SCALE



HANDICAPPED PARKING SIGN (8 / C6)

NOT TO SCALE

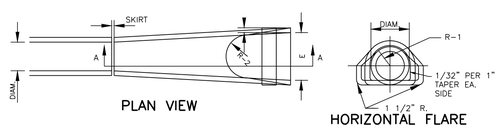


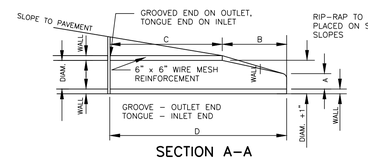
NOTES:

1. 1" - 2 1/2" CRUSHED STONE, NOT LESS THAN FULL WIDTH OF INGRESS AND EGRESS.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROADWAY. ALL SEDIMENT SPILLED, TRACKED, OR DROPPED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE (13 / C6)

NOT TO SCALE





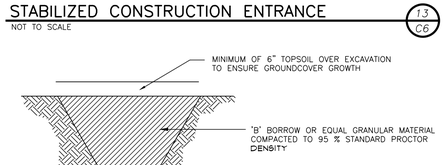
SECTION A-A

END-SECTION SHALL COMPLY WITH ALL APPLICABLE PORTIONS OF A.S.T.M. C76.

DIAM.	WALL	T or G	WEIGHT	A	B	C	D	E	DIAM. +1"	R-1	R-2	SKIRT
12	2	1 1/2	530	4	24	487/8	727/8	24	13	10 1/16	9	31/2
15	2 1/4	2	740	6	27	46	73	30	16	121/2	11	31/2
18	2 1/2	2 1/2	990	9	27	46	73	36	19	151/2	12	4
21	2 3/4	2 1/4	1280	9	35	38	73	42	22	161/8	13	4
24	3	2 1/2	1520	91/2	431/230		731/248		25	16 11/16	14	4 1/2

RCP END-SECTION DETAIL (9 / C6)

NOT TO SCALE

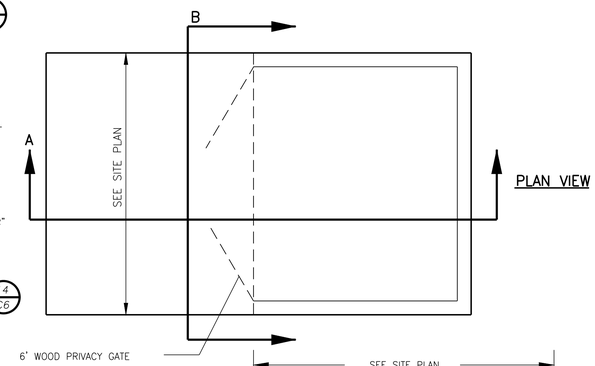


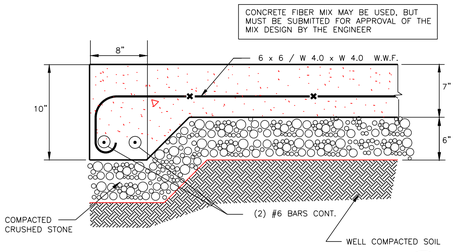
NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

PLASTIC PIPE TRENCH DETAIL (W/I 5' OF PAVEMENT) (14 / C6)

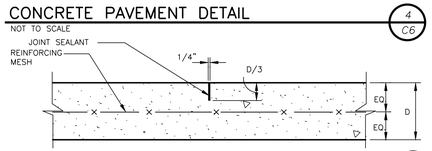
NOT TO SCALE





CONCRETE PAVEMENT DETAIL (4 / C6)

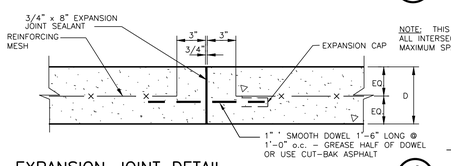
NOT TO SCALE



NOTE: THIS JOINT TO BE SPACED AT A MAXIMUM OF 15'-0" GRID

CONTROL JOINT DETAIL (5 / C6)

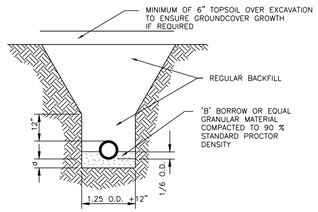
NOT TO SCALE



NOTE: THIS JOINT TO BE USED AT ALL INTERSECTIONS AND ENDS OF DAILY 'POURS' MAXIMUM SPACING SHALL BE 240'

EXPANSION JOINT DETAIL (6 / C6)

NOT TO SCALE



NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS

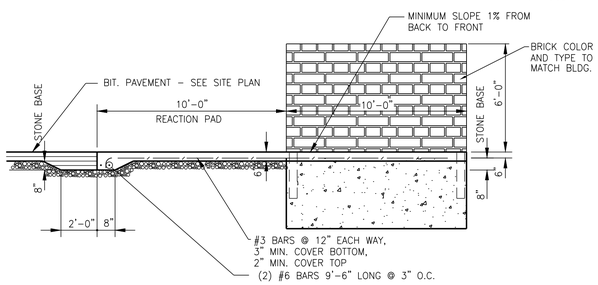
A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

DEPTH OF BEDDING MATERIAL BELOW PIPE

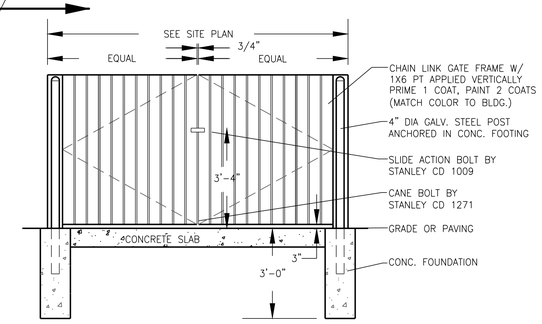
INSIDE DIAMETER	(d) MIN.
27" & SMALLER	3"
30" - 60"	4"
66" & LARGER	6"

CONCRETE PIPE TRENCH DETAIL (MORE THAN 5' FROM PVMT.) (10 / C6)

NOT TO SCALE



SECTION A



SECTION B

DUMPSTER PAD DETAIL (15 / C6)

NOT TO SCALE

SITE DETAILS

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
2-09-2014	PRE-FILING CONFERENCE
2-26-2014	WESTFIELD - DP SUBMITTAL
4-13-2014	PLAN COMMISSION APPROVAL
4-16-2014	DUMPSTER REVISIONS

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 odehart@keelerwebb.com

mitsch DESIGN
200 South Rangeline Road, Suite 213
Carmel, Indiana 46032
t. 317.573.2222
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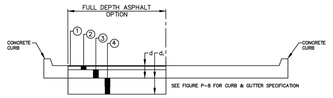
AgReliant GENETICS
1122 East 169th Street
Westfield, Indiana 46074
317.896.5552

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No. C6



COLLECTOR STREETS

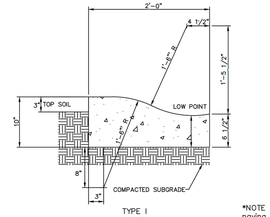
	ASPHALT 1 d=6.5" d=12" d=9.5"	ASPHALT 2 d=6.5" d=14" d=20.5"
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	2.5" BINDER 19 mm	2.5" BINDER 19 mm
3	2.5" BINDER 19 mm	2.5" BINDER 19 mm
4	12" COMP. AGGR. (SIZE No. 53)	14" LIME TREATED * SUBBASE

NOTE:
* LIME MODIFICATION SHALL BE IN ACCORDANCE WITH INDOT'SS 307 AND 913.

TYPICAL PAVEMENT SECTIONS

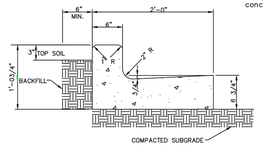
CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE P-2



TYPE I

*NOTE – No backfilling, paving, or compaction may be done until 72 hours after the placement of the concrete.

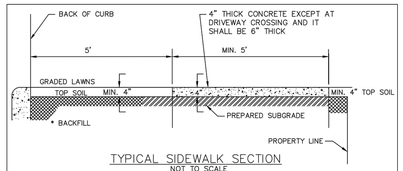


TYPE II

CONCRETE CURB AND GUTTER TYPE I & II

CITY OF WESTFIELD, INDIANA

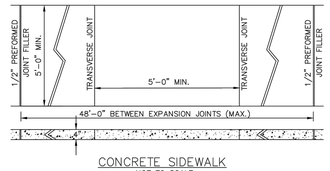
4/1/14 DATE FIGURE P-8



TYPICAL SIDEWALK SECTION
NOT TO SCALE

* THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6" IN DEPTH.

SUBGRADE UNDER ALL CURBS, SIDEWALKS, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS.

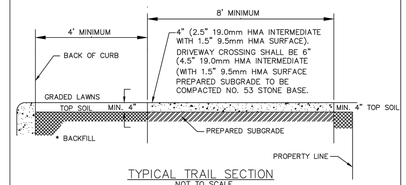


CONCRETE SIDEWALK
NOT TO SCALE

SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE P-10



TYPICAL TRAIL SECTION
NOT TO SCALE

* THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6" IN DEPTH.

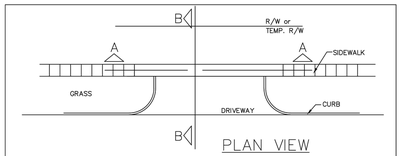
SUBGRADE UNDER ALL CURBS, SIDEWALKS, PATHS AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS.

SEE SECTION 02502 (STANDARDS FOR ROADWAY CONSTRUCTION) FOR DETAILED DISCRIPTION OF BICYCLE/JOGGING TRAIL CONSTRUCTION

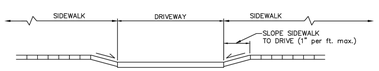
BICYCLE/JOGGING TRAIL DETAIL

CITY OF WESTFIELD, INDIANA

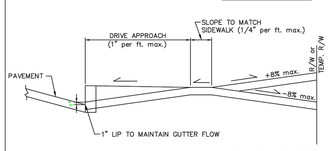
4/1/14 DATE FIGURE P-16



PLAN VIEW



SECT. A–A

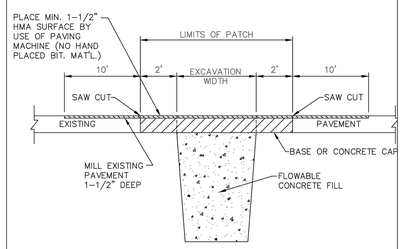


SECT. B–B

TYPICAL DRIVEWAY SECTION

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE P-17



GENERAL DETAIL

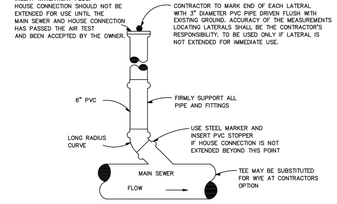
NOTES:
1. SAW CUT 1/3 PAVEMENT THICKNESS THEN BREAK OUT.

NOT TO SCALE

REPAIR CUTS WITHIN PAVEMENT LIMITS

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE P-19



PLAN VIEW

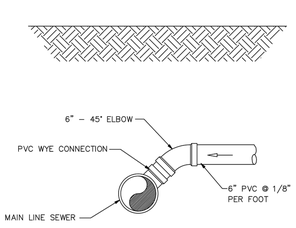
NOTES:

1. WYE BRANCHES OR TEES SHALL BE INSTALLED WHERE INDICATED ON THE DRAWINGS. THEY SHALL BE EXTENDED TO PROPERTY LINE OF STREETS OR ALLEYS OR TO DISTANCES AS SHOWN ON THE DESIGN DRAWINGS AND SHALL BE OF 6" PVC SDR 35 UNLESS OTHERWISE SHOWN.
2. DEPTH AT PROPERTY LINE SHALL BE APPROXIMATELY 8'-0" UNLESS SEWER DEPTH IS LESS, IN WHICH EVENT A MINIMUM SLOPE OF 1/8" PER 1'-0" SHALL BE USED.
3. HOUSE SERVICE PIPE SHALL BE PVC SDR 35 CONFORMING TO ASTM D3034 WITH GASKETED JOINTS CONFORMING TO ASTM D3212 UNLESS OTHERWISE INDICATED.
4. HOUSE SERVICE PIPE SHALL BE INSTALLED PER SAME SPECIFICATIONS & DETAIL AS FOR MAIN LINE SEWER.

HOUSE/BUILDING SERVICE CONNECTION DETAIL 1

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-10

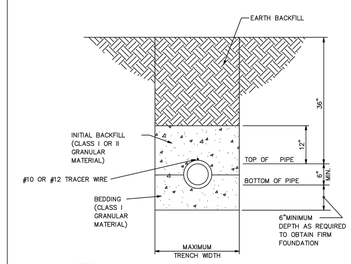


SECTIONAL VIEW

HOUSE/BUILDING SERVICE CONNECTION DETAIL 2

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-11



NOTES:

1. NOMINAL PIPE SIZE. (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS MAX. PARTIAL SIZE OF 3/4"
5. SEE FIGURE S–5 FOR MAIN LINE SEWERS PIPE BEDDING DETAILS.
6. #10 OR #12 TRACER WIRE TO BE EXTENDED FROM SEWER MAIN TO 8" CLEAN OUT/CHECK VALVE RISER

HOUSE/BUILDING SERVICE BEDDING DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-12

CITY of WESTFIELD
SITE DETAILS

JAMES P. McCANN
REGISTERED
PE860332
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE	ISSUE
2-09-2014	PRE-FILING CONFERENCE
2-26-2014	WESTFIELD - DP REVIEW
4-13-2014	PLAN COMMISSION APPROVAL

KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
486 GRADLE DRIVE
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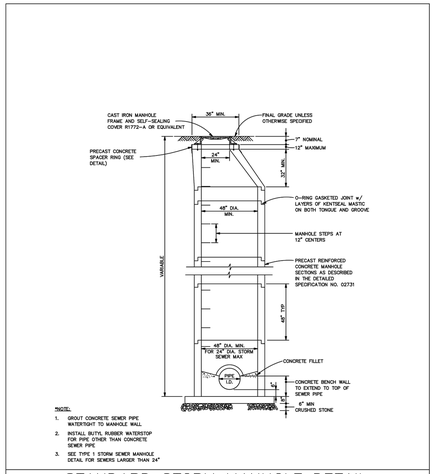
AgReliant GENETICS
1122 East 169th Street
Westfield, Indiana 46074
317.896.5552

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. C7.1

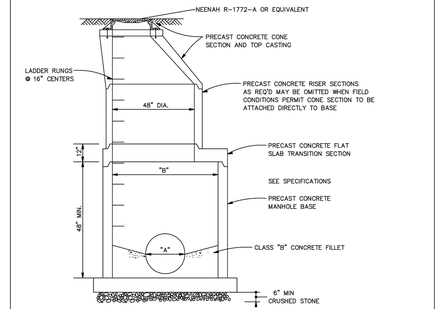


STANDARD STORM MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

11/7/13 DATE

FIGURE ST-1



TYPE I MANHOLE STRUCTURE DATA		
PIPE DIA. "A"	INTERSECTING ANGLE	PIPE DIA. "B"
30"	0° TO 44°	30"
30"	44° TO 90°	30"
36"	0° TO 44°	36"
36"	44° TO 90°	36"

NOTES:

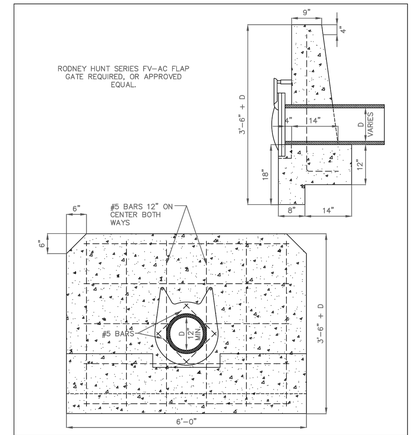
1. SEE STANDARD STORM SEWER MANHOLE DETAIL FOR OTHER DETAIL & DIMENSIONS
2. RISER & CONE SECTIONS SHALL BE AS SHOWN ON STANDARD STORM SEWER MANHOLE DETAIL

TYPE 1 STORM SEWER MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST-2

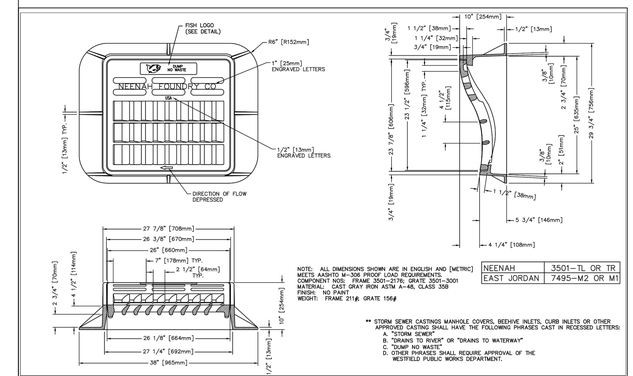


STRAIGHT HEADWALL WITH FLAP GATE

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE ST-4



NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH AND [METRIC]
MEETS AASHTO M-306 PROOF LOAD REQUIREMENTS
COMPONENT NOS: FRAME 3501-2176; GRATE 3501-3001
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: FRAME 211#; GRATE 156#

NEENAH	3501-TL OR TR
EAST JORDAN	7495-M2 OR M1

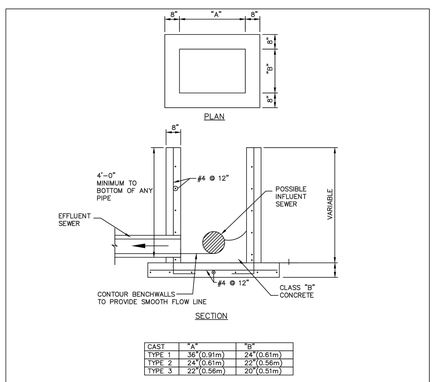
** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS:
A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

ROLLED CURB INLET CASTING

CITY OF WESTFIELD INDIANA

11/7/13 DATE

FIGURE ST-9



CAST	"A"	"B"
TYPE 1	36"(0.91m)	24"(0.61m)
TYPE 2	24"(0.61m)	22"(0.56m)
TYPE 3	22"(0.56m)	20"(0.51m)

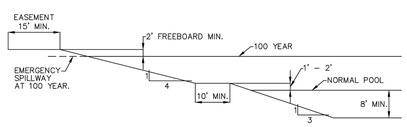
NOTE:
1. THESE DIMENSIONS ARE ALSO APPLICABLE TO TYPE "CA" CATCH BASINS. (See figure ST-13)
2. PRECAST INLETS AND CATCH BASINS SHALL BE CONSIDERED AN ACCEPTABLE ALTERNATE IF APPROVED BY THE WESTFIELD PUBLIC WORKS DEPARTMENT

INLET STRUCTURE TYPE 1A

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE ST-11



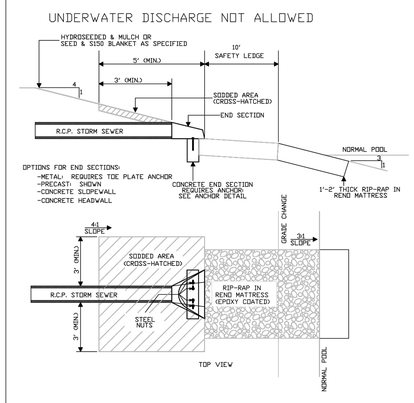
USE OUTLET OPTION 1 (SEE FIGURE ST-26)

LAKE CROSS SECTIONS: OPTION 1

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST-23



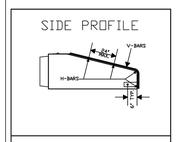
LAKE OUTLET DETAIL
FOR LAKE CROSS-SECTION OPTION 1

CITY OF WESTFIELD, INDIANA

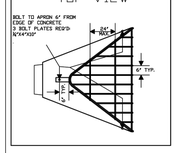
4/1/13 DATE

FIGURE ST-26

SIDE PROFILE



TOP VIEW



Apron	V-bar	No. of	H-bar	Bolt	"A"
Size	Size	H-bars	Size	Dia.	Dim.
Inches	Inches	Req'd	Inches	Inches	Inches
Arch pipe aprons					
18	1/2	3	5/8	1/2	5
24	5/8	4	3/4	1/2	7
30	5/8	4	3/4	1/2	7 1/2
36	3/4	4	1	1/2	10 1/2
42	3/4	4	1	3/4	11
48	3/4	4	1 ½ pipe	3/4	12
54	3/4	4	1 ½ pipe	3/4	12
60	3/4	5	1 ½ pipe	3/4	14
72	3/4	5	1 ½ pipe	3/4	14
84	3/4	6	1 ½ pipe	3/4	15
Round pipe aprons					
12	1/2	3	5/8	1/2	4
15	1/2	3	5/8	1/2	4 1/2
18	1/2	4	5/8	1/2	4 1/2
21	1/2	4	5/8	1/2	5
24	5/8	4	3/4	1/2	5
27	5/8	4	3/4	1/2	5 1/2
30	5/8	4	3/4	1/2	5 1/2
36	3/4	4	1	3/4	8
42	3/4	4	1	3/4	8
48	3/4	5	1	3/4	8
54	3/4	5	1 ½ pipe	3/4	8
60	3/4	5	1 ½ pipe	3/4	8
66	3/4	6	1 ½ pipe	3/4	8
72	3/4	6	1 ½ pipe	3/4	9
84	3/4	7	1 ½ pipe	3/4	10
90	3/4	7	1 ½ pipe	3/4	14

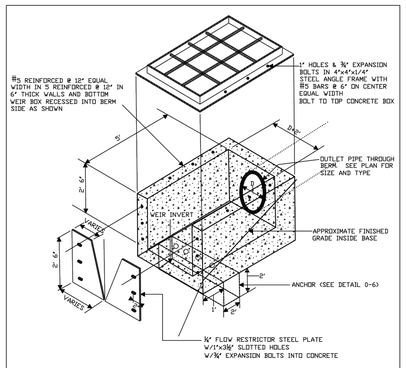
NOTES:
1. BARS & PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES, & PIPIE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVINIZED
4. NO REBAR THROUGH PIPES WILL BE ALLOWED
5. DEBRIS GUARD SHALL BE REMOVABLE

DEBRIS GUARD

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST-29



ISOMETRIC @ WEIR OUTLET

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST-34

CITY of WESTFIELD
DRAINAGE DETAILS

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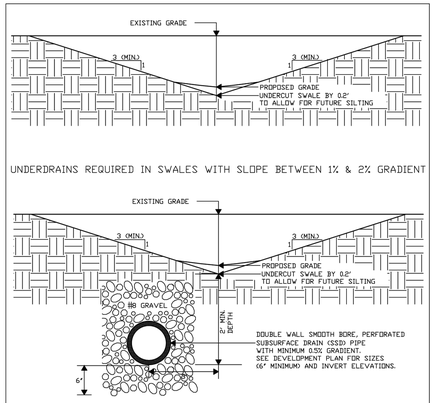
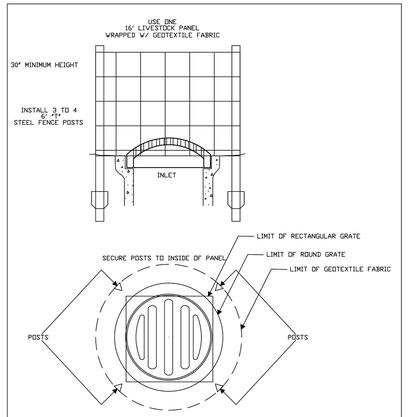
SHEET No. C7.2



TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-43



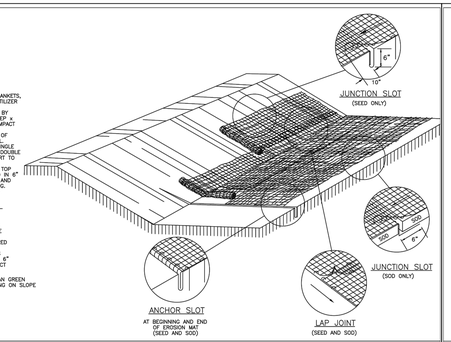
TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE EC-1

GENERAL NOTES

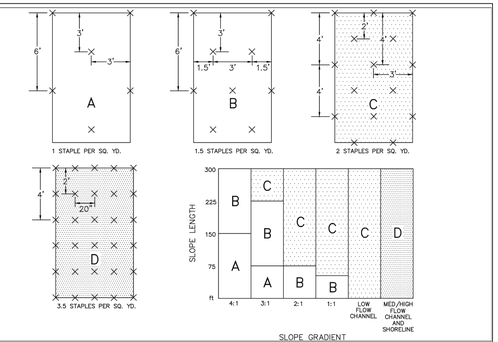
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL DOWN BLANKETS IN DIRECTION OF WATER FLOW DURING INSTALLATION OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FOR BLANKETS ON SIDE OF CHANNEL, OVERLAPS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 3" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. PLACE A SECOND ROW OF 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. BLANKET TYPE TO BE NORTH AMERICAN GREEN S75 OR S150 (OR SIMILAR) DEPENDING ON SLOPE



EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA

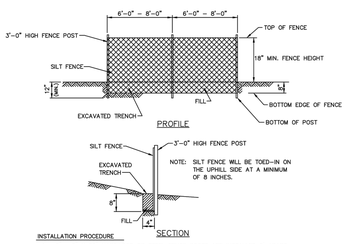
4/1/14 DATE FIGURE EC-2



EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE EC-3



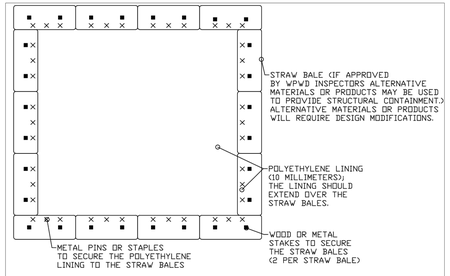
INSTALLATION PROCEDURE

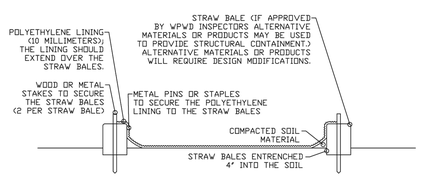
1. 2" x 2" x 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE EC-4

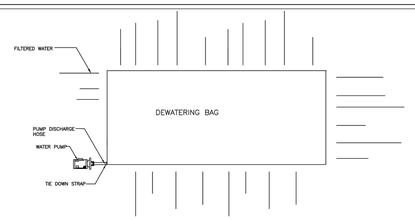




CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE EC-5



Dewatering Filtration Bag Size	Maximum Gallon Per Minute Capacity
4' x 6'	228
7.5' x 7.5'	534
10' x 10'	950
10' x 15'	1,425
15' x 15'	2,137
15' x 30'	4,275
15' x 65'	9,262

INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD D2 DEWATERING BAG ON A STABILIZED AREA OVER DENSE VEGETATION, STRAW OR OTHER COVER. PLACE THE PUMP DISCHARGE HOSE INTO THE DEWATERING BAG. TO PREVENT DRAINAGE, INSERT DISCHARGE HOSE FROM PUMP INTO D2 DEWATERING BAG A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH THE ATTACHED STRAP OR OTHER MEANS. PLACE PUMP INTO WATER TO BE PUMPED. TO ENSURE FILTERING IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT BOOM INTO THE D2 DEWATERING BAG. CLIP ABSORBENT BOOM TO TETHER PROVIDED INSIDE THE UNIT.

MAINTENANCE: REPLACE THE UNIT WHEN IS FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE EC-11

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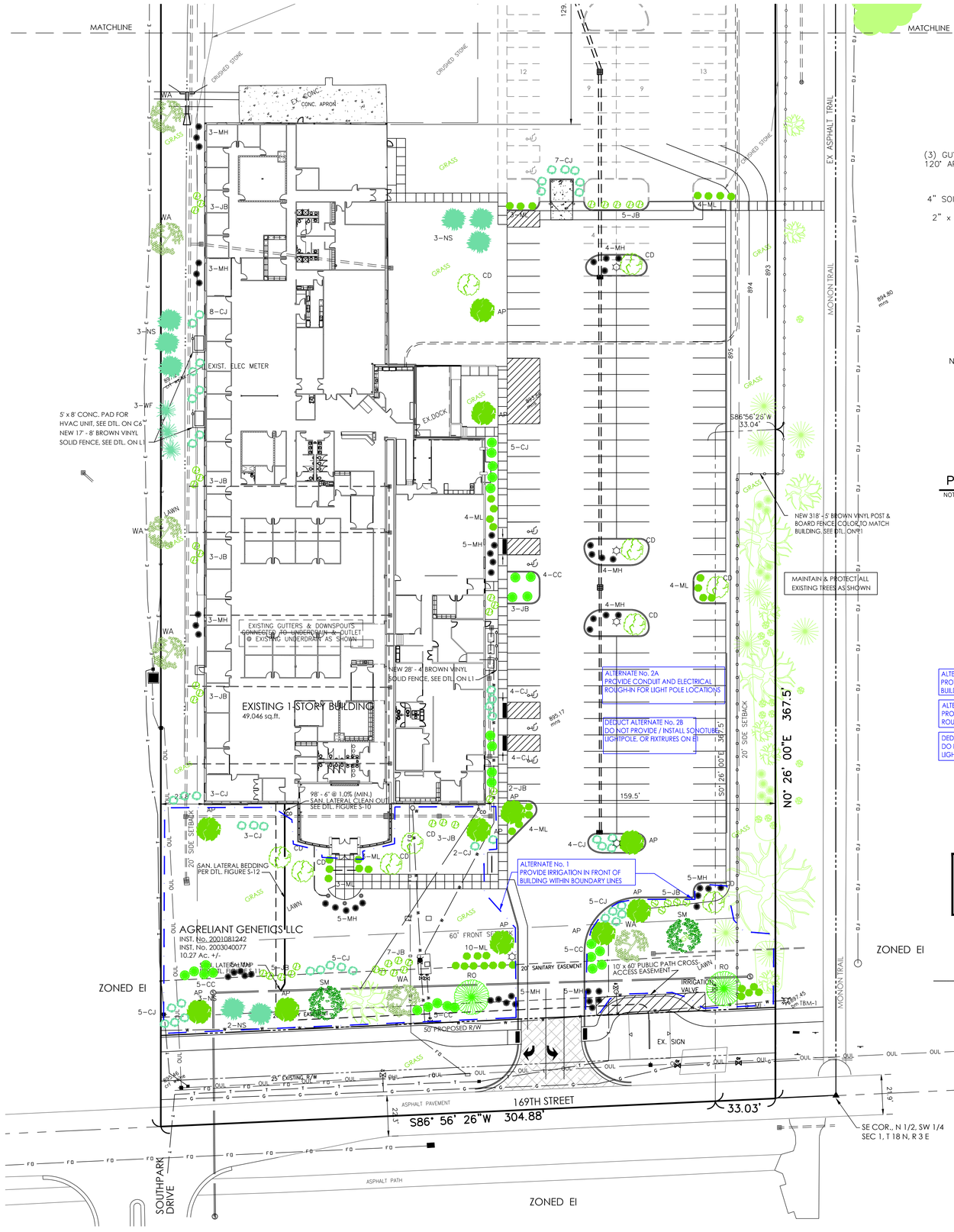
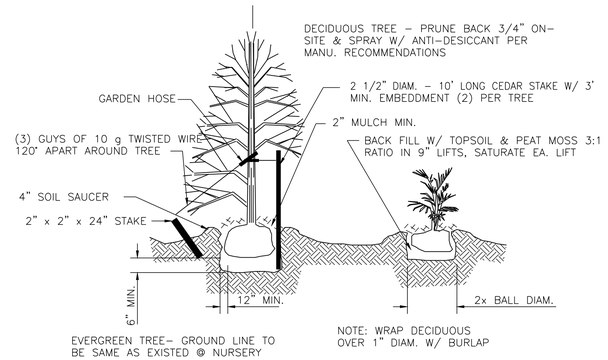
CITY of WESTFIELD
EROSION CONTROL DETAILS



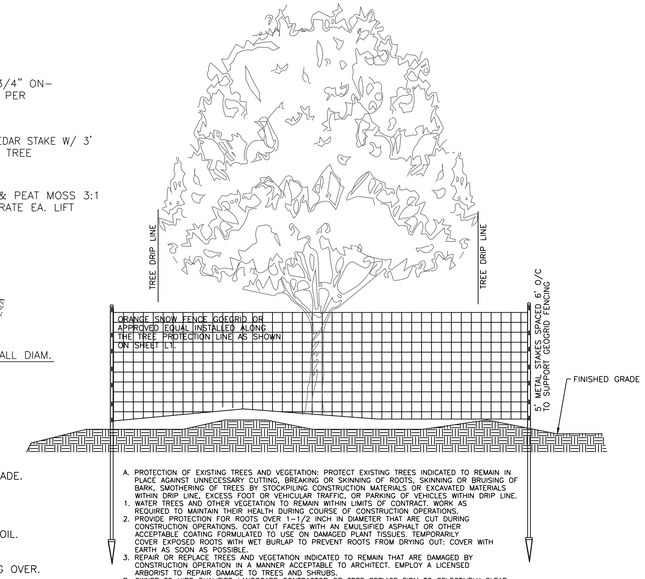


NOTES.
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
4. TRUNK WRAP SENSITIVE TREES. ONLY.
5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS

NOT TO SCALE

1 / L1.1



A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT, WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.

B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT. ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.

C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

TREE PROTECTION DETAIL

NOT TO SCALE

2 / L1.1

TREE AND SHRUB PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY	
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	65	
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	40	
CJ	JUNIPERUS CHINESIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	61	
CC	CONTONEASTER APICULATUS	CRANBERRY COTTONEASTER	18"	BALL & BURLAP	3' o.c.	38	
JB	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	57	
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8' HIGH 2" cal.	WIREBALL	AS SHOWN	6	
SM	ACER SACCHRUM	SUGAR MAPLE	8' HIGH 2" cal.	WIREBALL	AS SHOWN	2	
RO	QUERCUS RUBRA	RED OAK	8' HIGH 2" cal.	WIREBALL	AS SHOWN	2	
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	15	
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	16	
WF	ABIES CONCOLOR	WHITE FIR	6' HIGH	BALL & BURLAP	AS SHOWN	8	
NS	PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	AS SHOWN	13	

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING

ALTERNATE No. 1
PROVIDE IRRIGATION IN FRONT OF BUILDING WITHIN BOUNDARY LINES

ALTERNATE No. 2A
PROVIDE CONDUIT AND ELECTRICAL ROUGH-IN FOR LIGHT POLE LOCATIONS

DEDUCT ALTERNATE No. 2B
DO NOT PROVIDE / INSTALL SONOTUBE, LIGHTPOLE, OR FIXTRURES ON E1

THIS PLAN TO BE USED FOR PHASE 1 LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS

PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

LANDSCAPING PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. McCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
2-09-2014	PRE-FILING CONFERENCE
2-26-2014	WESTFIELD - DP SUBMITAL
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Westfield, Indiana 46074
317.896.5552

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CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No. L1.1

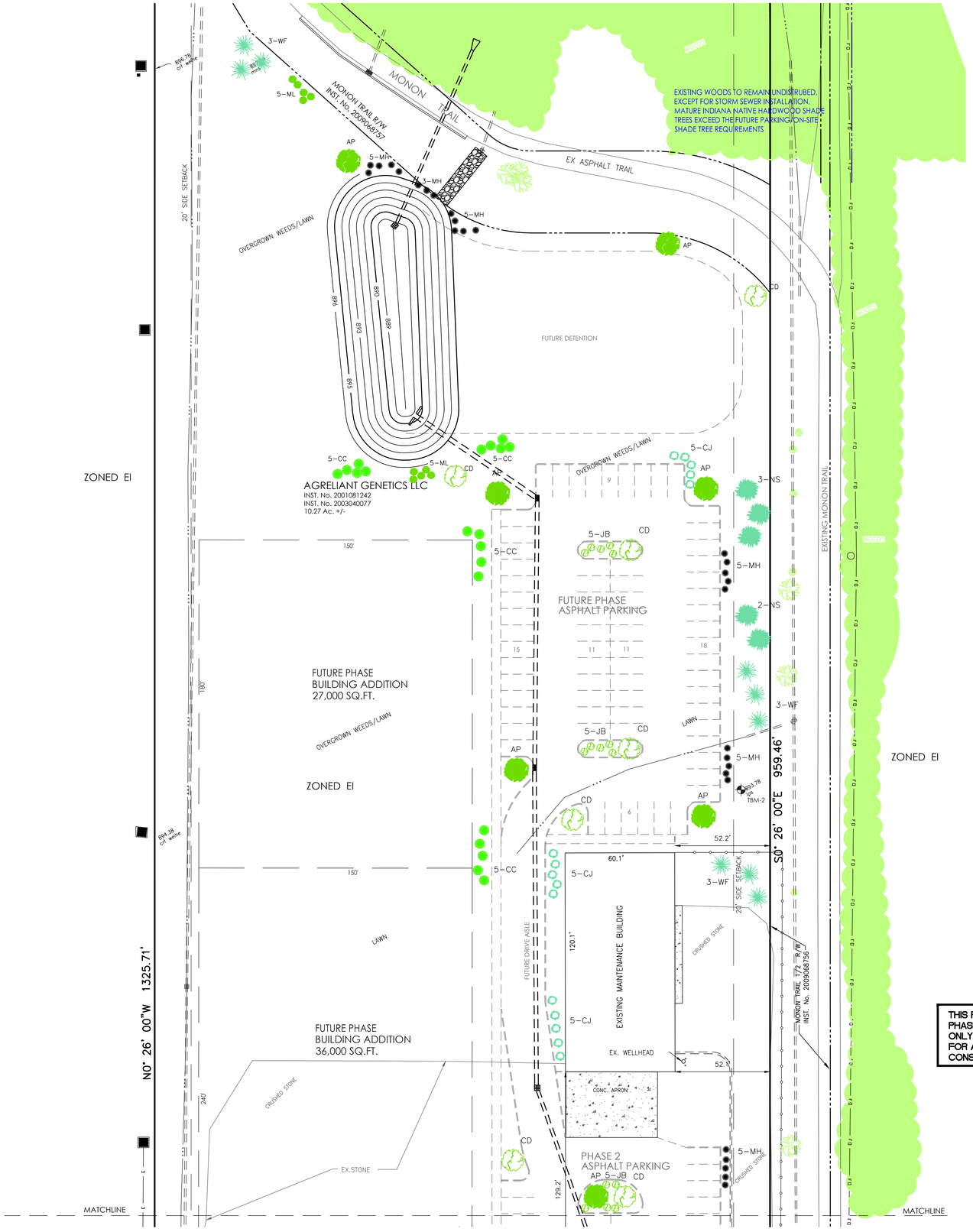

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Diagram 1: Bicycle Rack Type.

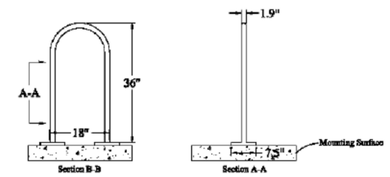
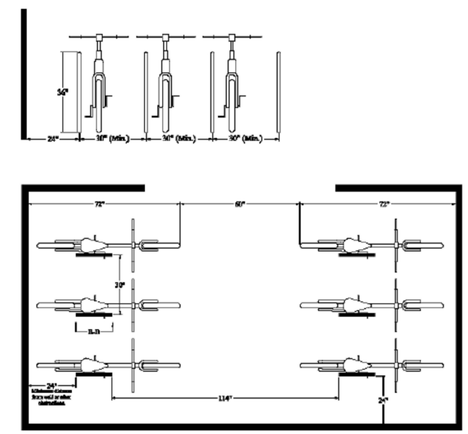


Diagram 2: Bicycle Parking Location and Design.



BICYCLE RACK DETAIL

NOT TO SCALE

1 / L1.2

TREE AND SHRUB PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	65
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	40
CJ	JUNIPERUS CHINESIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	61
CC	CONTONEASTER APICULATUS	CRANBERRY COTTONEASTER	18"	BALL & BURLAP	3' o.c.	38
JB	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	57
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8' HIGH 2" cal.	WIREBALL	AS SHOWN	6
SM	ACER SACCHRUM	SUGAR MAPLE	8' HIGH 2" cal.	WIREBALL	AS SHOWN	2
RO	QUERCUS RUBRA	RED OAK	8' HIGH 2" cal.	WIREBALL	AS SHOWN	2
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	15
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	16
WF	ABIES CONCOLOR	WHITE FIR	6' HIGH	BALL & BURLAP	AS SHOWN	8
NS	PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	AS SHOWN	13

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING

LANDSCAPING PLAN

NORTH

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

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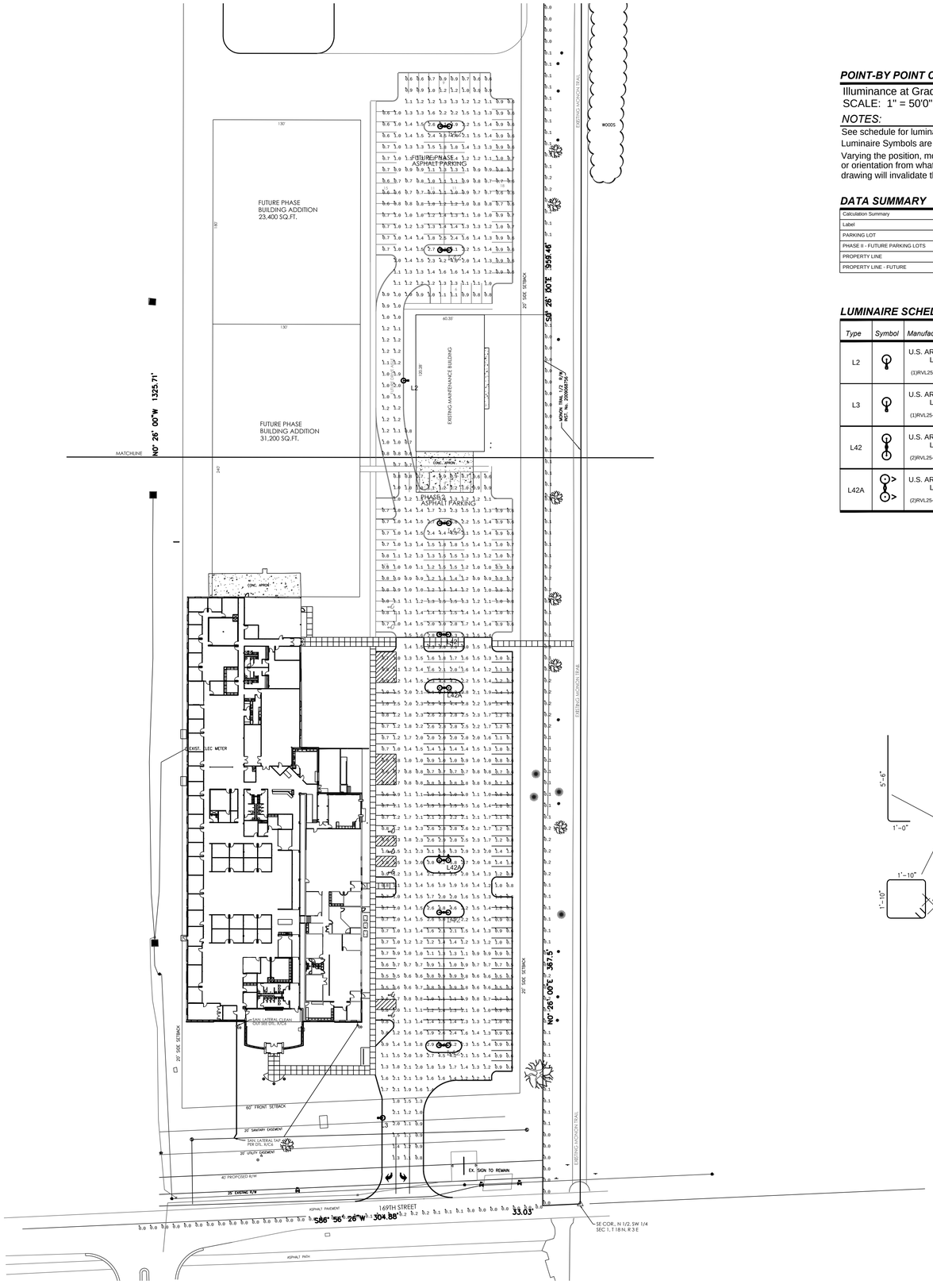
SHEET No. L1.2



POINT-BY POINT CALCULATION

Illuminance at Grade (Footcandles)
SCALE: 1" = 50'0"

NOTES:

See schedule for luminaire specifications.
Luminaire Symbols are not to scale.
Varying the position, mounting height, or orientation from what is specified in this drawing will invalidate the calculation performed.

U.S. ARCHITECTURAL LIGHTING
Applications Department
660 West Avenue O
Palmdale, CA 93551
(661) 233-2000, Fax: (661)-233-2001
EMAIL: applications@usaltg.com

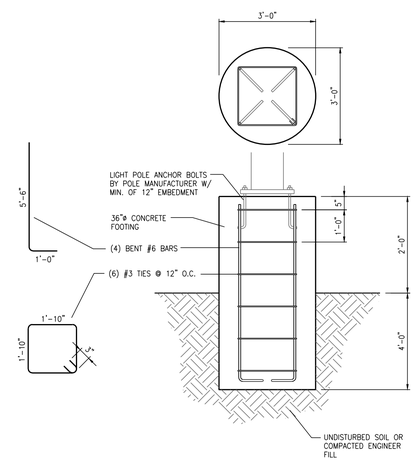
DATA SUMMARY

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.50	6.4	0.5	3.00	12.80
PHASE II - FUTURE PARKING LOTS	Illuminance	Fc	1.27	5.5	0.6	2.12	9.17
PROPERTY LINE	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
PROPERTY LINE - FUTURE	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE

Type	*Symbol*	*Manufacturer / Catalog #*	*Description*	*Lamp Description*	*LLF*	*# of Type*
L2		U.S. ARCHITECTURAL LIGHTING (1)RVL25-II-120VLED-NW-350	Pole Mounted, 25'0" Above Grade. Type II LED / Refractor Array Module (VLED). Clear, Flat Glass Lens. Single Luminaire Pole. Orient as Shown In Plan.	120 Luxeon T LED Emitters at 350mA Neutral White (4000K) 130 Input Watts	0.90	1 Tot.
L3		U.S. ARCHITECTURAL LIGHTING (1)RVL25-III-120VLED-NW-350	Pole Mounted, 25'0" Above Grade. Type III LED / Refractor Array Module (VLED). Clear, Flat Glass Lens. Single Luminaire Pole. Orient as Shown In Plan.	120 Luxeon T LED Emitters at 350mA Neutral White (4000K) 130 Input Watts	0.90	1 Tot.
L42		U.S. ARCHITECTURAL LIGHTING (2)RVL25-IV-120VLED-NW-350	Pole Mounted, 25'0" Above Grade. Type IV LED / Refractor Array Module (VLED). Clear, Flat Glass Lens. Twin Luminaires @ 180°. Orient as Shown In Plan.	120 Luxeon T LED Emitters at 350mA Neutral White (4000K) 130 Input Watts	0.90	6 Tot.
L42A		U.S. ARCHITECTURAL LIGHTING (2)RVL25-IV-120VLED-NW-350	Pole Mounted, 25'0" Above Grade. Type IV LED / Refractor Array Module (VLED). Clear, Flat Glass Lens. Optics Rotated +/-90°. Twin Luminaires @ 180°, Parallel Throw. Orient as Shown In Plan.	120 Luxeon T LED Emitters at 350mA Neutral White (4000K) 130 Input Watts	0.90	2 Tot.



LIGHT POLE FOUNDATION DETAIL (1 / E1)
NOT TO SCALE

EXTERIOR LIGHTING PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

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CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No. E1

Cimarron LED

(http://www.spauldinglighting.com/content/products/images/cimarron_led_large.jpg)

Cimarron LED

Applications

- Spaulding's most popular area site lighting fixture newly designed with the most advanced LED lighting technology to deliver energy efficiency, safety and security to meet today's outdoor site lighting needs.

Features

- Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life
- Multiple LED configurations with over 26,000 lumens
- DesignLights Consortium (DLC) listed
- Design flexibility is optimized with 32 high brightness LED light engine configurations in IES type II, III, IV and V distributions enables mounting heights from 15ft to over 35ft
- Maintenance free housing designed to IP65 and 60,000 hours life
- Energy control option uses less than 50% of the energy of an equivalent HID at full brightness
- Internal self-monitoring sensor detects above-tolerance temperatures and automatically reduces heat load to preserve LED life
- Mounting versatility with choice of traditional straight, architectural upswept die-cast aluminum or mast arm fitter designs
- Optional vandal resistant guard provides additional protection when necessary

Certifications

- UL1598A
- CSA
- Wet listed
- DesignLights Consortium (DLC) qualified

Downloads

Spec Pages

Cimarron LED Spec Sheet
(http://www.spauldinglighting.com/content/products/specs/specs_files/cimarron_led_spec_sheet.pdf)

Instruction Sheets

Cimarron LED Instruction Sheet
(http://www.spauldinglighting.com/content/products/instructions/instructions_files/cimarron_led_instruction_sheet.pdf)

Cimarron LED CL1 Mast Arm instructions
(http://www.spauldinglighting.com/content/products/instructions/instructions_files/cimarron_cl1_mast_arm_instructions.pdf)

PSG Pages

Cimarron LED PSG page
(http://www.spauldinglighting.com/content/products/psg/psg_files/spa_cl1_psg.pdf)

Literature

Cimarron LED CL1 & CL1S brochure
(http://www.spauldinglighting.com/content/products/literature/literature_files/cimarronled_cl1s_brochure_ln.pdf)

Photometry

CL-90L-4K-2A – 2A Auto Optic
(http://www.spauldinglighting.com/content/products/ies/ies_files/cl1_90l-4k-2a.IES)

(http://
InputC
3Ffiler
3DCL1
90L-
4K-
2A.IES
26imag
3Dima
26curr
3DCL1
90L-
4K-
2A.IES

Videos

Cimarron LED Auto Dealership Lighting

(//www.youtube.com/v/WI9ENu1v97M)

Cimarron LED Auto Dealership Lighting

Related Links

Outdoor Controls Guide (http://www.hubbelllighting.com/solutions/controls/)

Parking Area Design guide (http://www.spauldinglighting.com/resources/energy-efficient-lighting-designs-parking-areas/)

Before and After LED relight/retrofit (http://www.spauldinglighting.com/resources/before-and-after-led-relight-retrofit/)

JOIN THE CONVERSATION!

(HTTPS://WWW.FACEBOOK.COM/PAGES
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(HTTP://TWITTER.COM/HUBBELL_LTG)

(HTTP://WWW.LINKEDIN.COM/COMPANY
LIGHTING)

(HTTP://WWW.YOUTUBE.COM/USER/HUI

… OR START YOUR OWN!

Spaulding Lighting's guide identifies and highlights specific attributes for each respective light source to aid in energy efficient design.

Pictures are worth MORE than a thousand words, lumens and uniformity. See the performance of LED over traditional lighting sources.

SHARE (HTTP://WWW.ADDTHIS.COM/BOOKMARV=300&PUBID=RA-512D394440F2BE15)

Hubbell Lighting Brands

Alera Lighting (http://www.aleralighting.com)
Architectural Area Lighting (http://www.aal.net)
Beacon Products (http://www.beaconproducts.com)
Columbia Lighting (http://www.columbialighting.com)
Compass Life Safety (http://www.compasslightingproducts.com)
Devine Lighting (http://www.devine-ltg.com)
Dual-Lite (http://www.dual-lite.com)
Hubbell Building Automation, Inc. (http://www.hubbell-automation.com)
Hubbell Industrial (http://www.hubbellindustrial.com)
Hubbell Outdoor (http://www.hubbelloutdoor.com)
Kim Lighting (http://www.kimlighting.com)
Kurt Versen (http://www.kurtversen.com)
Litecontrol (http://www.litecontrol.com)
Precision-Paragon [P2] (http://www.p-2.com)
Prescolite (http://www.prescolite.com)
Progress Lighting (http://www.progresslighting.com)
Security Lighting (http://www.securitylighting.com)
Spaulding Lighting (http://www.spauldinglighting.com)
Sportsliter Solutions (http://www.sportslighting.com)
Sterner Lighting (http://www.sternerlighting.com)
Whiteway (http://www.whiteway-ltg.com)

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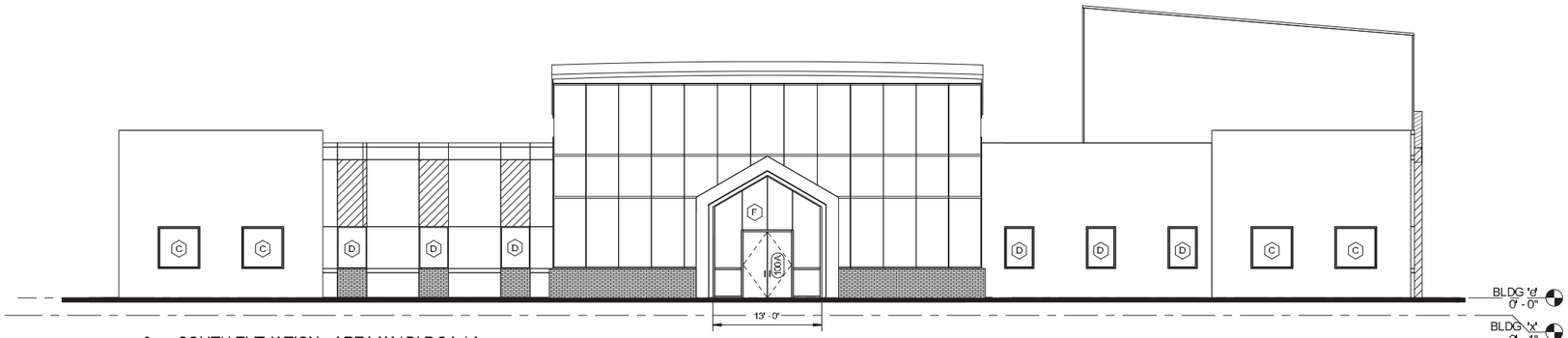
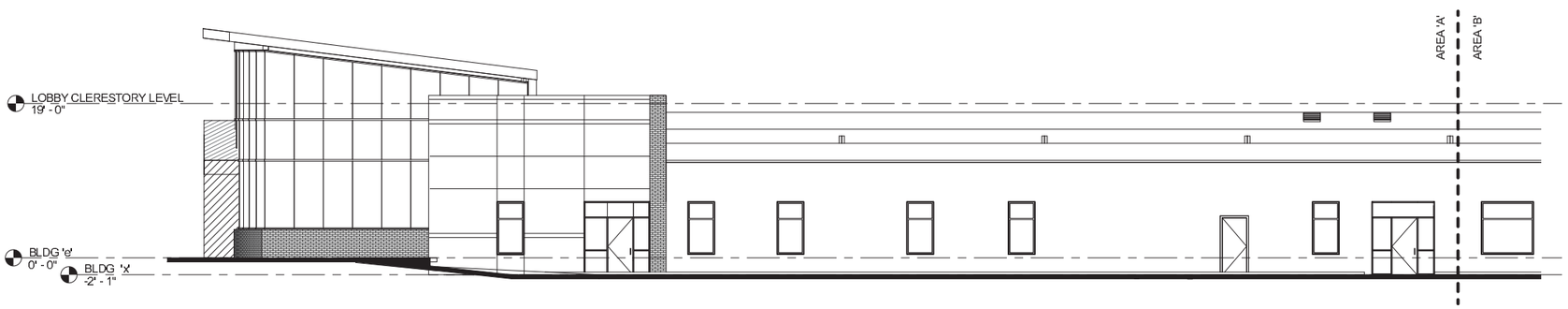


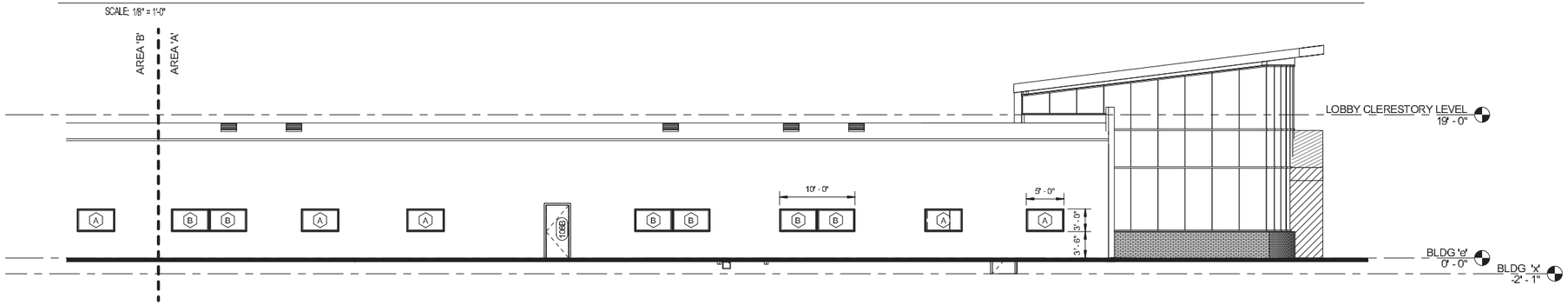
3 SOUTH ELEVATION - AREA 'A' / BLDG 'e/x'

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



2 EAST ELEVATION - AREA 'A' / BLDG 'x'

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



1 WEST ELEVATION - AREA 'A' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

X#.## NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001

X#.## NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X#.## NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

X#.## NEW 1 HOUR RATED PARTITION
REFER TO 4/G001

X#.## NEW 2 HOUR RATER PARTITION
REFER TO 5/G001

GEN. EXTERIOR ELEV./SECT./DET. NOTES

A. REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS.
B. DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING.
C. CONTRACTOR TO PROVIDE BUILDING WINDOW BLINDS. RE-USE EXISTING WHERE APPLICABLE.
D. PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED.
E. PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT.

EXTERIOR ELEV./SECT./DET. KEYNOTES

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fx 317.573.2230

www.mitschdesign.com

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DATE STATE SUBMITTAL SET
DATE CONSTRUCTION SET

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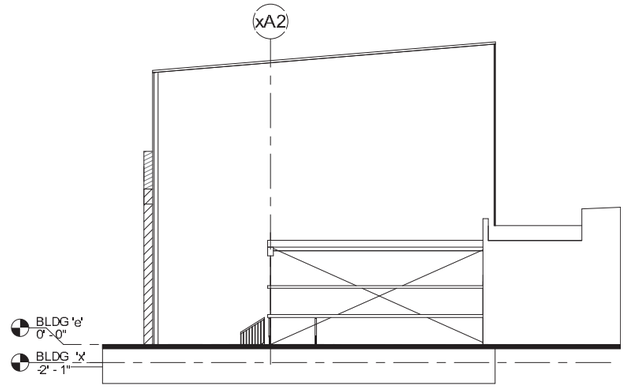
CHECKED BY: KC
M/D PROJECT #: 14023

EXTERIOR ELEVATIONS

A401-A

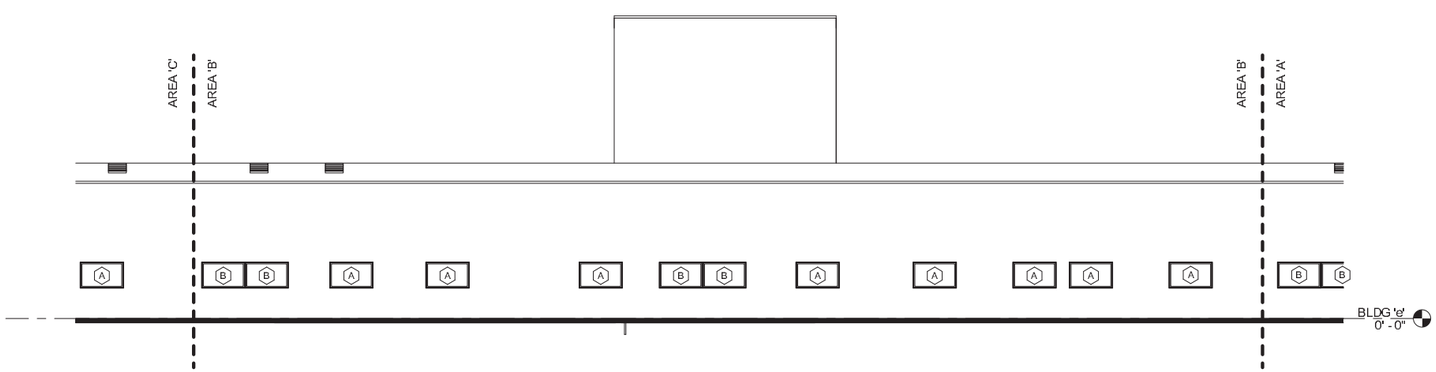


3 NORTH ELEVATION - AREA 'B' / BLDG 'x'

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

2 EAST ELEVATION - AREA 'B' / BLDG 'x'

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



1 WEST ELEVATION - AREA 'B' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

X#.## NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001

X#.## NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X#.## NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

X#.## NEW 1 HOUR RATED PARTITION
REFER TO 4/G001

X#.## NEW 2 HOUR RATER PARTITION
REFER TO 5/G001

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DATE STATE SUBMITTAL SET
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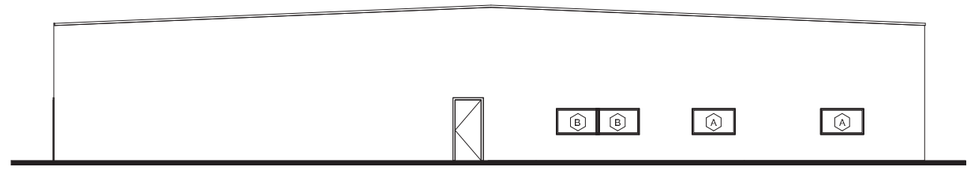
CHECKED BY: KC
M/D PROJECT #: 14023

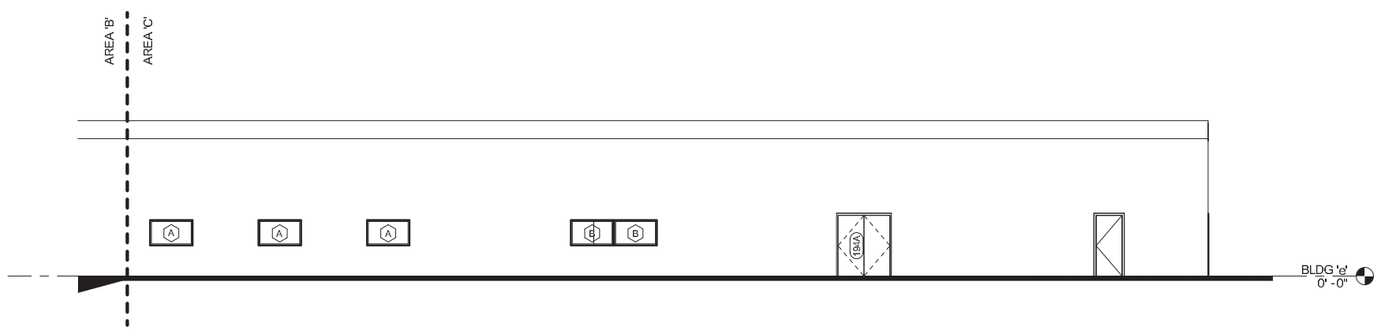
EXTERIOR ELEVATIONS

A401-B



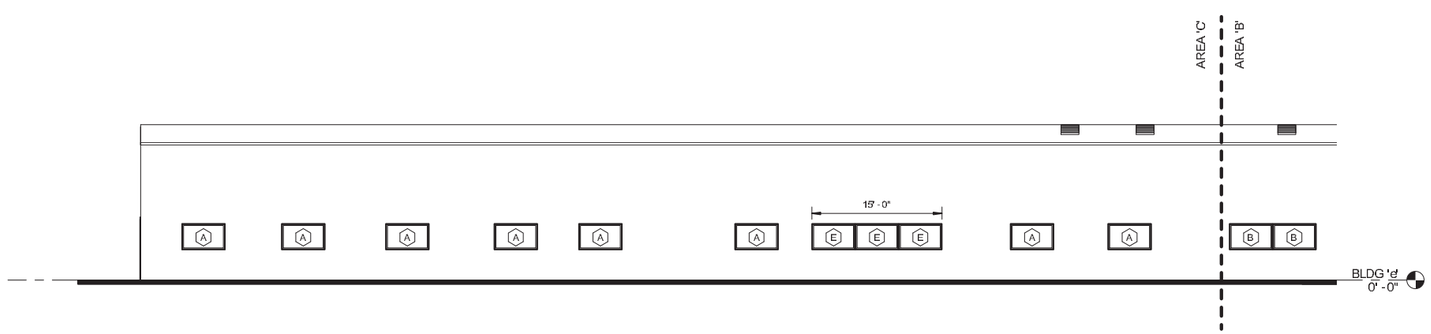
3 NORTH ELEVATION - AREA 'C' / BLDG 'e'

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



2 EAST ELEVATION - AREA 'C' / BLDG 'e'

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



1 WEST ELEVATION - AREA 'C' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

X#.### NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001

X#.### NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X#.### NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

X#.### NEW 1 HOUR RATED PARTITION
REFER TO 4/G001

X#.### NEW 2-HOUR RATER PARTITION
REFER TO 5/G001

GEN. EXTERIOR ELEV./SECT./DET. NOTES

A. REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS
B. DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING.
C. CONTRACTOR TO PROVIDE BUILDING WINDOW BLINDS. RE-USE EXISTING WHERE APPLICABLE.
D. PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED.
E. PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT.

EXTERIOR ELEV./SECT./DET. KEYNOTES

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200 s rangeline road
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AGRELIANT GENETICS, LLC.
AGRELIANT CORPORATE HEADQUARTERS
1122 EAST 169TH STREET WESTFIELD, IN 46074

PRELIMINARY SET

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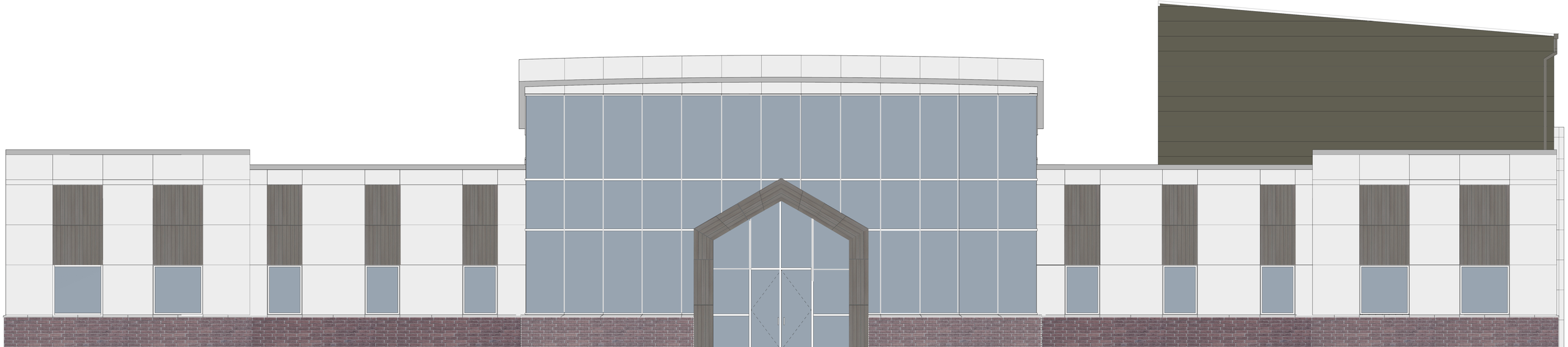
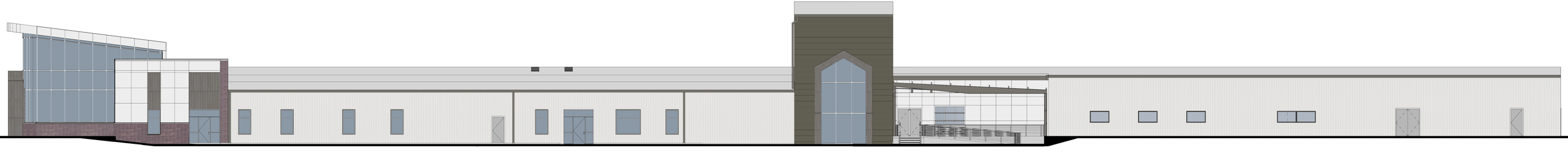
12-19-14 PRELIMINARY SET
DATE PRICING SET
DATE STATE SUBMITAL SET
DATE CONSTRUCTION SET

DRAWN BY: RH
CHECKED BY: KC
M/D PROJECT #: 14023

EXTERIOR ELEVATIONS

A401-C





CSI SIGNS {ARTWORK/SIGN INFO APPROVAL}

Amber Willis | office: 317-867-2737 x4000 | cell: 317-473-4322 | fax: 317-867-2737 | amber@csi-signs.com

MM

Date: 02.27.2015

Version: 01

Approved by:_____

DISCLAIMER: Representations of artwork displayed on proof may not be precise as shown due to variations in monitor output. In some cases, colors rendered in actual print may vary slightly.
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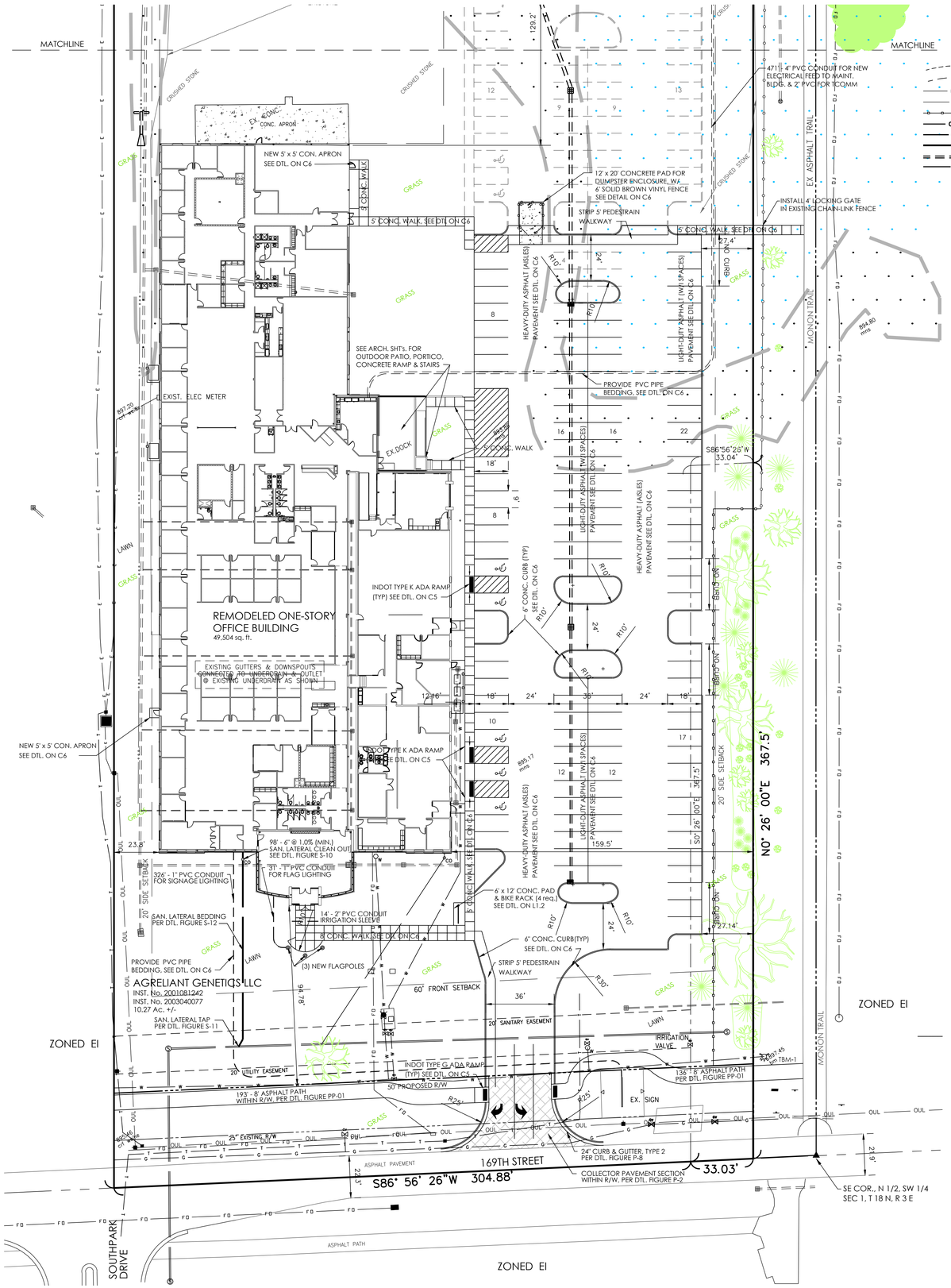
FILE PATH: Mitsch Design/AgReliant Building/Building Sign/AgReliantBldg_wl01.ai

COLOR VALUES	SIGN INFORMATION
	Qty: 1 Facelit, Channel Letters Flush Mount to Bldg Black Sides

Mitsch Design | AgReliant Building Sign



PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- FO — UNDERGROUND FIBER OPTIC
- E — PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- GAS — PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- G — EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- E(A) — EXISTING OVERHEAD UTILITY LINES
- T — EXISTING UNDERGROUND PHONE
- TELE — EXISTING TELECOMMUNICATIONS
- W — EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

HOLEY MOLEY SAYS

"DIG SAFELY"

"IT'S THE LAW"

CALL 2 WORKING DAYS BEFORE YOU DIG

811

CALL TOLL FREE

PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

ALL PARKING LIGHTING SHALL BE REDUCED (e.g. TURNED OFF OR DIMMED) BY A MINIMUM OF 30% WITHIN 30 MINUTES OF CLOSING OF THE LAST BUSINESS OR NOT LATER THAN 11:00 pm.

SITE DATA

Zoned	EI
Lot area	10.27 Ac. +/-
Demo Existing Building area	15,335 sq. ft.
Existing Office Building area	48,256 sq. ft.
Existing Maintenance Bldg. area	7,200 sq. ft.
Remodeled Office Building area	49,504 sq. ft.
Assignable Office area	30,150 sq. ft.
Total Existing impervious area	44.3%
Total Phase 1 impervious area	37.6%
Existing parking spaces	88
Handicapped parking	5
New Phase 1 parking	115
Total parking	120
Office Area parking requirement	100
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

1. The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.

2. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grade as shown on the plan.

3. The subgrade shall be compacted to 95% laboratory density as determined by ASSHTO Method T-99.

4. The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.

5. The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.

6. The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).

7. The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.

8. Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.

9. See details on sheet C6 for pavement cross-sections.

10. All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.

11. All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue paint per ADA 2010 requirements).

SITE NOTES

1. Site Information was taken from Keeler-Webb Ass., dated 2/04/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.

2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.

3. The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.

4. The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.

5. The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.

6. The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.

7. All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.

8. Use compacted granular fill when utility lines are placed under walks and driveways.

9. Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.

10. Provide sleeves for mechanical work as required.

11. Notify Engineer at least 1 day (24 hours) prior to placing any concrete.

12. Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.

13. See this sheet for exterior concrete specifications.

14. This structure shall comply with A.D.A. 2010.

15. All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.

16. If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.

17. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

CONCRETE NOTES

1. ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.

2. Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.

3. Perform sampling and testing during concrete placement, as follows:

Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.

Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.

When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.

Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.

4. Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.

5. Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.

6. Portland Cement ASTM C 150, Type as required.

7. ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to ½" minimum size.

8. Water: Drinkable

9. Air-Entraining Admixture: ASTM C 260.

10. Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.

11. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.

12. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

13. Welded Wire Fabric: ASTM A 185.

14. Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.

15. Ready Mix Concrete: ASTM C 94

16. Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.

17. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Retighten forms during concrete placement if required to eliminate leaks.

18. Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (P1 20) material.

19. Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.

20. Barricade open excavations occurring as part of this work and post with warning lights.

21. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

22. Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.

23. Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).

24. Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.

25. Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.

26. Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.

27. Provide construction, isolation and control joints as indicated on civil sheets.

28. All exterior concrete shall be finished with a light broom type surface.

29. The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.

30. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compactions requirements. The subgrade shall be shaped to the true lines and grade as shown on the plans.

31. The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.

32. The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

SANITARY SEWER LATERAL NOTES

1. Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.

2. Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 feet/100 feet.

3. All PVC joints shall be premolded, manufactured and installed in accordance with ASTM C-425-6 OT.

4. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.

5. No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.

6. Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.

7. Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

CONTRACTOR TO ADHERE TO WESTFIELD GRAVITY SANITARY SEWER STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

BUILDING SERVICE CONNECTION DETAIL 1, FIGURE S-10
BUILDING SERVICE CONNECTION DETAIL 2, FIGURE 2-11
BUILDING SERVICE BEDDING DETAIL, FIGURE S-12

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ENTRANCE WITHIN R/W PAVEMENT SECTION (COLLECTOR), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W , FIGURE P-17
REPAIR CUTS WITHIN R/W DETAIL, FIGURE P-19

PROPOSED SITE PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN
REGISTERED
PE860332
STATE OF INDIANA
PROFESSIONAL ENGINEER

ISSUE	DATE
PRE-FILING CONFERENCE	2-09-2014
WESTFIELD - DP SUBMITTAL	2-26-2014
PLAN COMMISSION APPROVAL	4-13-2014

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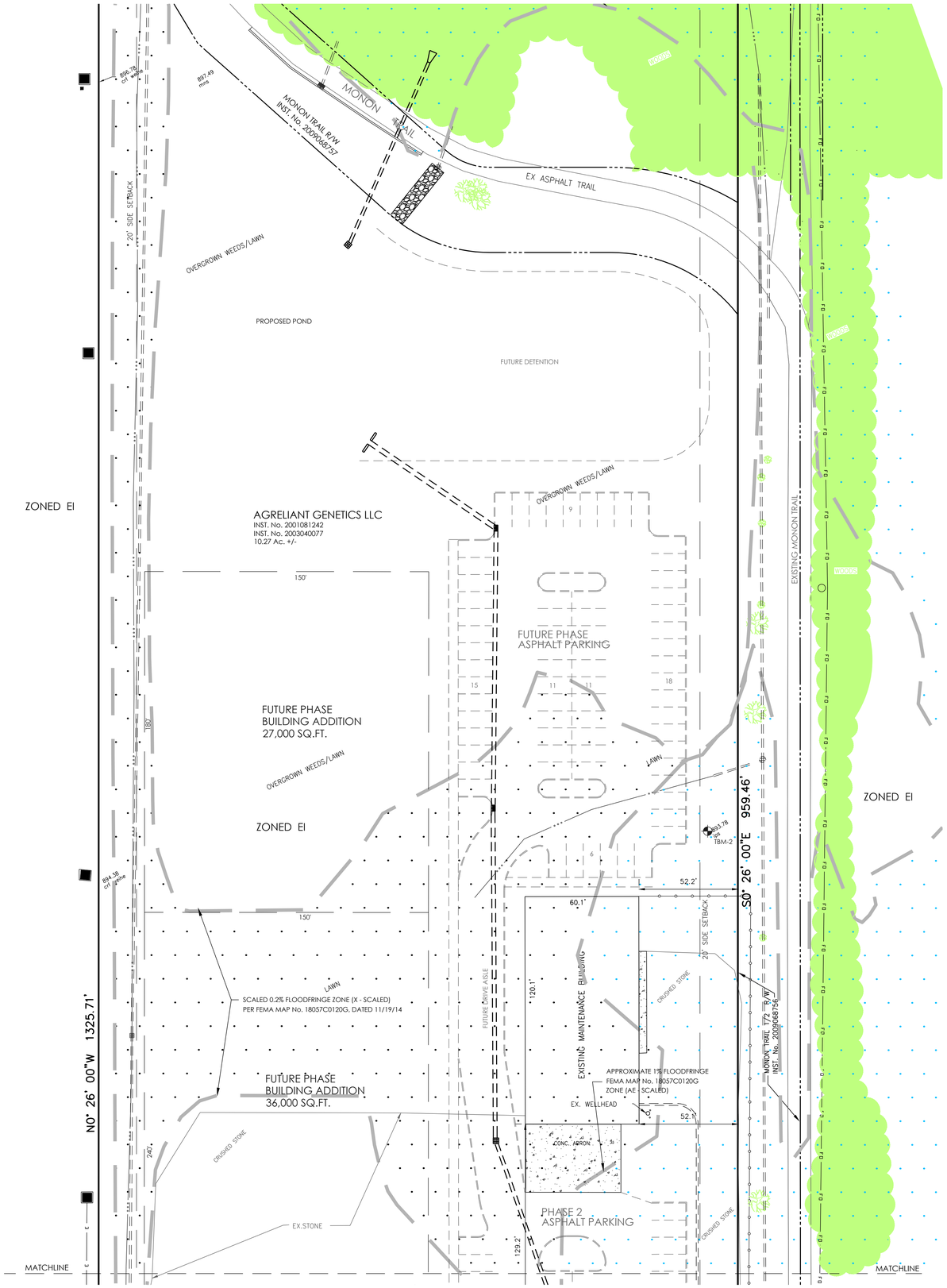
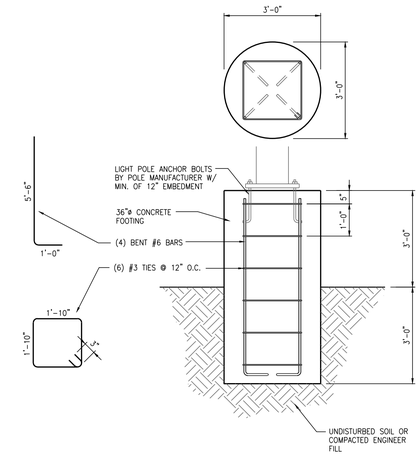
DRAWN BY: CPW
CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No. C2.1





LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE

1 / C2.2

PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- PROPOSED GAS SERVICE
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- WATER METER
- GAS VALVE
- GAS METER
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- LIGHT POLE BASE
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EXISTING LEGEND

- EXISTING GAS LINE
- PROPERTY LINE
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- EXISTING OVERHEAD UTILITY LINES
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- EXISTING WATER LINE
- SANITARY SEWER LINE
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- FLOW LINE
- SIGNS
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- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
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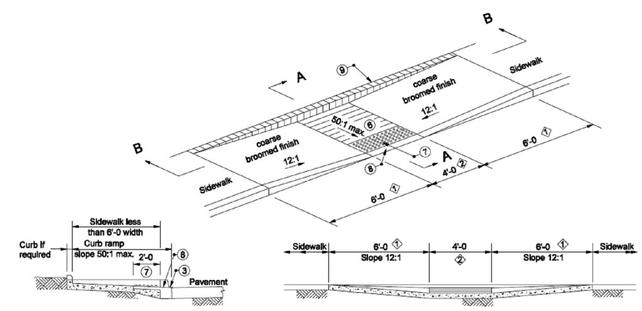


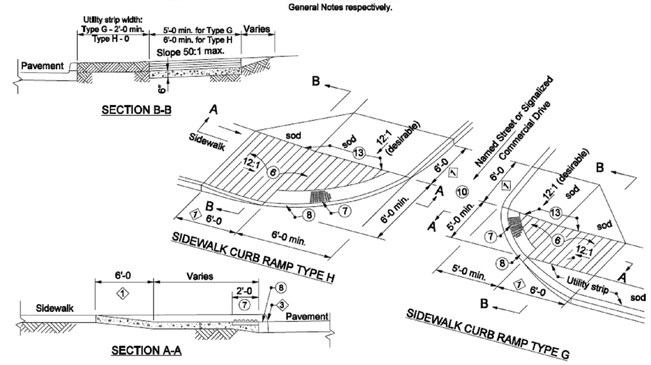
SECTION A-A

SECTION B-B

NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of detectable warnings surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. Curb optional. Shall be used when necessary based on field conditions.
10. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
11. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMP
TYPE K
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-10



NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of the detectable warning surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
10. Sidewalk across approach shall be sloped at 50:1 maximum transversely.
11. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
12. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.
13. Vertical face curb optional.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB'S RAMP'S
TYPE G AND TYPE H
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-09

HOLEY MOLEY SAYS

"DIG SAFELY"

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CALL 2 WORKING DAYS BEFORE YOU DIG

811

CALL TOLL FREE

PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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BUILDING SERVICE CONNECTION DETAIL 1, FIGURE S-10
BUILDING SERVICE CONNECTION DETAIL 2, FIGURE 2-11
BUILDING SERVICE BEDDING DETAIL, FIGURE S-12

CONTRACTOR TO ADHERE TO WESTFIELD PAVING STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

ENTRANCE WITHIN R/W PAVEMENT SECTION (COLLECTOR), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W , FIGURE P-17
REPAIR CUTS WITHIN R/W DETAIL, FIGURE P-19

PROPOSED SITE PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN
REGISTERED
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PROFESSIONAL ENGINEER

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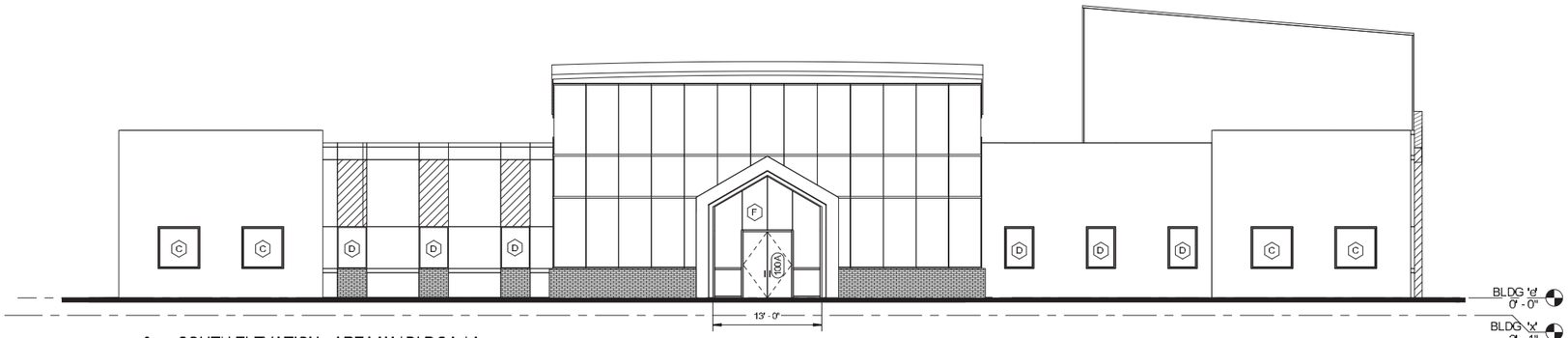
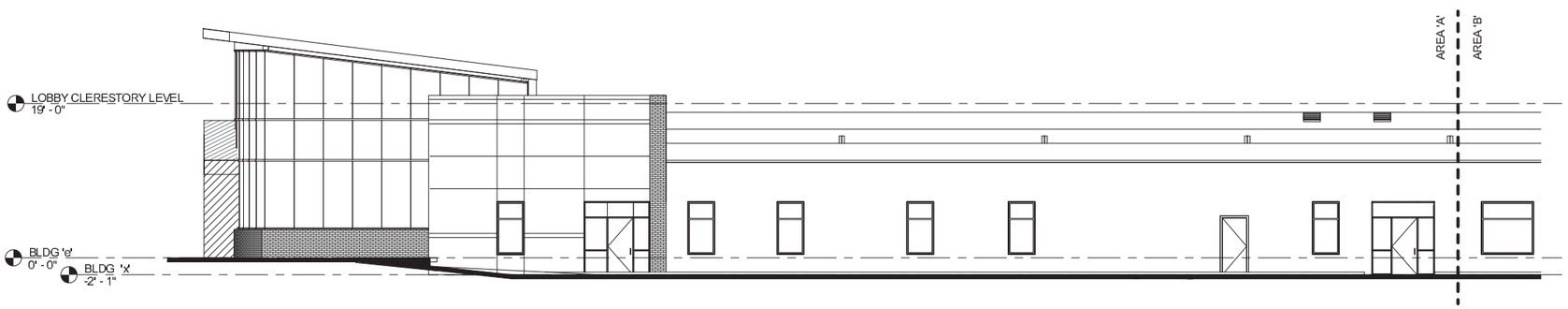


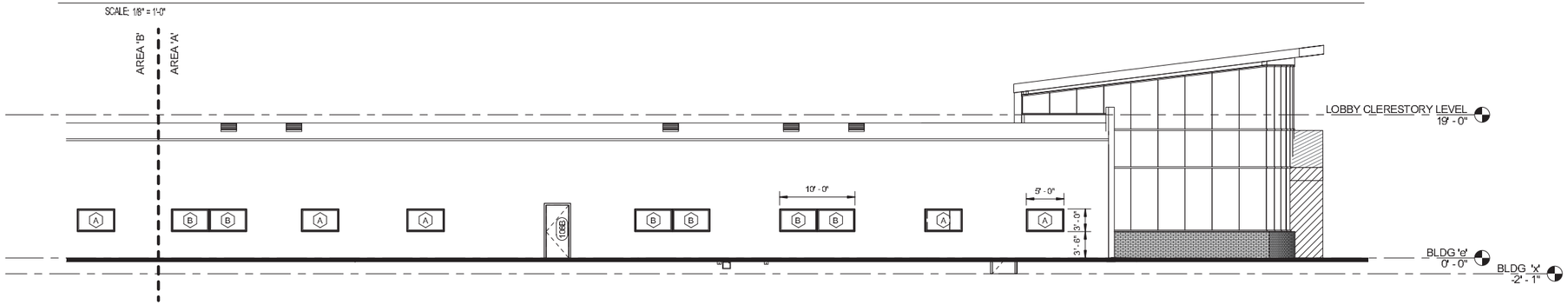
3 SOUTH ELEVATION - AREA 'A' / BLDG 'e/x'

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



2 EAST ELEVATION - AREA 'A' / BLDG 'x'

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



1 WEST ELEVATION - AREA 'A' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

X#.## NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001

X#.## NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X#.## NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

X#.## NEW 1 HOUR RATED PARTITION
REFER TO 4/G001

X#.## NEW 2 HOUR RATER PARTITION
REFER TO 5/G001

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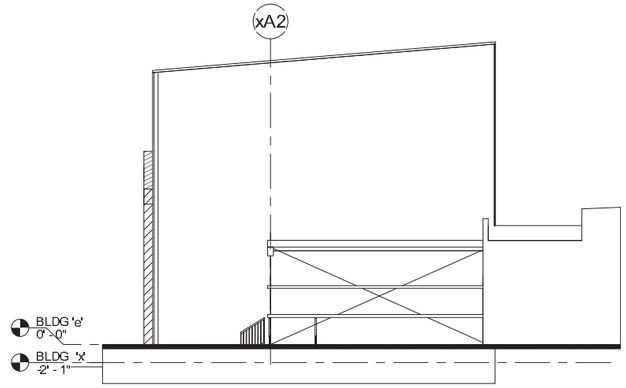
12.19.14 PRELIMINARY SET
DATE PRICING SET
DATE STATE SUBMITTAL SET
DATE CONSTRUCTION SET

DRAWN BY: RH
CHECKED BY: KC
M/D PROJECT #: 14023

EXTERIOR ELEVATIONS

A401-A

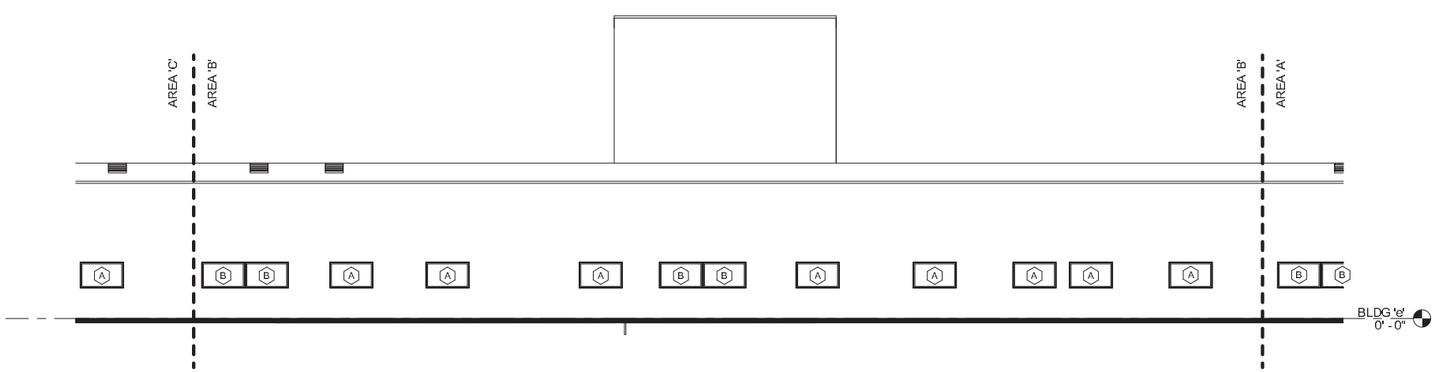


3 NORTH ELEVATION - AREA 'B' / BLDG 'x'

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

2 EAST ELEVATION - AREA 'B' / BLDG 'x'

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



1 WEST ELEVATION - AREA 'B' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

X#.## NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001

X#.## NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X#.## NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

X#.## NEW 1 HOUR RATED PARTITION
REFER TO 4/G001

X#.## NEW 2 HOUR RATER PARTITION
REFER TO 5/G001

GEN. EXTERIOR ELEV./SECT./DET. NOTES

A. REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS
B. DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING.
C. CONTRACTOR TO PROVIDE BUILDING WINDOW BLINDS. RE-USE EXISTING WHERE APPLICABLE.
D. PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED.
E. PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT.

EXTERIOR ELEV./SECT./DET. KEYNOTES

mitsch DESIGN
200 s rangeline road
suite 213
carmel, indiana 46032

ph 317.573.2222
fx 317.573.2230

www.mitschdesign.com

AGRELIANT GENETICS, LLC.
AGRELIANT CORPORATE HEADQUARTERS
1122 EAST 169TH STREET WESTFIELD, IN 46074

PRELIMINARY SET

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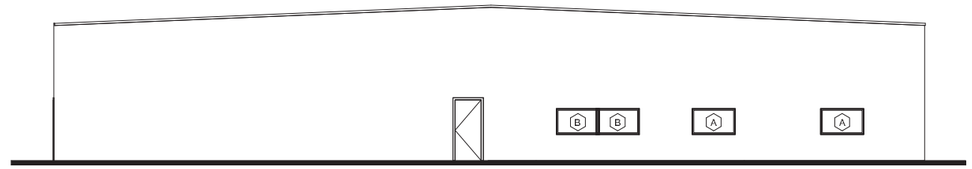
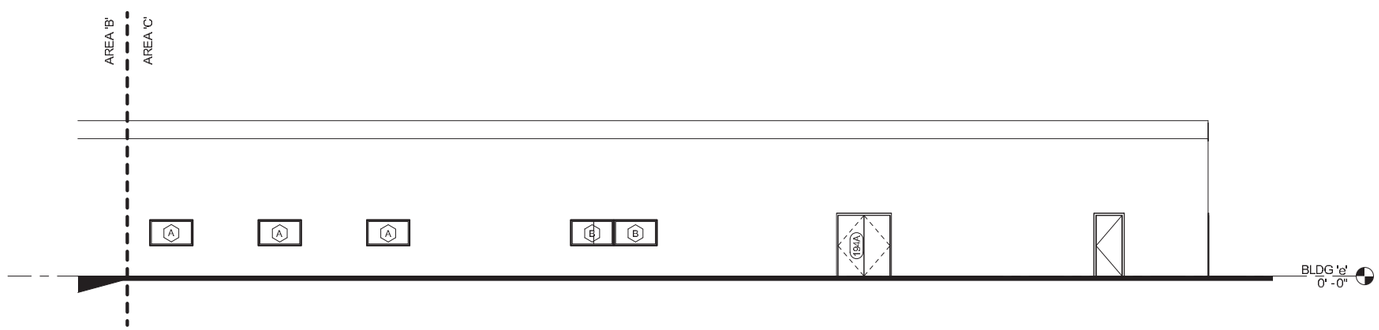
EXTERIOR ELEVATIONS

A401-B



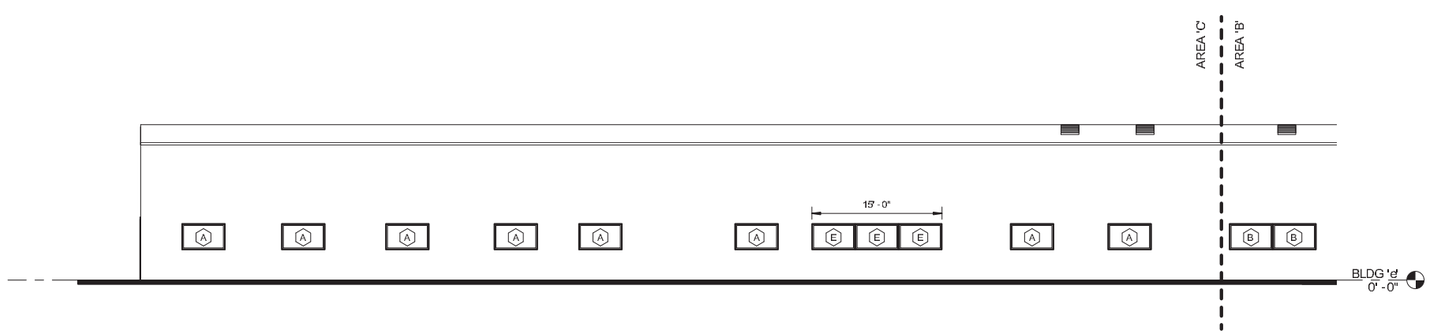
3 NORTH ELEVATION - AREA 'C' / BLDG 'e'

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



2 EAST ELEVATION - AREA 'C' / BLDG 'e'

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



1 WEST ELEVATION - AREA 'C' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

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REFER TO 1/G001

X#.### NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X#.### NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

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REFER TO 4/G001

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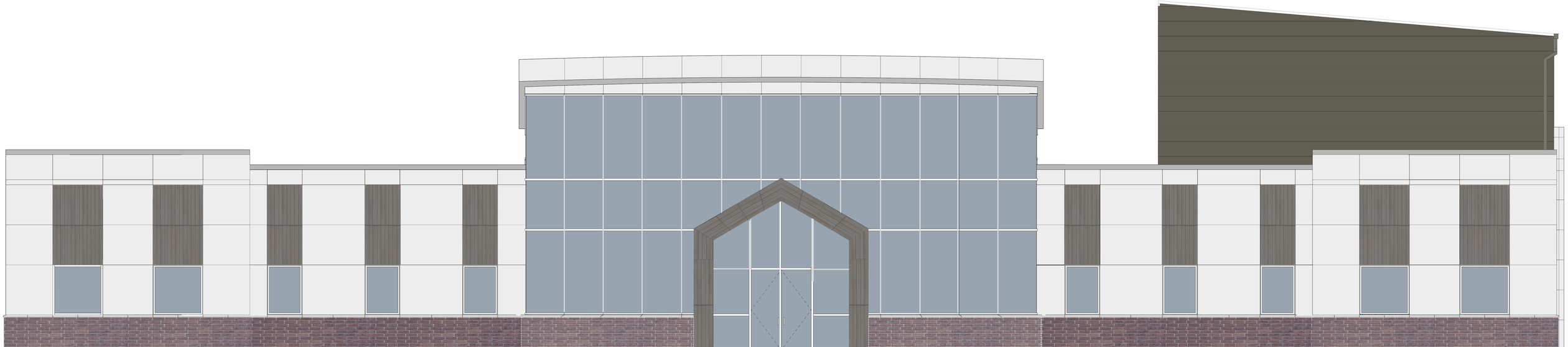
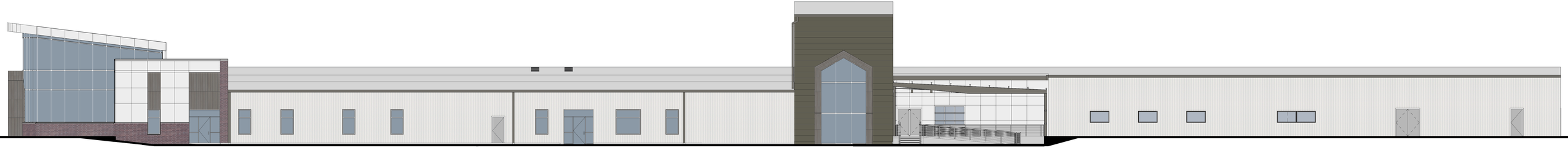
EXTERIOR ELEVATIONS

A401-C





CSI SIGNS {ARTWORK/SIGN INFO APPROVAL}

Amber Willis | office: 317-867-2737 x4000 | cell: 317-473-4322 | fax: 317-867-2737 | amber@csi-signs.com

MM

Date: 02.27.2015

Version: 01

Approved by:_____

DISCLAIMER: Representations of artwork displayed on proof may not be precise as shown due to variations in monitor output. In some cases, colors rendered in actual print may vary slightly.
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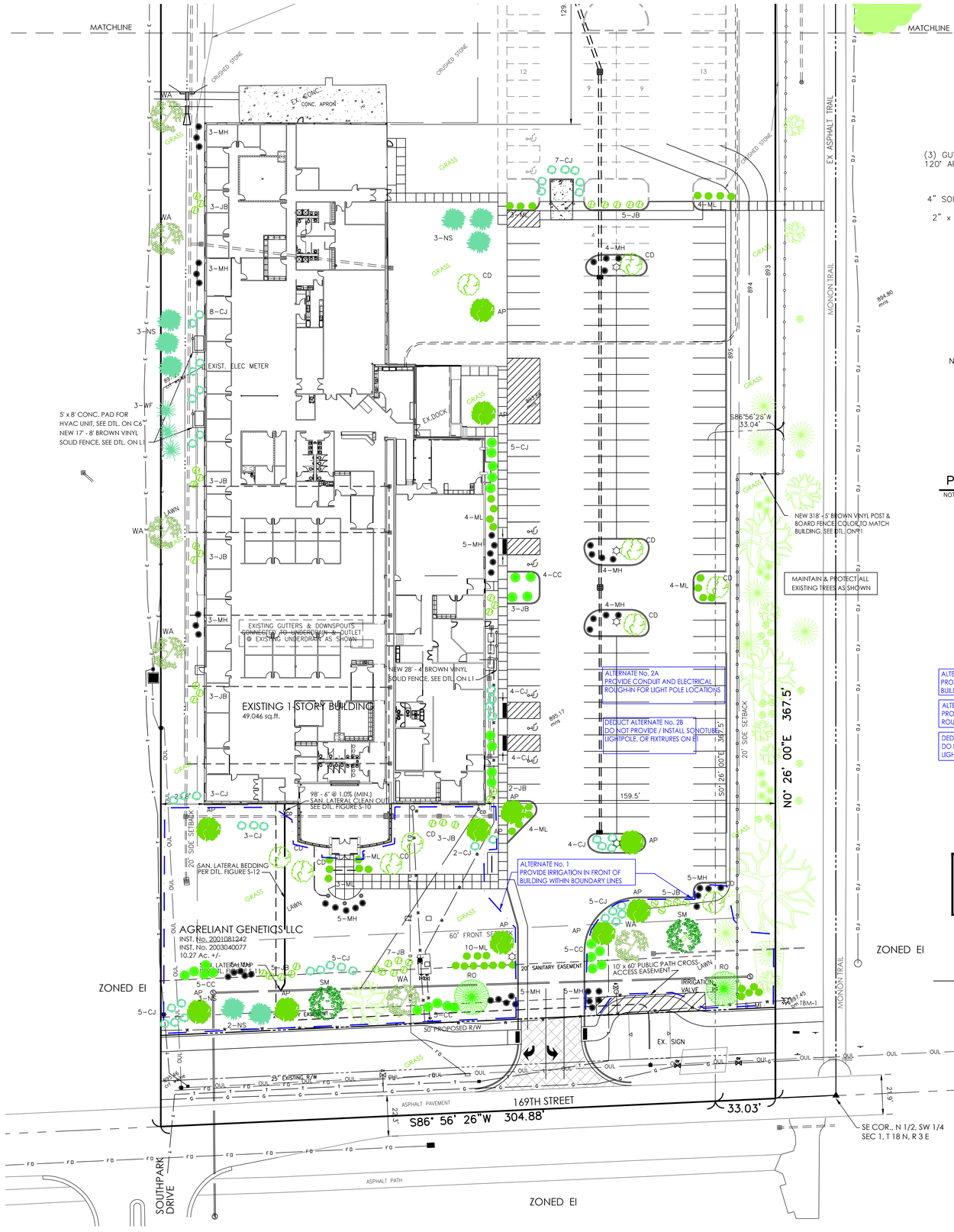
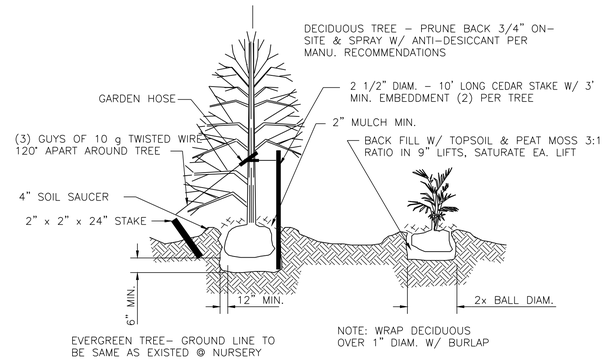
FILE PATH: Mitsch Design/AgReliant Building/Building Sign/AgReliantBldg_wl01.ai

COLOR VALUES	SIGN INFORMATION
	Qty: 1 Facelit, Channel Letters Flush Mount to Bldg Black Sides

Mitsch Design | AgReliant Building Sign



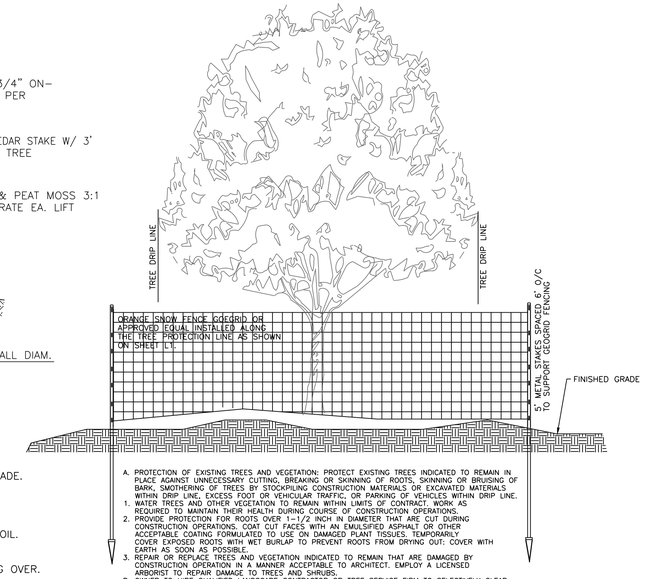


NOTES.
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
4. TRUNK WRAP SENSITIVE TREES. ONLY.
5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS

NOT TO SCALE

1 / L1.1



A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT, WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.

B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT. ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.

C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

TREE PROTECTION DETAIL

NOT TO SCALE

2 / L1.1

TREE AND SHRUB PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY	
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	65	
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	40	
CJ	JUNIPERUS CHINESIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	61	
CC	CONTONEASTER APICULATUS	CRANBERRY COTTONEASTER	18"	BALL & BURLAP	3' o.c.	38	
JB	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	57	
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8' HIGH 2" cal.	WIREBALL	AS SHOWN	6	
SM	ACER SACCHRUM	SUGAR MAPLE	8' HIGH 2" cal.	WIREBALL	AS SHOWN	2	
RO	QUERCUS RUBRA	RED OAK	8' HIGH 2" cal.	WIREBALL	AS SHOWN	2	
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	15	
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	16	
WF	ABIES CONCOLOR	WHITE FIR	6' HIGH	BALL & BURLAP	AS SHOWN	8	
NS	PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	AS SHOWN	13	

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING

ALTERNATE No. 1
PROVIDE IRRIGATION IN FRONT OF BUILDING WITHIN BOUNDARY LINES

ALTERNATE No. 2A
PROVIDE CONDUIT AND ELECTRICAL ROUGH-IN FOR LIGHT POLE LOCATIONS

DEDUCT ALTERNATE No. 2B
DO NOT PROVIDE / INSTALL SONOTUBE, LIGHTPOLE, OR FIXTRURES ON E1

THIS PLAN TO BE USED FOR PHASE 1 LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS

PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

LANDSCAPING PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. McCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
2-09-2014	PRE-FILING CONFERENCE
2-26-2014	WESTFIELD - DP SUBMITAL
4-13-2014	PLAN COMMISSION APPROVAL
4-16-2014	DUMPSTER & LANDSCAPING REV.

KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
486 GRADLE DRIVE
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200 South Range Line Road, Suite 213
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t. 317.573.2222
f. 317.573.2230

AgReliant GENETICS
1122 East 169th Street
Westfield, Indiana 46074
317.896.5552

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No. L1.1

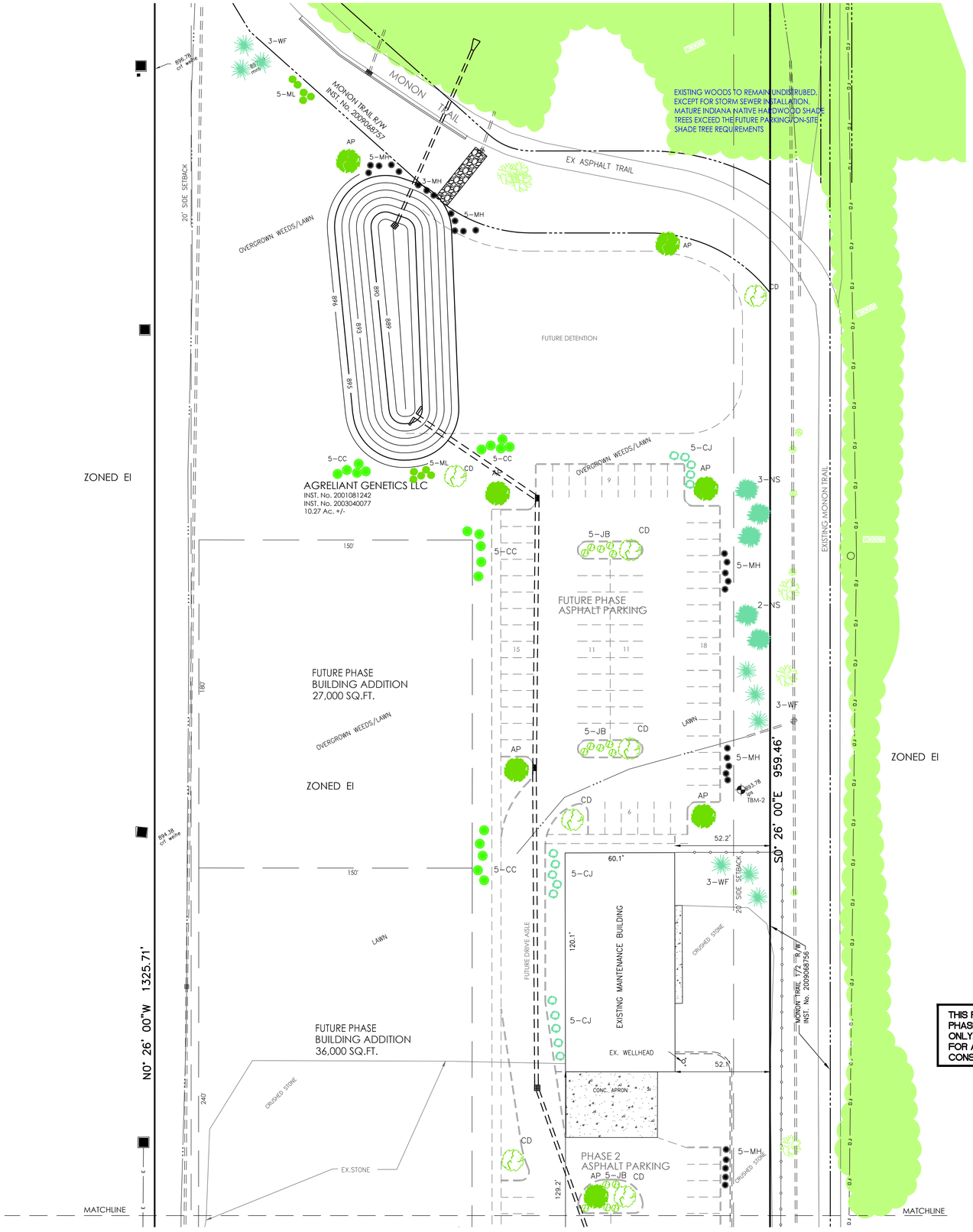

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Diagram 1: Bicycle Rack Type.

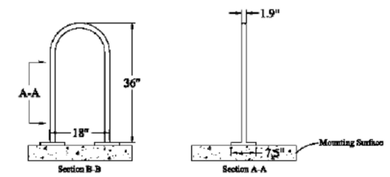
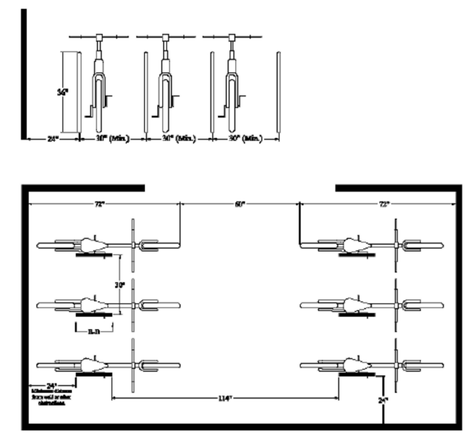


Diagram 2: Bicycle Parking Location and Design.



BICYCLE RACK DETAIL

NOT TO SCALE

1 / L1.2

TREE AND SHRUB PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	65
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	40
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LANDSCAPING PLAN

NORTH

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

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DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. L1.2

1504-DDP-05

Public Comment

(AgReliant Genetics)

Hi Matt, Jennifer and Kevin:

I received three different (CK Properties, LLC, Southpark Investments, LLC and Teamm Realty, LLC) adjoining property owner notices for the new AgReliant Facility located on 169th Street. I contacted Adam DeHart of Keeler Webb and Associates, Inc. and received copies of the proposed plans.

The new facility looks great and will be another asset to our community. I fully recommend this facility for approval at tonight's City of Westfield Plan Commission meeting. Please contact me with any questions.

Best Wishes,

Jim

Jim Kent, Principal
CK Properties, LLC
Southpark Investments, LLC
Teamm Realty, LLC
P.O. Box 930
Westfield, IN 46074
(317) 867-1139 Phone
(317) 867-3399 Fax

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 6, 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: Nathan Day, Randy Graham, Steve Hoover**,** Robert Horkay, Ken Kingshill, Bill Sanders and Robert Spraetz.

City Staff Present: Matt Skelton, Director; Jeffrey Lauer, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: March 16, 2015, APC Meeting Minutes

Motion: To approve the March 16, 2015 minutes

Motion: Kingshill; Second: Spraetz; Vote: Approved 7-0

Lauer reviewed the Policy and Procedures.

Case No. **1503-ODP-06 & 1503-SPP-03**
Description: Sheffield Park
West side of Shady Nook Road, north of SR 32
Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

Howard presented a project overview as summarized in the staff report.

Howard recommended approval of 1503-ODP-06 & 1503-SPP-03 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 1503-ODP-06 & 1503-SPP-03 with staff's recommended condition.

Motion: Hoover: Second: Sanders: Vote: 7-0

Case No. **1503-ODP-04 & 1503-SPP-04**
Description: Mapleridge
East side of Oak Road, north of 151st Street
Langston Development Co., Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

Lauer presented a project overview for 1503-ODP-04 & 1503-SPP-04, as summarized in the staff report.

Lauer recommends approving the petition 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.

Motion: To forward the Petition 1503-ODP-04 & 1503-SPP-04 with staff's recommended condition.

Motion: Hoover: Second: Horkay: Vote: 7-0

Case No. **1504-ODP-10 & 1504-SPP-09 [PUBLIC HEARING]**
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 for 1504-ODP-10 & 1504-SPP-09 as summarized in the staff report.

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

Hoover asked about Common Area 27.

Ashely Bedell responded that it will remain mostly wooded.

Public Hearing opened at 7:13 pm. Nobody spoke.

Public Hearing closed at 7:15 pm.

No action is required of the APC at this time.

Case No. **1504-ODP-08 & 1504-SPP-07 [PUBLIC HEARING]**
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.

Case No. **1504-ODP-11 & 1504-SPP-10 [PUBLIC HEARING]**
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.

Lauer presented the petitions for Spring Orchard North Amendment and Shelton Cove as summarized in the staff reports. The Public Hearings were also combined.

Jon Dobosiewicz, Nelson & Frankenberger, gave a brief presentation on the outstanding items and updates from the Public Comments.

Public Hearing opened at 7:23 pm. Nobody spoke.

Public Hearing closed at 7:24 pm.

Hoover asked whether the UDO architectural standards apply to those homes facing/abutting 186th Street.

Jon Dobosiewicz responded that the UDO architectural standards do not apply, but the homes are set back 300' from 186th Street.

Kingshill asked whether the property to the east is within the Springmill Trails PUD District.

Jon Dobosiewicz responded that the property is not within the Springmill Trails PUD District

No action is required at this time.

Case No. **1504-ODP-07 & 1504-SPP-06 [PUBLIC HEARING]**
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.

Howard presented a project overview for petition 1504-ODP-07 & 1504-SPP-06, as summarized in the staff report.

Chris White, Site Solutions Group, gave a brief presentation on the petition.

Public Hearing opened at 7:29 pm.

Mary Hesson, adjacent property owner to the north, stated for the record that she is currently in discussion with the petitioner regarding drainage, but, but that no formal agreement has been made.

Public Hearing closed at 7:31 pm.

No action is required at this time.

Case No. **1504-DDP-05 [PUBLIC HEARING]**
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.

Skelton presented a project overview and updates for 1504-DDP-05 as summarized in the staff report.

Adam DeHart, Keeler-Webb Associates, gave a brief presentation.

Kingshill asked about what is being demolished and what is being added. Kingshill thanked the petitioner for the quality project.

DeHart responded that the eastern building is being demolished and that the western building is being renovated. He added that new parking would be located where the existing eastern building is located.

Hoover asked about the tall portion of the eastern elevation.

DeHart responded that

Public Hearing opened at 7:44 pm. Nobody spoke.

Public Hearing closed at 7:45 pm.

No action is required at this time.

Case No. **1504-PUD-06 [PUBLIC HEARING]**
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.

Skelton presented a project overview and updates for 1504-PUD-06 as summarized in the staff report.

Knauer, Kroger, Gardis & Regas, LLP, representing Westfield Community Investors, LLC, gave a brief presentation and update of the petition.

Kingshill asked if the SR 32 Overlay would apply to this project.

Skelton responded that addressing the SR 32 Overlay will be addressed during future stages of the

process.

Kingshill asked about whether or not this proposal meets the community's expectations for the gateway area of Grand Junction.

Hoover and Kingshill both raised concerns about the minimum building heights.

Hoover asked the petitioner to commit to the hotel being a minimum of five stories.

Public Hearing opened at 7:57 pm.

Mic Mead stated that the proposal isn't quite what was expected by the Grand Junction Task Group. He suggested re-orienting the southernmost building (proposed as a hotel) so that it faced northbound US 31 traffic.

Larry House spoke in favor of the petition and mentioned that his property is located immediately to the west of the Gateway Southwest property.

Steve Reitmeyer expressed concern that the project does not meet the City's expectations for the Gateway.

Public Hearing closed at 8:03 pm.

No action is required at this time.

Case No. 1504-PUD-04 [PUBLIC HEARING]
Description: Viking Meadows PUD Amendment
1207 Viking Topaz Court
G & G Custom Homes requests an amendment to the roof pitch requirements of the Viking Meadows PUD District for Lot 16 in the Valley View section of Viking Meadows.

Skelton presented a project overview and updates for 1504-PUD-04 as summarized in the staff report.

Public Hearing opened at 8:11 pm.

Public Hearing closed at 8:12 pm.

Motion: To forward the Petition 1504-PUD-04 with a favorable recommendation to the City Council.

Motion: Kingshill: Second: Spraetz: Vote: 7-0

REPORTS/COMMENTS

APC MEMBERS
No report.

CITY COUNCIL LIAISON
No report.

BZA LIAISON
Report provided by Sanders.

ECD STAFF
No report.

ADJOURNMENT (8:19 pm)

Motion: Kingshill: Second: Horkay: Vote: 7-0.

_____
President, Randy Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton