



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_16_2020

Monday, November 16, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 16, 2020 at 07:00 PM

MEETING PLACE:

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - November 4, 2020

Documents: [APC Minutes - November 4, 2020](#)

Approval of 2021 Schedule of Meetings

Documents: [2021 APC Schedule of Meetings](#)

Review APC Rules & Procedures

CONSENT AGENDA

2011-DDP-27

Westfield Washington Schools Natatorium/YMCA

Southwest corner of Wheeler road and 181st Street

YMCA of Greater Indianapolis by Wheeler Farms, LLC requests Detailed Development Plan review of 26,750 square feet of infrastructure improvements on 0.40 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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

ITEMS OF BUSINESS

2010-PUD-12

Belle Crest PUD

NW Corner of Shady Nook Road & E. 186th Street

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 20-37](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Gable Exhibit](#) | [Exhibit 8: Outdoor Covered Living Area Exhibit](#) | [Exhibit 9: Landscape Plan](#) | [Exhibit 10: Amenity Exhibit](#)

2010-PUD-13

Carramore PUD

Northwest corner of Horton Road and East 199th Street

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

(Planner: Corey Harris - charris@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 20-38](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Carramore Bump Out](#) | [Exhibit 8: Covered Outdoor Living Area](#) | [Exhibit 9: Integrated Outdoor Living Area](#) | [Exhibit 10: External Street Landscape Plan](#) | [Exhibit 11: Summary of Neighbor Open House](#)

2011-ODP-17 & 2011-SPP-17

Chatham Village, Phase 1 Amendment

NE corner of 196th Street and Tomlinson Road

Chatham Hills LLP by Cripe requests Primary Plat and Overall Development Plan review of 108 Lots on 189.85 acres +/- in the Chatham Hills PUD District.

(Planner: Corey Harris - charris@westfield.in.gov)

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

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2009-PUD-11[CONTINUED]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson

Briggs Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard - phoward@westfield.in.gov)

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2010-PUD-14 [CONTINUED]

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

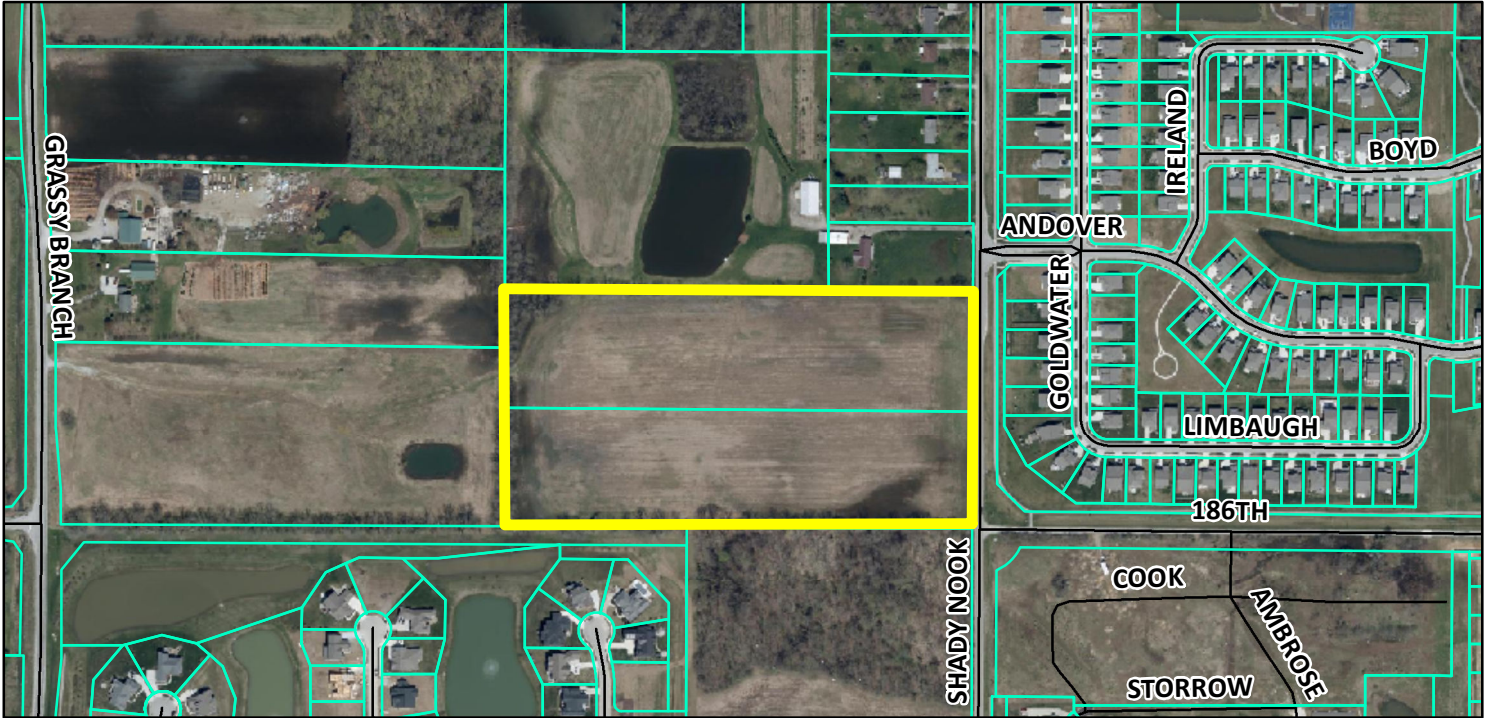
Board of Zoning Appeals Liaison

Community Development Department

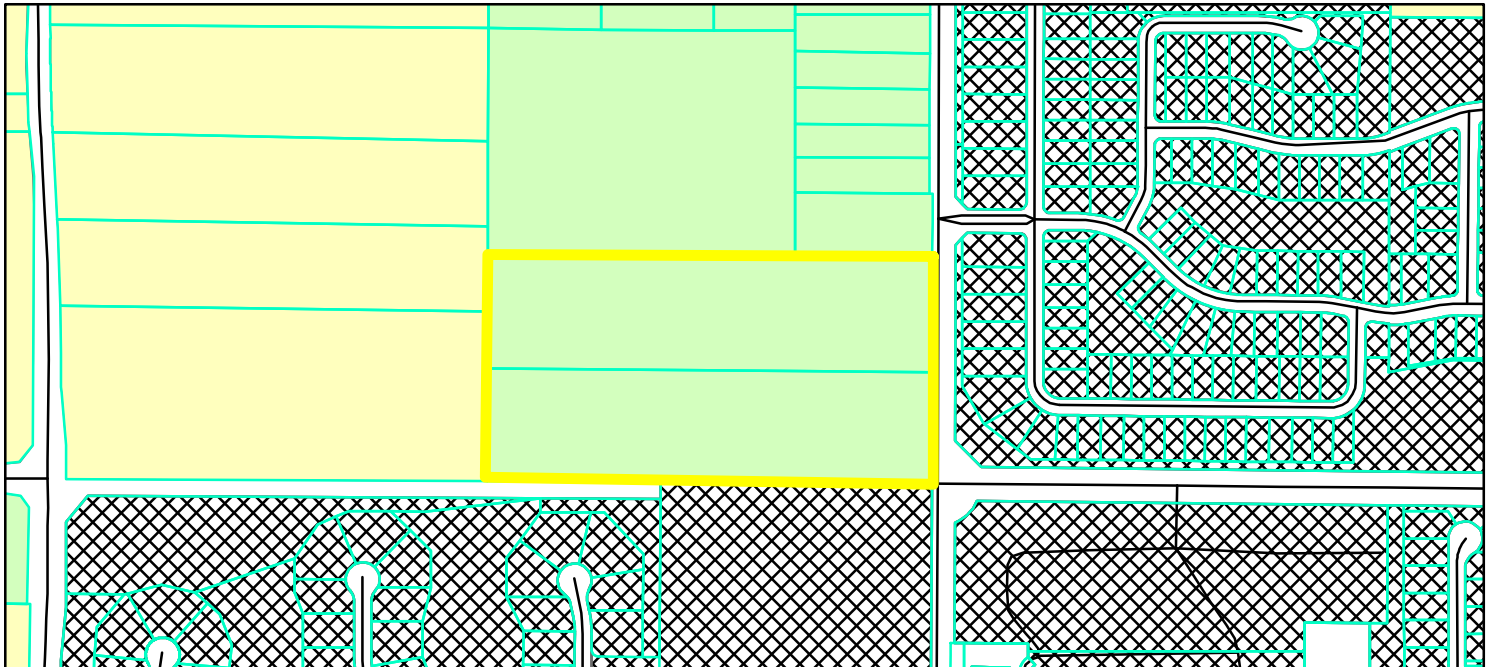
ADJOURNMENT

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO PW_Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

0 0.05 0.1
 Miles



ORDINANCE NUMBER 20-37

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

“Belle Crest”

This is a Planned Unit Development District Ordinance (the “**Ordinance**”) for the Belle Crest PUD District (the “**District**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended,

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-12 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the Belle Crest PUD District.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District, as later defined in this Ordinance, or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 “**Entrance Lots**” For the purposes of this Ordinance, shall mean the lots identified on the Concept Plan by the triangle (“s”) symbol.
- 2.2 “**Perimeter Lots**” For the purposes of this Ordinance, shall mean the lots identified on the Concept Plan by the asterisk (“k”) symbol.
- 2.3 “**South Lots**” For the purposes of this Ordinance, shall mean the lots identified on the Concept Plan by the circle (“l”) symbol.
- 2.4 “**Structure**” For the purposes of this Ordinance only, shall mean a paired ranch Duplex Dwelling building consisting of a total of two (2) living units.
- 2.5 “**Underlying Zoning District**” For the purposes of this Ordinance only, shall mean the Zoning District of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the SFA: Single Family Attached District.

Section 5. Permitted Uses. The only permitted use shall be Duplex Dwelling as defined in the UDO.

Section 6. General Regulations. The standards of Chapter 4.9: Zoning Districts, SFA: Single-family Attached District shall apply to the development of the District, except as otherwise modified by this Ordinance.

Standard	
Maximum Dwellings per Structure	2
Minimum Building Setback Lines	
Front Yard	25 feet
Side Yard	7.5 feet
Rear Yard	20 feet
Maximum Number of Paired Duplex Dwellings	42
Maximum Number of Dwelling Units	84

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified by this Ordinance.

7.1 Article 6.3 Architectural Standards: Section 6.3(C) shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The character exhibits, attached hereto as Exhibit C (“**Character Exhibit**”), are a compilation of images designed to illustrate the architecture of the Dwellings to be constructed in the District. The Director shall determine whether a Dwelling is substantially consistent with the Character Exhibit and complies with the standards of this Ordinance.
- B. Minimum Roof Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- C. Window Trim: Window trim a minimum of four (4) inches in width shall be provided around all windows. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.

- D. Garages: All Dwellings shall have a minimum two (2) car attached garage.
 - E. Building Materials: Vinyl and aluminum siding shall be prohibited.
 - F. Perimeter Lots: Structures on Perimeter Lots shall include the following additional architectural elements:
 - i. Masonry Materials on a minimum of thirty-six (36) inches in height on all façades of the Structure;
 - ii. Gables on side façades shall include a change in siding material in substantial compliance with the Gable Exhibit, attached hereto as Exhibit D.
 - iii. At least one of the Dwellings in each Structure shall include a covered outdoor living area projecting from the rear façade of the Structure at least one hundred (100) square feet in size, in substantial compliance with the Covered Outdoor Living Area Exhibit, attached hereto as Exhibit E.
 - G. Entrance Lots: Structures on Entrance Lots shall include the following additional architectural elements:
 - i. Masonry Materials on a minimum of thirty-six (36) inches in height on all façades of the Structure;
 - ii. Gables on side façades shall include a change in siding material in substantial compliance with the Gable Exhibit, attached hereto as Exhibit D.
- 7.2 Article 6.5 Fence Standards: Shall apply, except as otherwise modified or enhanced below:
- A. Any fences shall be (i) black metal, (ii) of a consistent style and height and (iii) a maximum of forty-eight (48) inches in height.
 - B. Enclosures or screens (i) surrounding air conditioning units and (ii) which screen outdoor patios and living spaces within sixteen (16) feet of a dwelling shall be a maximum of six (6) feet in height. This provision shall not be subject to 7.2(A) of this ordinance.
- 7.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
- A. Street Trees: Article 6.8(J) shall not apply to the District.
 - B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. Each Structure shall be landscaped with a minimum of four (4) shade trees, two (2) ornamental or evergreen trees, and ten (10) shrubs.

- ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
- iii. Each Dwelling on a corner lot shall contain a minimum of a ten (10) foot long landscape bed along the side of the dwelling adjacent to the side street which shall contain six additional (6) shrubs.
- iv. Two (2) additional shade trees (one per Dwelling) shall be installed at the time of home construction in the rear yard of each Structure on a Perimeter Lot and each South Lot.
- v. The standards of this section 7.3(B) of this Ordinance shall not apply to Common Areas, rather, 7.3(A) of this Ordinance shall apply.

C. Common Areas:

- i. Tree Preservation Areas: Tree Preservation Areas are identified on the Concept Plan. Existing trees in these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO.
- ii. External Street Frontage Landscaping Requirements: The external street frontage along Shady Nook Road shall be planted in substantial compliance with the External Street Frontage Landscaping Plan, attached hereto as Exhibit F. To the extent that the External Street Frontage Landscaping Plan conflicts with Article 6.8 of the UDO, the External Street Frontage Landscaping Plan shall supersede.
- iii. Other Common Areas: Landscaping to be installed in other Common Areas within the Real Estate may, but shall not be required, to exceed the planting requirements of Article 6.8(K) of the UDO. The landscaping shown in the Other Common areas on the Concept Plan are shown for illustrative purposes and may be adjusted in quantity and location when detailed landscaping plans are prepared during the Development Plan process.

Section 8. Infrastructure Standards: The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- A. Dedication of Pedestrian Trail Corridor: A thirty (30) feet wide strip of real property along the entire south property line of the Real Estate shall be dedicated to the City at the time of Secondary Plat recording for future use as a pedestrian trail corridor (identified on the Concept Plan). Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. No additional dedication of land shall be required along the south property line of the Real Estate to comply with the City's Thoroughfare Plan.
- B. Internal Streets: Internal street rights-of-way within the District shall be permitted to be reduced to fifty (50) feet in width.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

- A. The minimum Open Space required shall be 25%.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, including sidewalk pathways and a gazebo, in substantial compliance with the Amenities Exhibit attached hereto as Exhibit G.

Section 10. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-37 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-37**
this _____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-37**
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim,
Two North Ninth Street, Noblesville, Indiana 46060.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Gable Exhibit
Exhibit E	Covered Outdoor Living Area Exhibit
Exhibit F	External Street Frontage Landscaping Plan
Exhibit G	Amenities Exhibit

EXHIBIT A
REAL ESTATE

Parcel: 08-06-29-00-00-027.000

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29,
Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana.

EXCEPTING THEREFROM ten (10) acres by parallel lines of the entire north end of the
above described real estate.

Parcel: 08-06-29-00-00-027.001

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29,
Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana.

EXCEPTING THEREFROM ten (10) acres by parallel lines of the entire south end of the
above described real estate.

EXHIBIT B **CONCEPT PLAN**



EXHIBIT C
CHARACTER EXHIBIT
Page 1 of 5



EXHIBIT C
CHARACTER EXHIBIT
Page 2 of 5



EXHIBIT C
CHARACTER EXHIBIT
Page 3 of 5

Geneva



Geneva A and C

The elevations and floor plans in this brochure show optional items.



EXHIBIT C
CHARACTER EXHIBIT
Page 4 of 5



EXHIBIT C
CHARACTER EXHIBIT
Page 5 of 5



EXHIBIT D
GABLE EXHIBIT



EXHIBIT E
COVERED OUTDOOR LIVING AREA EXHIBIT



EXHIBIT F **EXTERNAL STREET FRONTAGE LANDSCAPING PLAN**

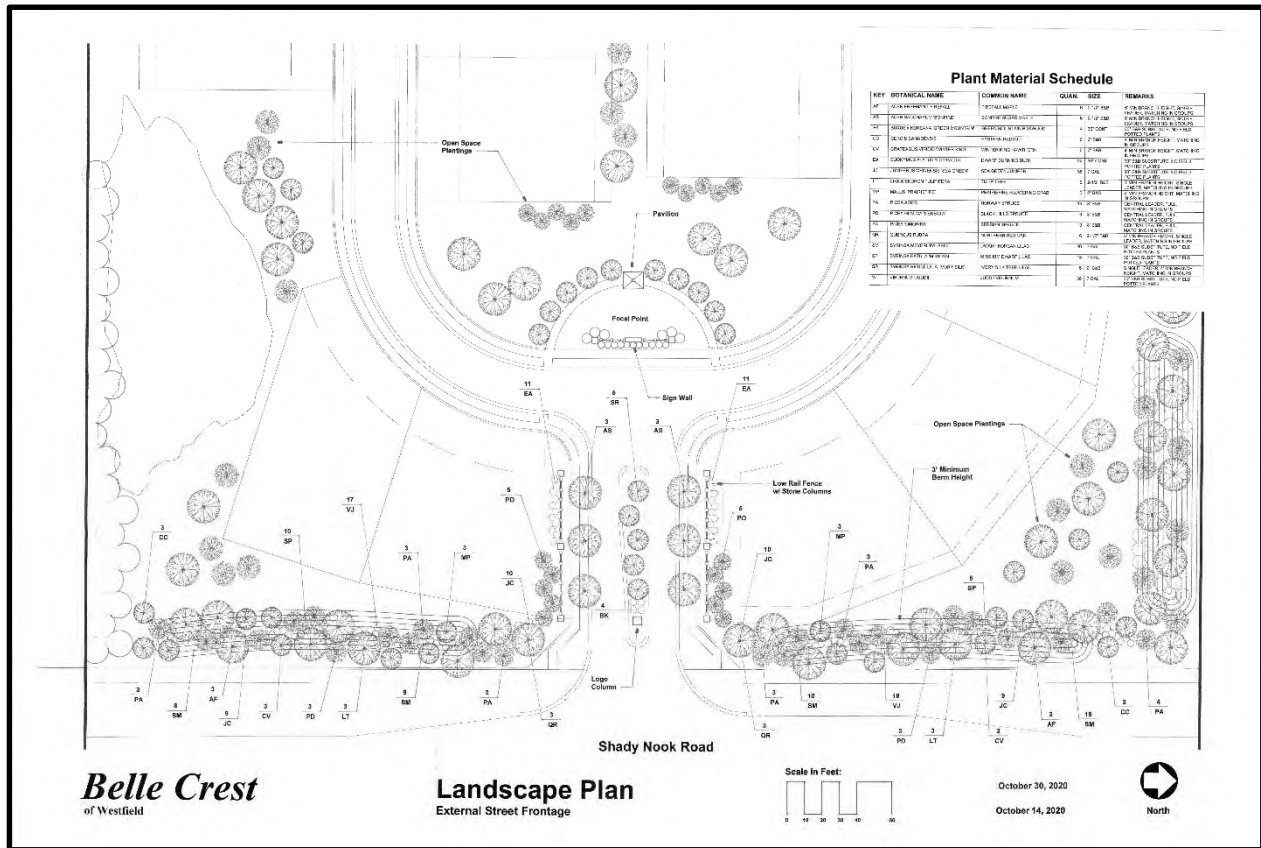


EXHIBIT G AMENITIES EXHIBIT

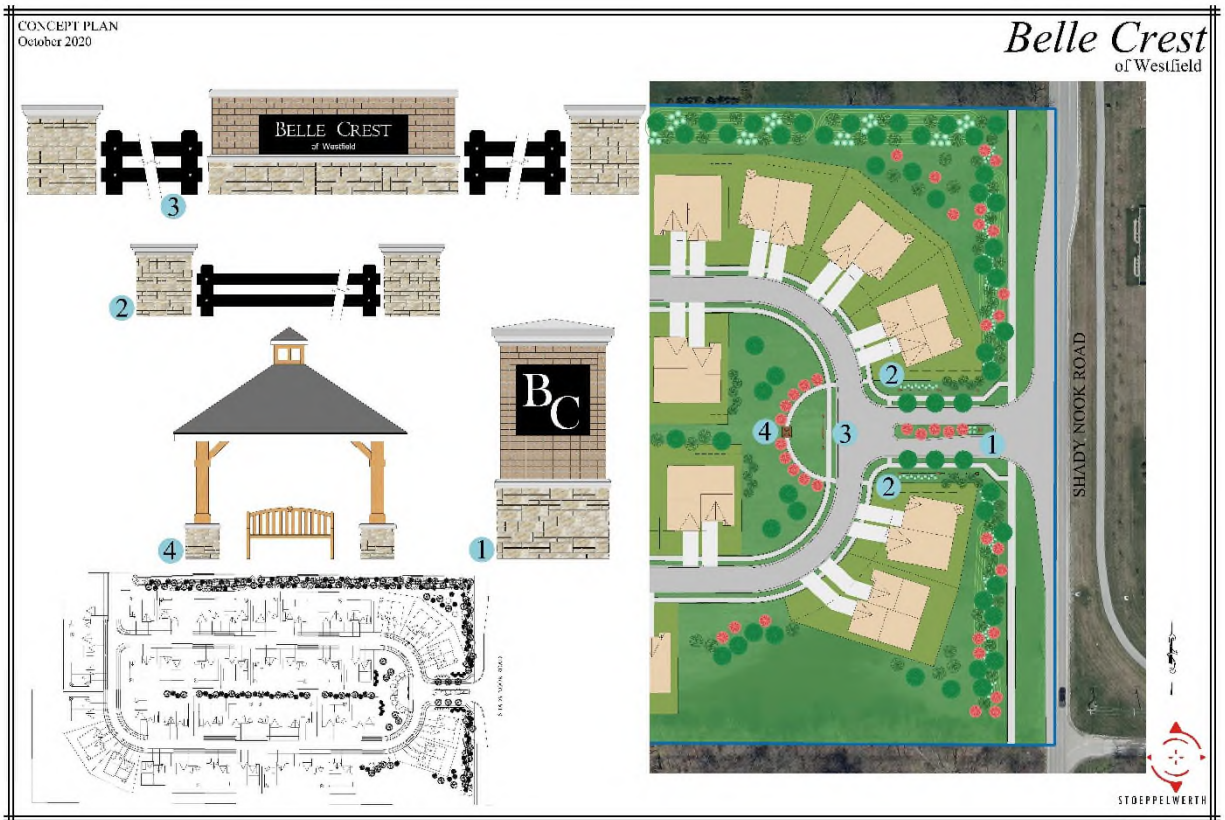




EXHIBIT C
CHARACTER EXHIBIT
Page 1 of 5



EXHIBIT C
CHARACTER EXHIBIT
Page 2 of 5



EXHIBIT C
CHARACTER EXHIBIT
Page 3 of 5

Geneva



Geneva A and C

The elevations and floor plans in this brochure show optional items.



EXHIBIT C
CHARACTER EXHIBIT
Page 4 of 5



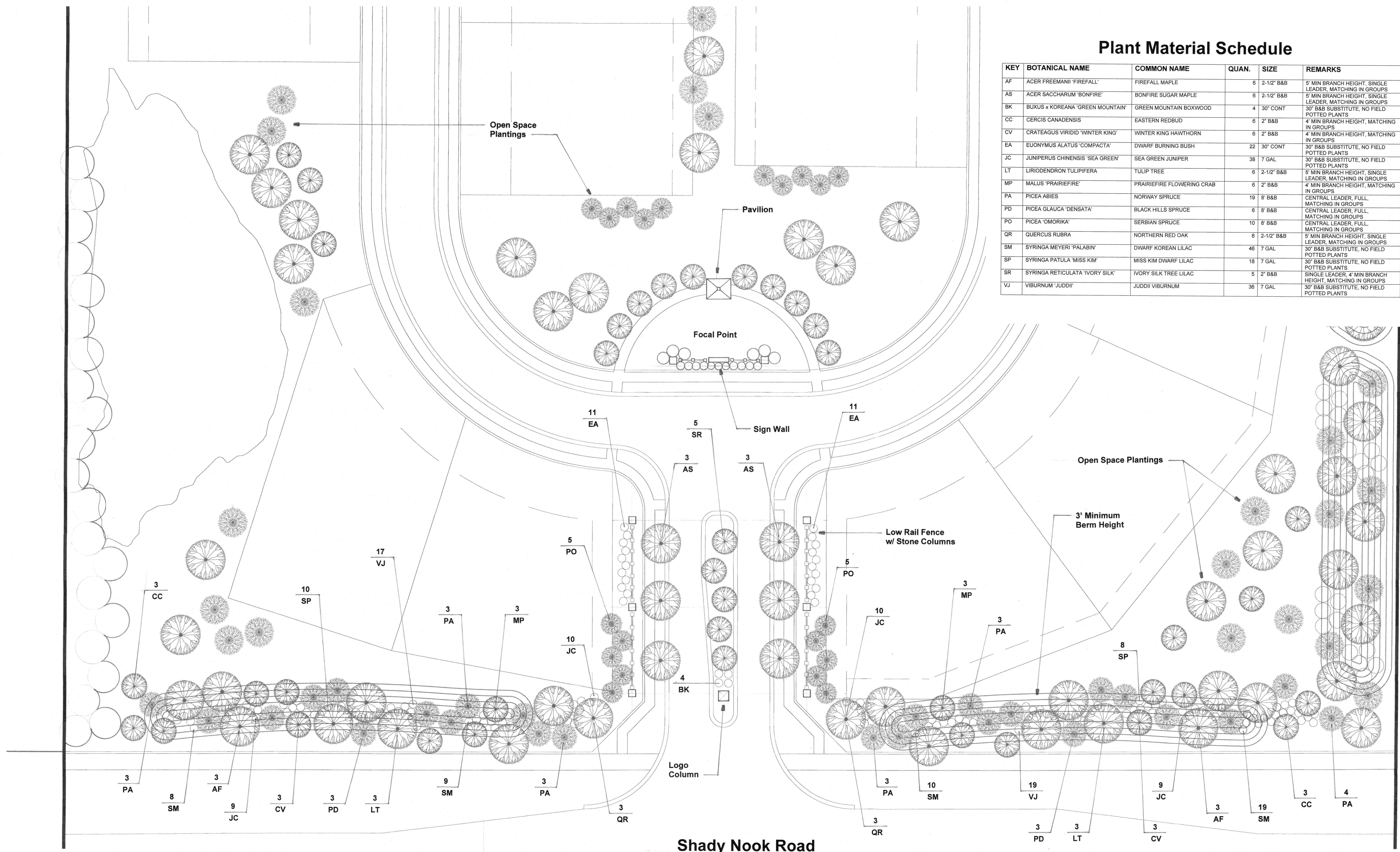
EXHIBIT C
CHARACTER EXHIBIT
Page 5 of 5







KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER FREEMANII 'FIREFALL'	FIREFALL MAPLE	6	2-12' B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	6	2-12' B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
BK	BUXUS s KOREANA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	4	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2' B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDID 'WINTER KING'	WINTER KING HAWTHORN	6	2' B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	22	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	38	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	6	2-12' B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE FLOWERING CRAB	6	2' B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	19	8' B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6	8' B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PO	PICEA 'OMORIKA'	SERBIAN SPRUCE	10	8' B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	6	2-12' B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	4	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	18	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	5	2' B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
VJ	VIBURNUM 'JUDDI'	JUDDII VIBURNUM	36	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS



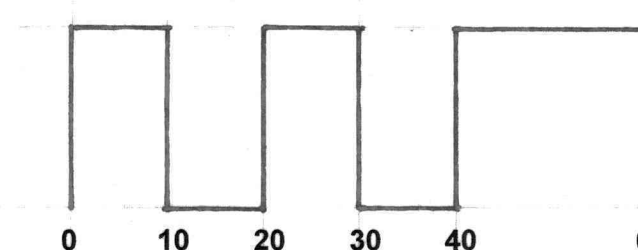
Shady Nook Road

Belle Crest
of Westfield

Landscape Plan

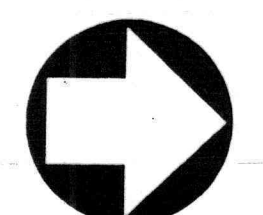
External Street Frontage

Scale in Feet:

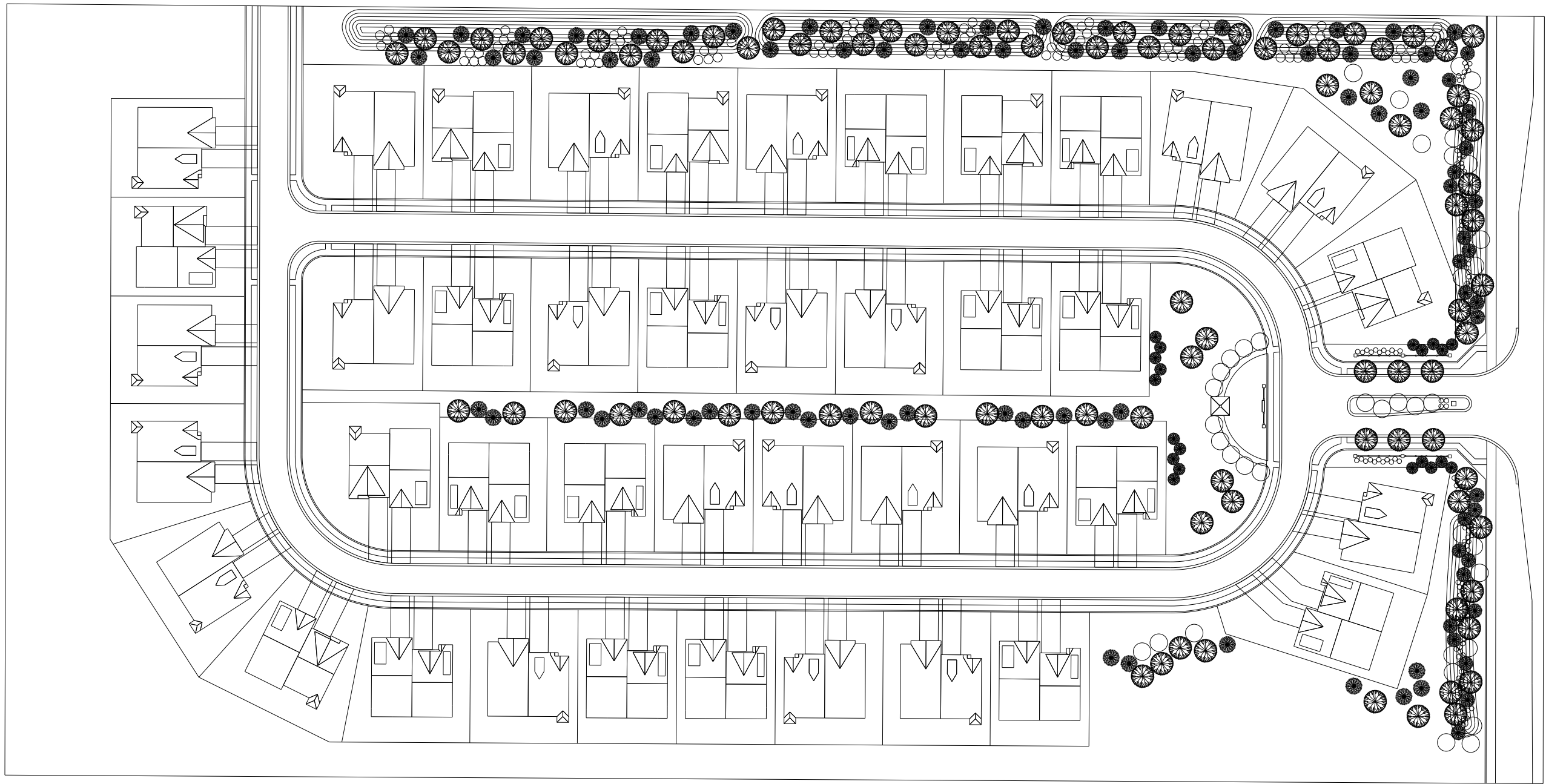
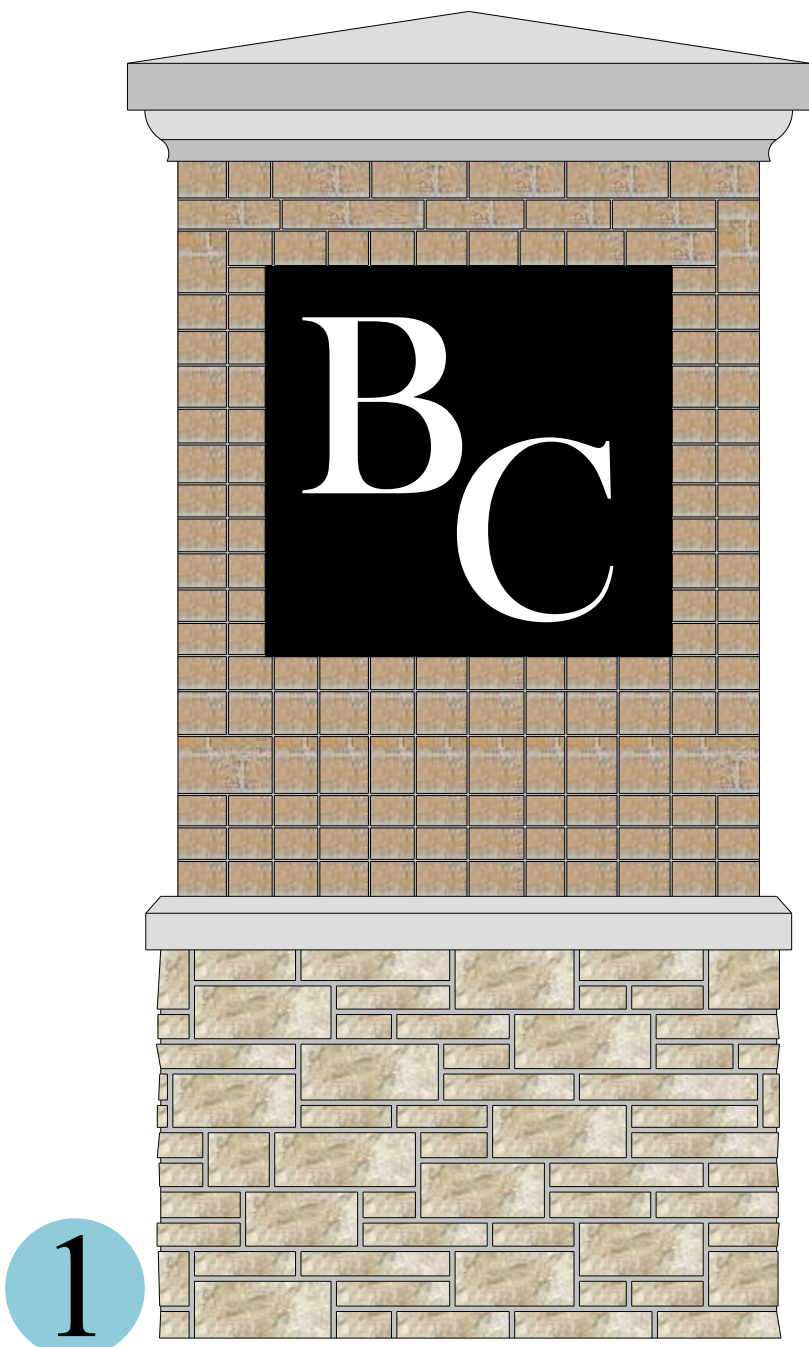
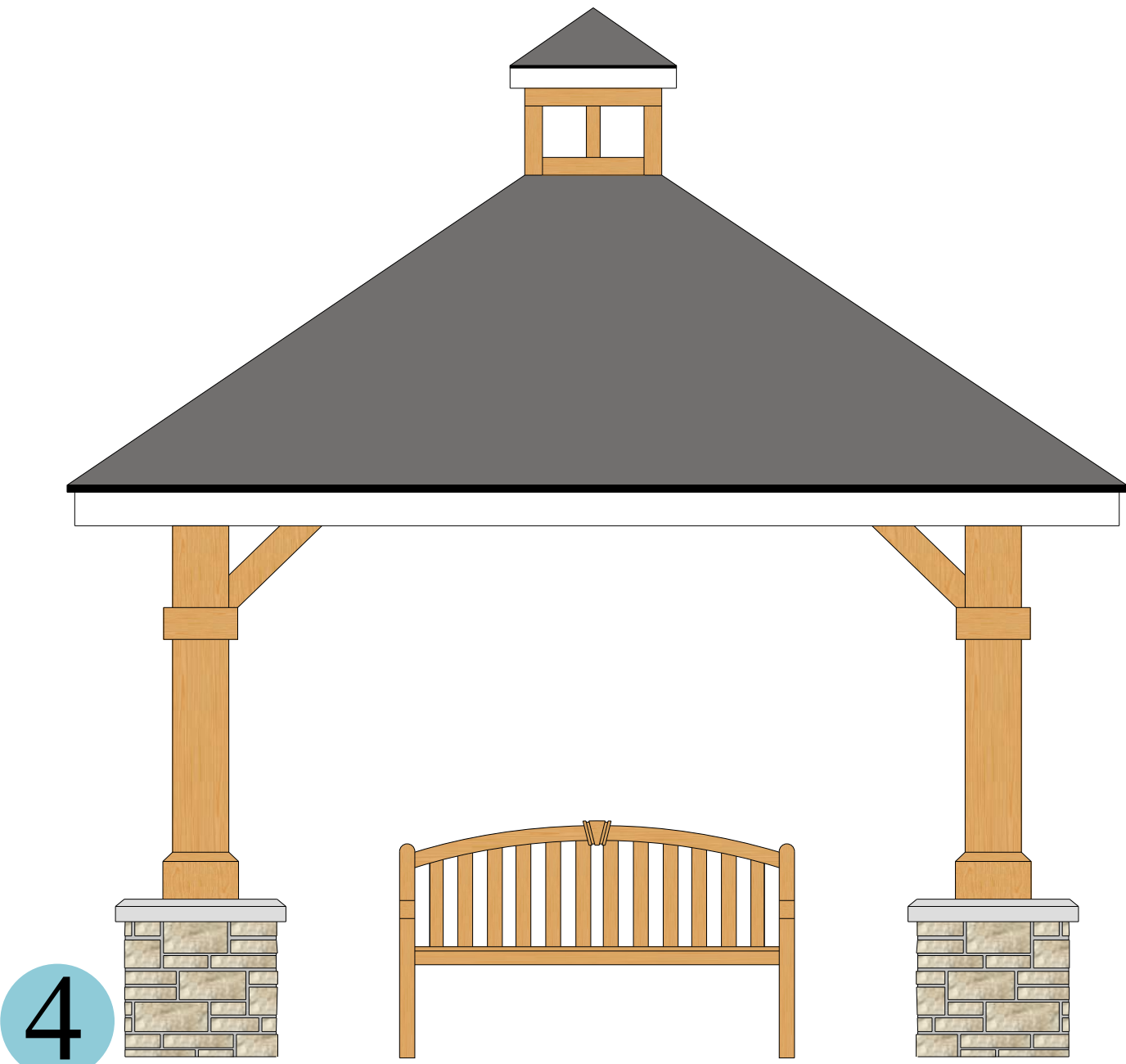
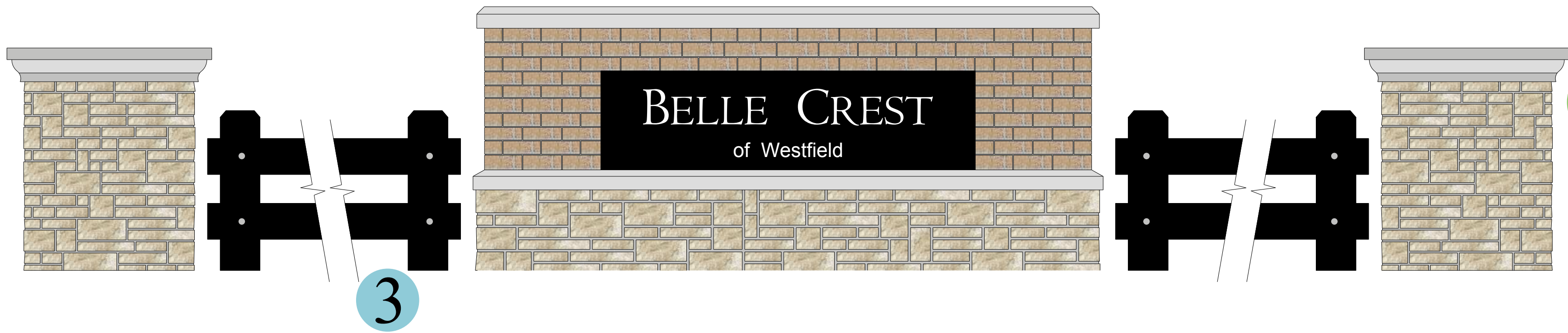


October 30, 2020

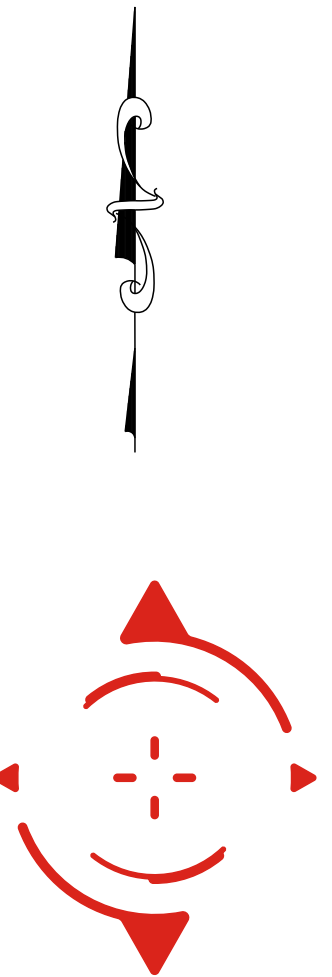
October 14, 2020



North



SHADY NOOK ROAD





Petition Number: 2011-SPP-17 & 2011-ODP-17

Project Name: Chatham Villages - Phase 1 Amendment

Subject Site Address: Northeast corner of 196th Street and Tomlinson Road

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 108 Single-Family Residential Lots on 189.85 acres +/- in the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 189.85 acres +/-

Property History: Style-Rite Meadows Subdivision, April 19, 1978
[Chatham Hills PUD, Ordinance 13-24](#)
[Chatham Hills PUD Amendment VII, Ordinance 19-51](#)
Chatham Villages Phase 1, Overall Development Plan (2004-ODP-06)
Chatham Villages, Phase 1, Primary Plat (2004-SPP-06)
Chatham Villages, Section 1 (2007-SFP-32, PENDING)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Staff Reviewer: Corey Harris, Associate Planner

HISTORY AND PROCEDURAL

Secondary Plat approved on April 19, 1978 to create Style-Rite Meadows Subdivision.

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting.

The Development Plan (2004-ODP-06) and Primary Plat (2004-SPP-06) for this property were approved by the Advisory Plan Commission at its May 18, 2020, meeting.



Approval of a Primary Plat and Development Plan must be granted if 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 associate with the site.

The petition was reviewed at the October 20, 2020, Technical Advisory Committee (TAC) meeting.

The petition had its Public Hearing at the November 4, 2020 meeting.

PROJECT OVERVIEW

The 189.85 acres +/- site is located west of US31, east of Tomlinson Road, north of 196th Street and south of 203rd Street (see **Exhibit 2**). The request is for approval of a Primary Plat Amendment and Overall Development Plan for one hundred eight (108) Single-family Residential Lots.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department.
 - b) HCSO: Hamilton County Surveyor's Office.

PRIMARY PLAT STANDARDS (Article 10.12, J of UDO)

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



- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) 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.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.
- 36) 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.
- 37) Identify buildings proposed for demolition.
- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 39) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

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

40) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):

- a) The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

41) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the "Single Family Subdistrict): SF-4: Single-Family District.



42) Permitted Uses (Section 5 of Ord. 19-51):

a) Single Family Subdistrict:

- i) All uses permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
- ii) All uses permitted in the SFA: Single-Family Attached District
- iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

43) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

a) Minimum Lot Area:

No Minimum

b) Minimum Lot Frontage:

No Minimum

- i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

c) Minimum Lot Width:

- i) Detached: 50 ft
- ii) Attached: 24 ft

d) Maximum Lot Coverage:

No Maximum

e) Minimum Front Yard Building Setback Lines:

- i) US Highway 31: 30 ft
- ii) Tomlinson Road: 30 ft

iii) Chad Hittle Boulevard:

- (1) Single Family Subdistrict: 10 ft
- (2) Village Center Subdistrict: No Minimum
- (3) Campus Office Subdistrict: 10 ft
- (4) Southern Subdistrict: No Minimum

- iv) 196th Street: 20 ft



- v) 203rd Street: 20 ft
- vi) All Other Streets (e.g., internal): 10 ft
- f) District Perimeter Setback Not Abutting a Street:
 - i) Single Family Subdistrict: 20 ft
 - ii) Village Center Subdistrict: 20 ft
 - iii) Campus Office Subdistrict: 20 ft
 - (1) Or match preservation area widths, whichever is greater.
- iv) Southern Subdistrict: 50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet
- g) Minimum Internal Side Yard Setback Lines:
 - i) Single Family Subdistrict: 5 ft
 - ii) Village Center Subdivision: 5 ft
 - (1) If abutting a residential district: 20 ft
 - iii) All Other Subdistricts: 20 ft
- h) Minimum Rear Yard Building Line (UDO Chapter 4):
 - i) Single Family Subdistrict (SF4): 25 ft
- i) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
 - i) Single Family Subdistrict:
 - (1) Attached: 45 ft (Three Stories)
 - (2) All Others: No Maximum
 - ii) Village Center Subdistrict: No Maximum
 - iii) Campus Office Subdistrict:
 - (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less



(2) All Other Uses: No Maximum

iv) Southern Subdistrict:

(1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in **Exhibit E**;

(2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in **Exhibit E**;

(3) For all other locations: No Maximum

v) Maximum Number of Dwelling Units:

(1) Single Family Subdistrict:

(a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.

(2) Village Center Subdistrict:

(a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).

(3) Campus Office Subdistrict:

(a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

(4) Southern Subdistrict:

(a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

j) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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:

- 44) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 45) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 46) 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.
- 47) 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.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)

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

- 48) Architectural Standards (Article 6.3)
- 49) Building Standards (Article 6.4)
- 50) Fence Standards (Article 6.5)
- 51) Height Standards (Article 6.6)
- 52) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):
 - a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

- i) **Preservation of Trees:** The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
- ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
- b) **Selection, Installation, and Maintenance of Plant Materials** (Section 11.2 of Ord. 13-24):
- c) **General Landscape Design Standards** (Article 6.8(G)):
 - i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) **Detention and Retention Areas** (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.
 - i) Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) **Street Trees** (Article 6.8(J)) :

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
 - i) Open Space / Common Area (per acre): 10 trees.
- g) Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- h) External Street Frontage Landscaping (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
 - i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - (1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - (2) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) linear feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
- i) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

- i) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- ii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.
- iv) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with Zoning Ordinance's requirement for the softening of walls and fences.

53) Lighting Standards (Article 6.9): Shall apply, except as follows.

- a) Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.
- c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.
- e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.



54) Article 6.12 Outdoor Storage and Display

55) Article 6.14 Parking and Loading Standards

56) Article 6.17 Sign Standards

57) Lot Standards (Article 6.10)

58) Setback Standards (Article 6.16)

59) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

60) Dedication of Right-of-way

a) The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

61) Block Standards (Article 8.1)

62) Easement Standards (Article 8.3)

63) Monument and Marker Standards (Article 8.5)

64) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain,

topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.

- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

65) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

66) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

67) Storm Water Standards (Article 8.8)

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

69) Street Light Standards (Article 8.10)



- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

70) Street Sign Standards (Article 8.11)

71) Surety Standards (Article 8.12)

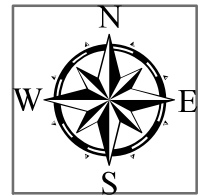
72) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **ACTION: 2011-SPP-17 and 2011-ODP-17 comply with the Chatham Hills PUD, Chatham Hills PUD Amendments, and the UDO. The Department recommends approving the petition with the following condition:**
 - a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. If any APC member has questions prior to the Plan Commission meeting, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.



Property Location Map Chatham Villages Phase 1 Amendment 2011-SPP-17 & 2011-ODP-17

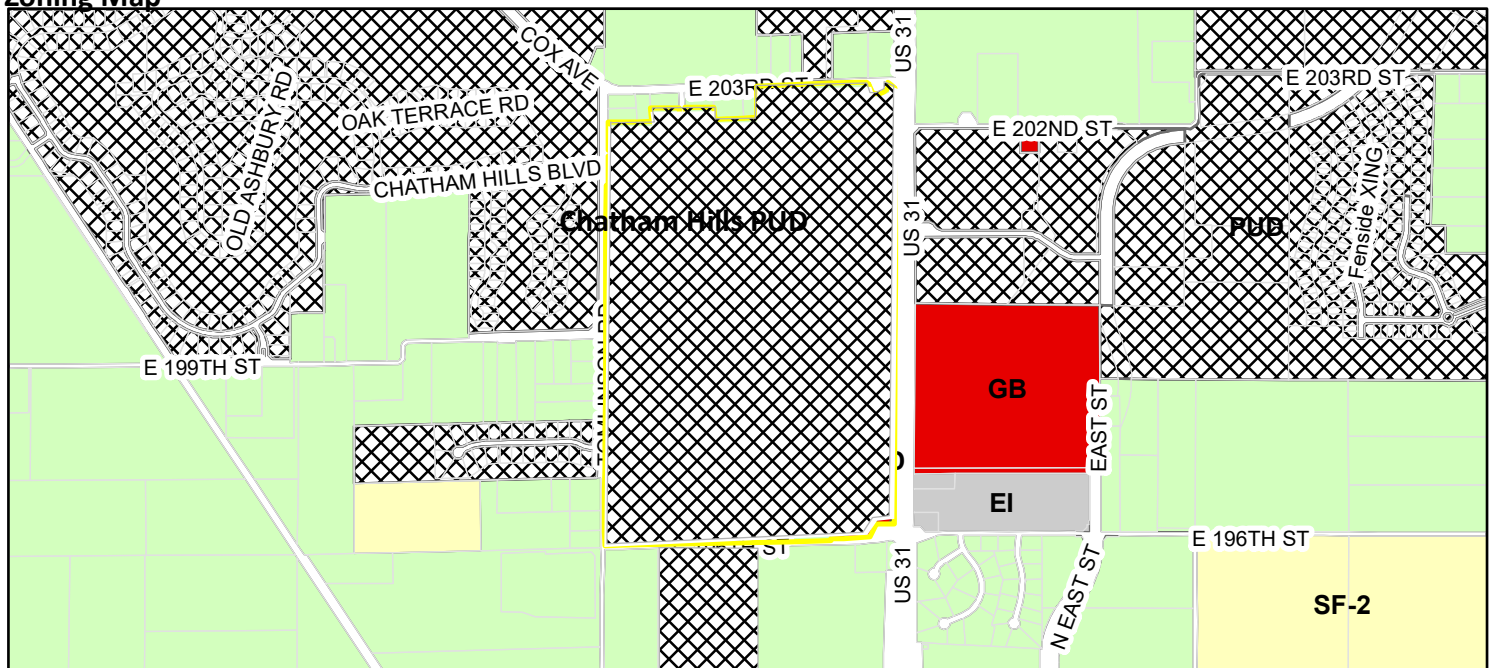


Not To Scale

Aerial Location Map



Zoning Map



Parcel	GB (General Business)
Zoning - All	GB-PD (General Business - Planned Development)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	

 CITY OF
Westfield
INDIANA

2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

CHATHAM HILLS LLP
1100 CHATHAM HILLS BLVD,
WESTFIELD, IN 46074

CONTACT: PHIL SUNDING, PE
EMAIL: phil.sunding@henkedevdevelopment.com

Cripe[®]

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

Last revised: 10/29/20 cmc



TOTAL ACREAGE - 189.853 ACRES
RIGHT OF WAY (PUBLIC) - 12.686 ACRES
COMMON AREA - 3.705 ACRES
PHASE 1 AMENDMENT LOT ACREAGE - 24.953 ACRES
OF LOTS - 108
DENSITY - 2.61 LOTS/ACRE
ROADWAY LENGTH - 6266.50 LF
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET	DESCRIPTION
C001	COVER SHEET
C002	MAP SHEET
C100	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C101-C106	EXISTING CONDITIONS AND DEMOLITION PLAN
P100	OVERALL PRIMARY PLAT
P101-P106	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D106	DEVELOPMENT PLAN
L100	OVERALL LANDSCAPE PLAN
L101-L106	LANDSCAPE PLAN

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

<u>AGENCY/UTILITY</u>	<u>PHONE NUMBER</u>
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5590
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTE	317-610-5440
CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	STEVE PIERRE, PE	317-706-6309
PROJECT ENGINEER	JACLYN HENSEL, EI	317-706-6364

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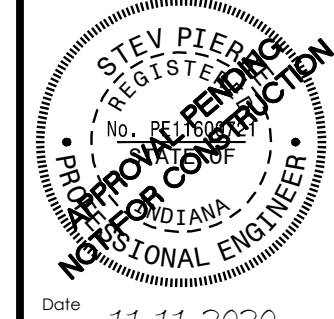
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COVER SHEET

CHATHAM VILLAGES - PHASE 1 AMENDMENT

CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Steve Paine*



811 **1-800-382-554**
FOR CALLS IN INDIANA CALL TOLL FREE

J. HENSEL
Checked By:
S. PIERRE, PE
Quality Assurance:
C. WISEMAN, PE

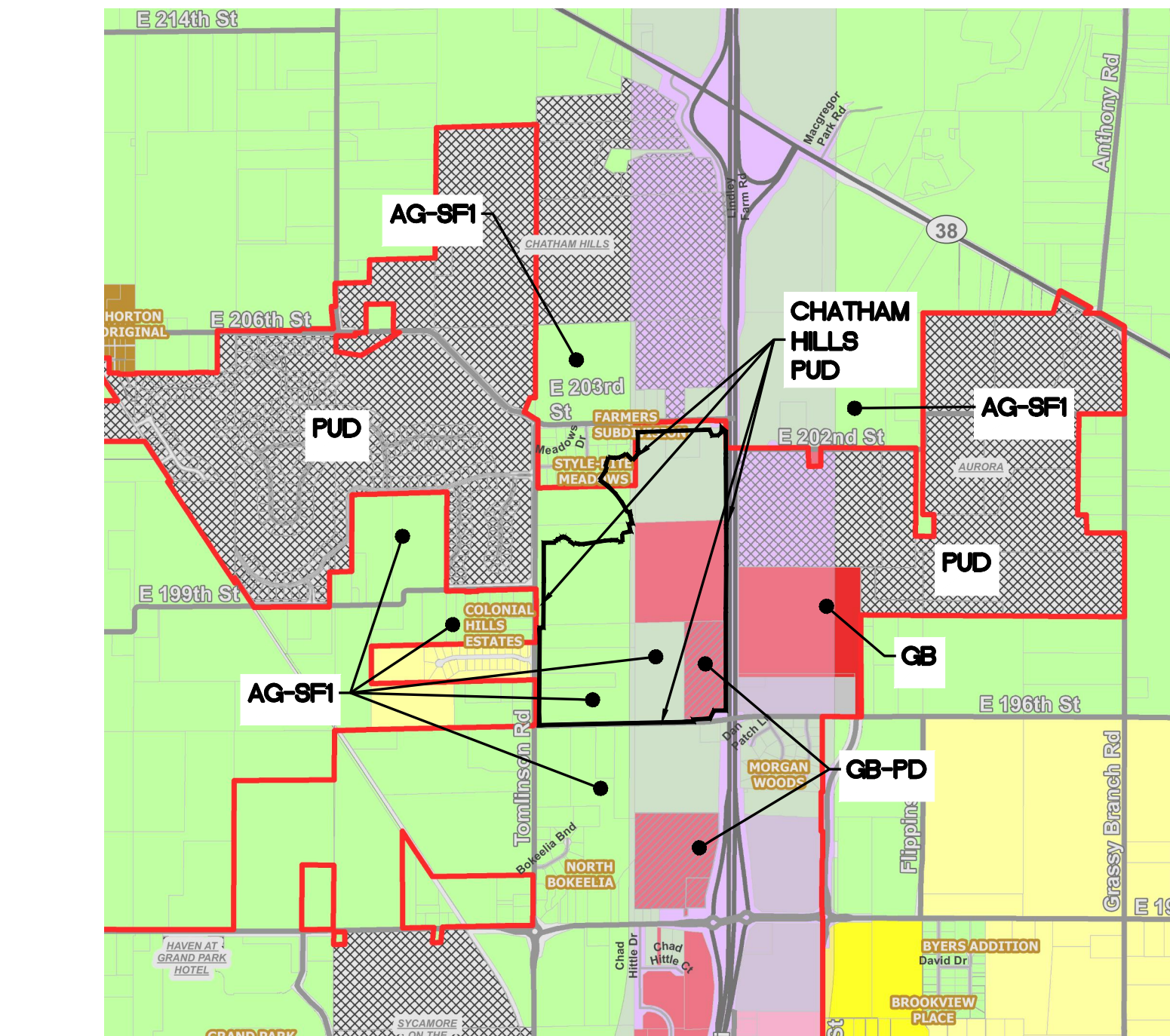


C00

Date 11-11-2020

Project Number
170504-20420

C:\2017\170504\20420\Coord\Eng\DPs & PPs\C002_Map Sheet.dwg, November 6, 2020 0:12 AM STEV PIERRE, © Paul I. Cripe Inc.

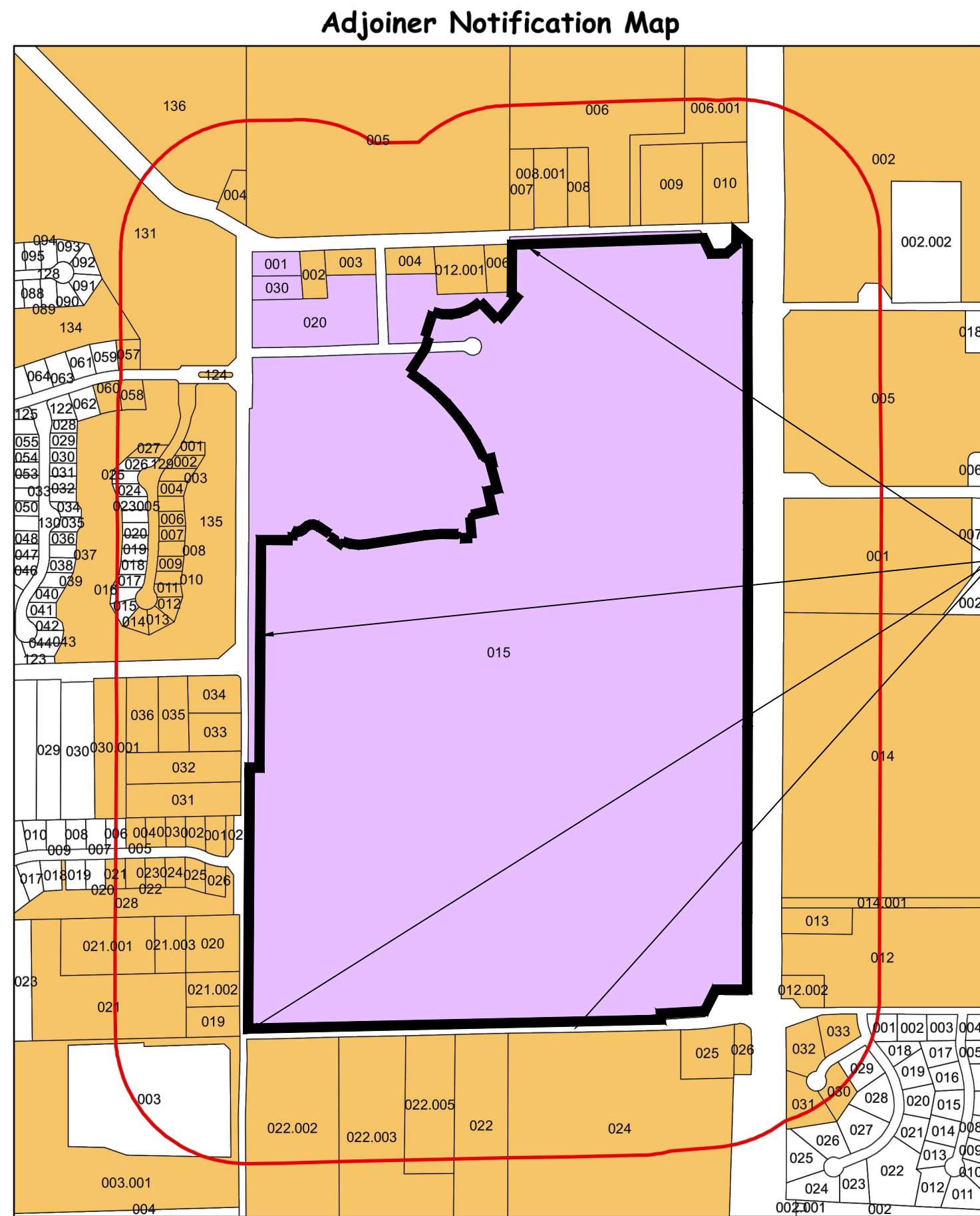


CURRENT ZONING MAP

SCALE: NOT TO SCALE

PER HAMILTON COUNTY SURVEYOR'S OFFICE

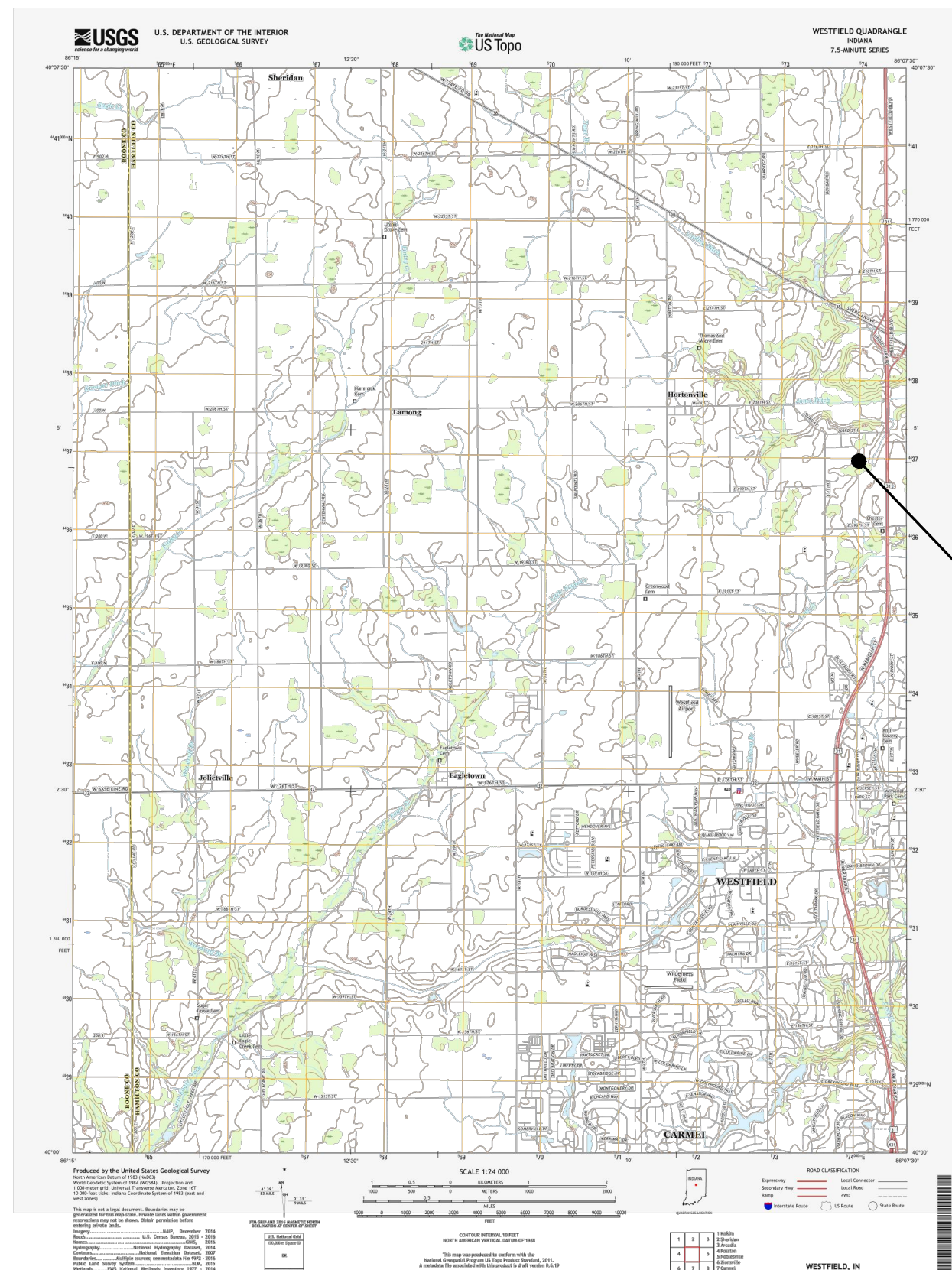
1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
2. THE PROPOSED PROJECT FALLS IN THE ISAAC JONES REGULATED DRAIN WATERSHED.



ADJOINER NOTIFICATION MAP

SCALE: NOT TO SCALE

CHATHAM VILLAGES-PHASE 1 AMENDMENT

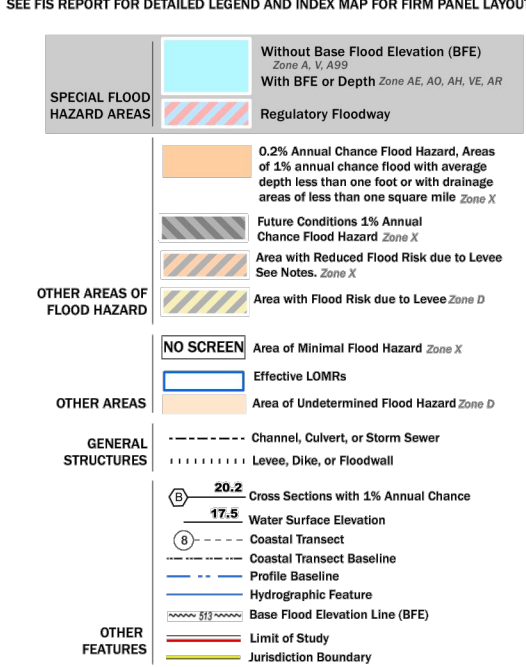


US TOPO QUAD MAP

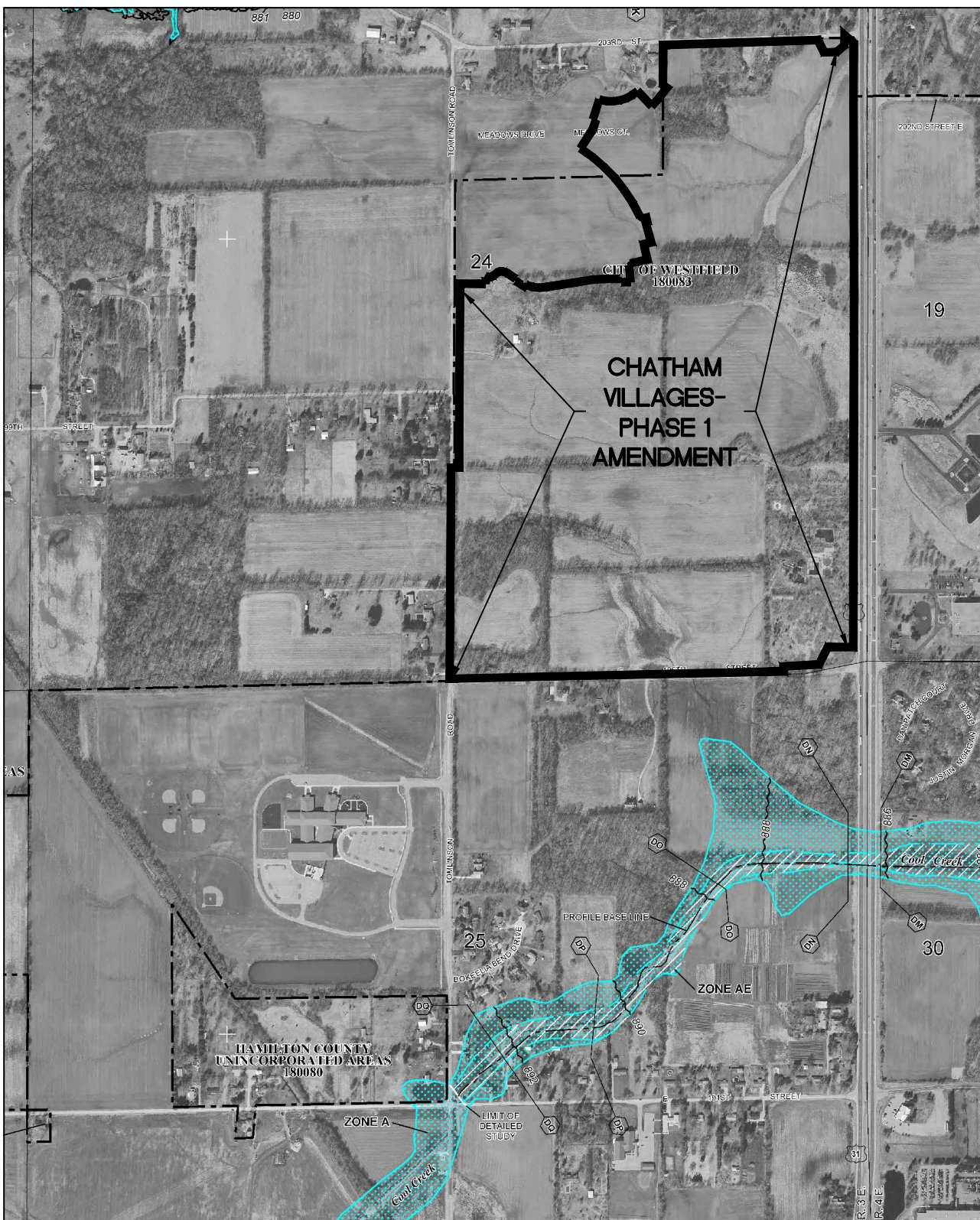
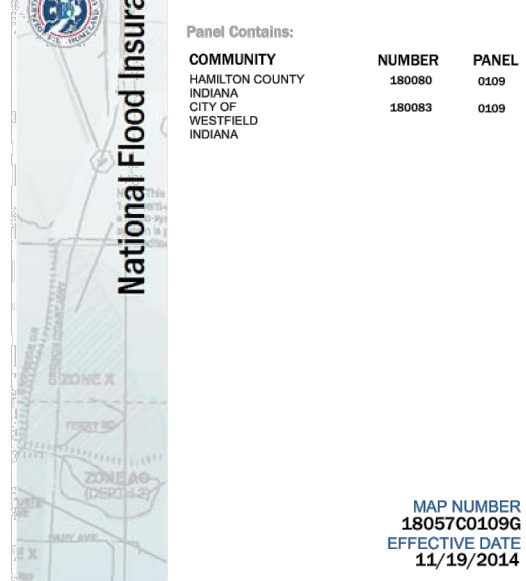
SCALE: NOT TO SCALE

FLOOD HAZARD INFORMATION

SEE FIB REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

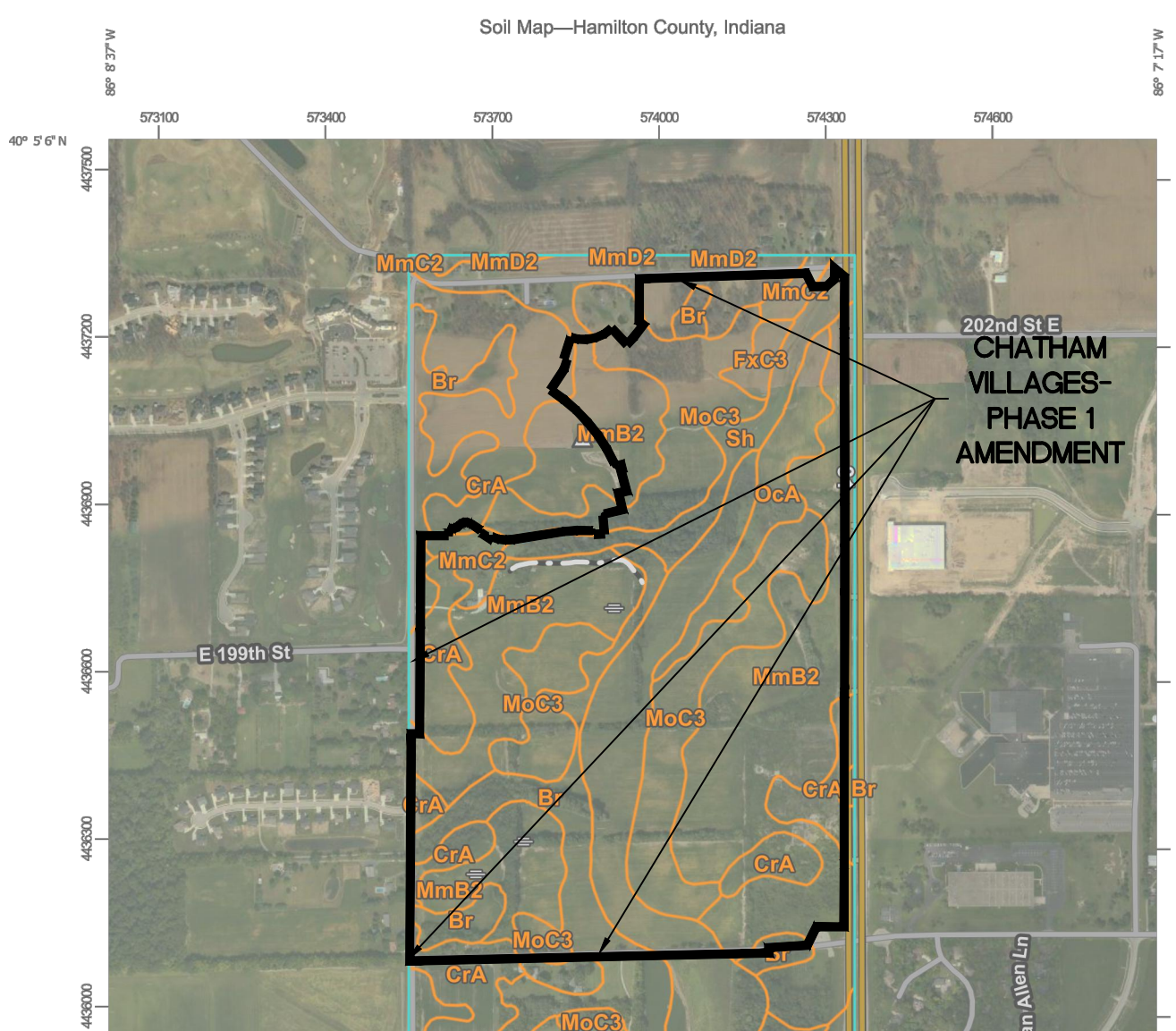


FEMA
National Flood Insurance Program
FLOOD INSURANCE RATE MAP
HAMILTON COUNTY, INDIANA
AND INCORPORATED AREAS
PANEL 109 " 286



VICINITY MAP

SCALE: NOT TO SCALE



SOIL MAP

SCALE: NOT TO SCALE

Br - Brookston silt loam with surface depressions.
Major factor affecting urban uses include surface water ponding, seasonal high water table, and severe internal wetness.

CrA - Crosby silt loam on 0 to 2 percent slopes.
Major factors affecting urban uses include slight surface ponding, seasonal high water table, and moderate internal wetness.

FxC3 - Fox clay loam on 8 to 18 percent slopes with severely eroded surface.
Major factors affecting urban uses include lack of top soil droughtiness during prolong dry periods, potential soil stability from dry unconsolidated sand and gravel in underlying materials and surface soil subject to severe erosion if not protected. Soil surface subject to severe erosion if not protected.

MmB2 - Miami silt loam on 2 to 6 percent slopes with slight eroded surface layer.
Major factors affecting urban uses include few limitations with moderate surface erosion when soil surface not protected.

MmC2 - Miami silt loam on 6 to 12 percent slopes with moderate eroded surface layers.
Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

MmD2 - Miami silt loam on 12 to 18 percent slopes with severely eroded surface layers.
Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

MoC3 - Miami clay loam, 12 to 18 percent slopes, severely eroded. Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

OcA - Ockley silt loam on 0 to 2 percent slopes.
Major factors affecting urban uses include droughty soils during prolonged dry periods and soil stability from loose underlying dry sand and gravel.

P1 - These are former soil, sand, gravel, or limestone pits.
Major factors affecting urban uses include open pits are obvious but pits that have been filled on the borders or completely filled may have all types of buried materials, some degradable, top soil, asphaltic materials and concrete making soil stability a major concern.

Sh - Shoals silt loam.
Major factors affecting urban uses include wetness in upper layers of soil, and subject to flooding.

We - Westland silty clay loam, 0 to 2 percent slopes. Major factors affecting urban uses include frequent surface water ponding.

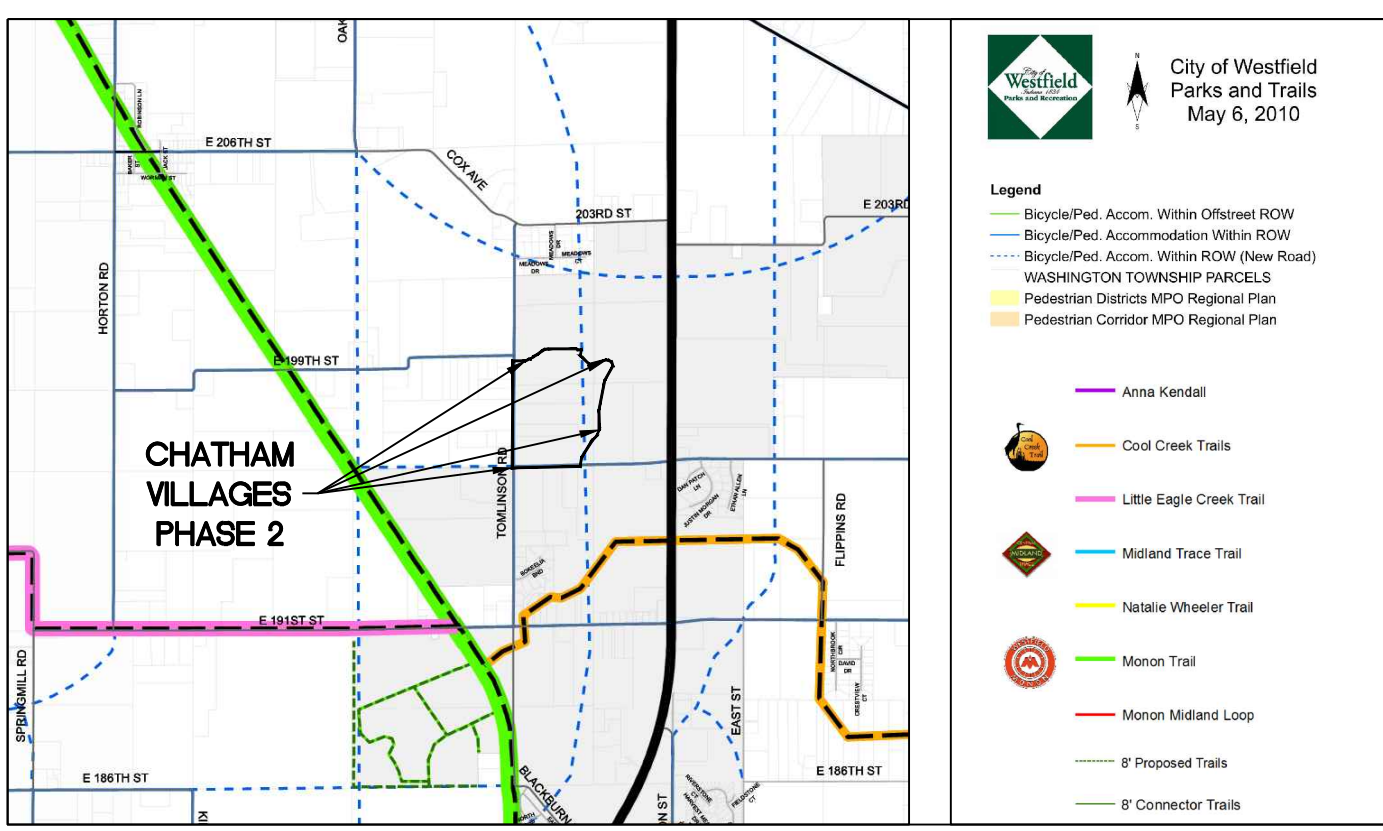


FIGURE 4.6: ALTERNATE TRANSPORTATION PLAN

SCALE: NOT TO SCALE

Work Item	Start Date	End Date	Description
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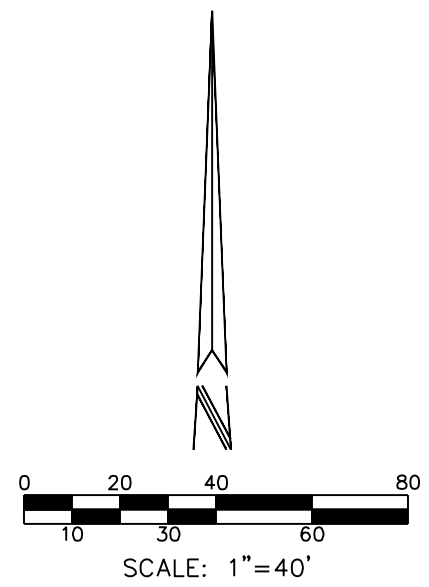
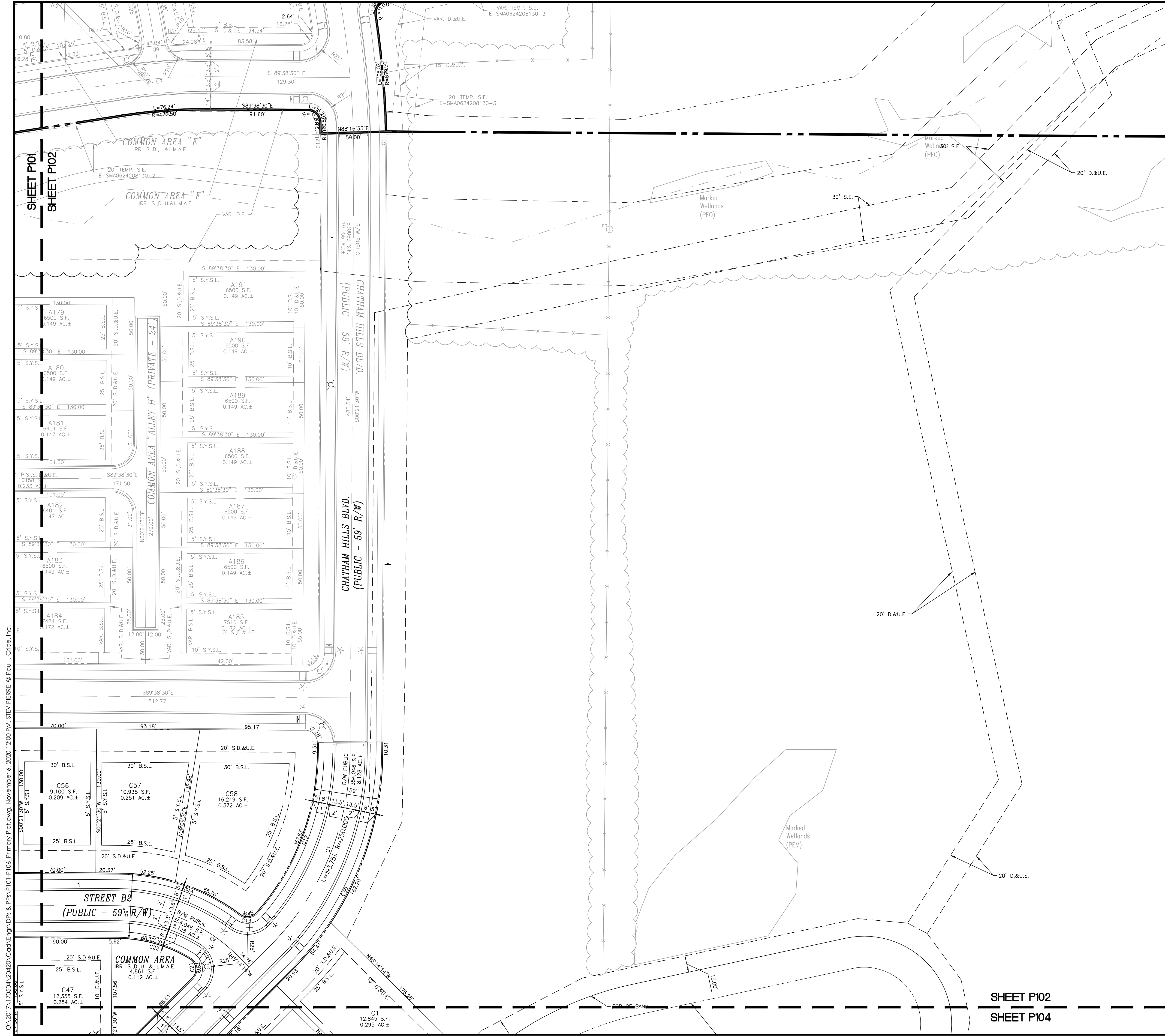
MAP SHEET
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WESTFIELD, IN 46074

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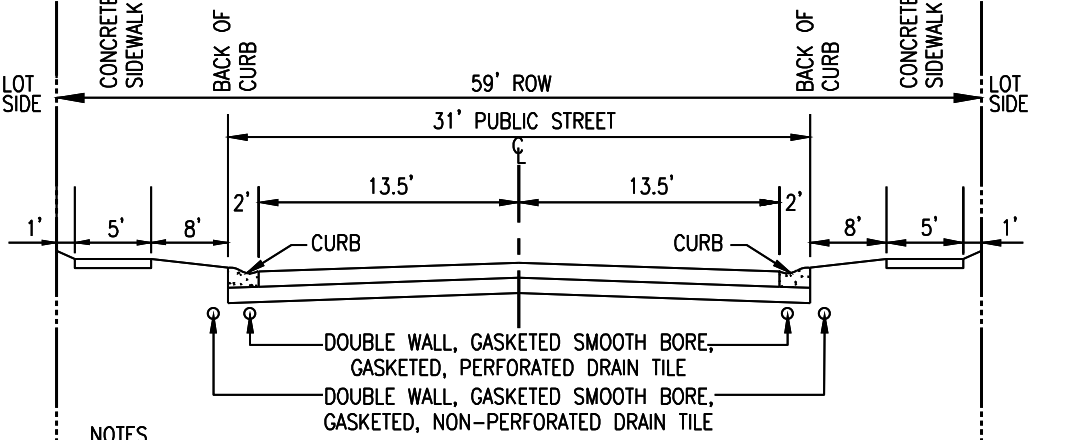


SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- MATCHLINE

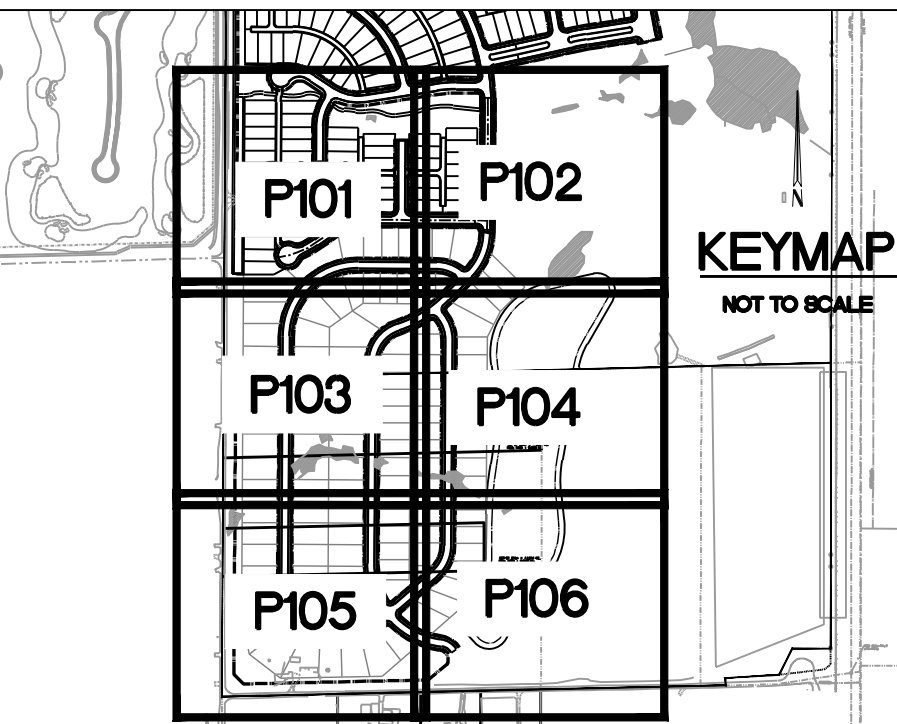
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- SANITARY, DRAINAGE AND UTILITY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- SANITARY EASEMENT
- BUILDING SETBACK LINE
- SIDE YARD SETBACK LINE
- IRREGULAR
- RADIUS
- LENGTH
- VARIABLE
- SQUARE FEET
- ACRES MORE OR LESS
- R/W

- WETLAND AREA
- EXISTING WOODED AREA TO BE PRESERVED



- NOTES
- 1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- 4. REFER TO SHEET P101 FOR CURVE DATA.

REFER TO SHEET P100 FOR CURVE TABLE



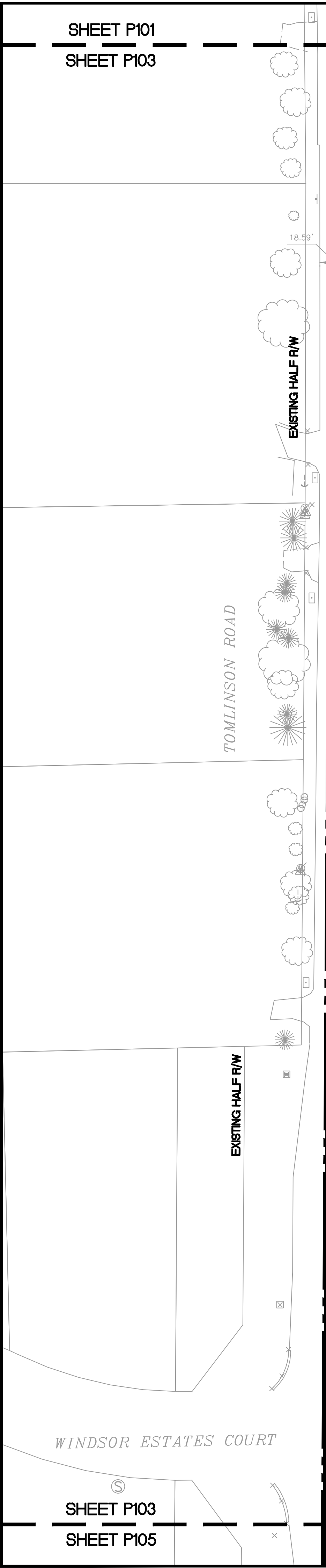
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Project Number
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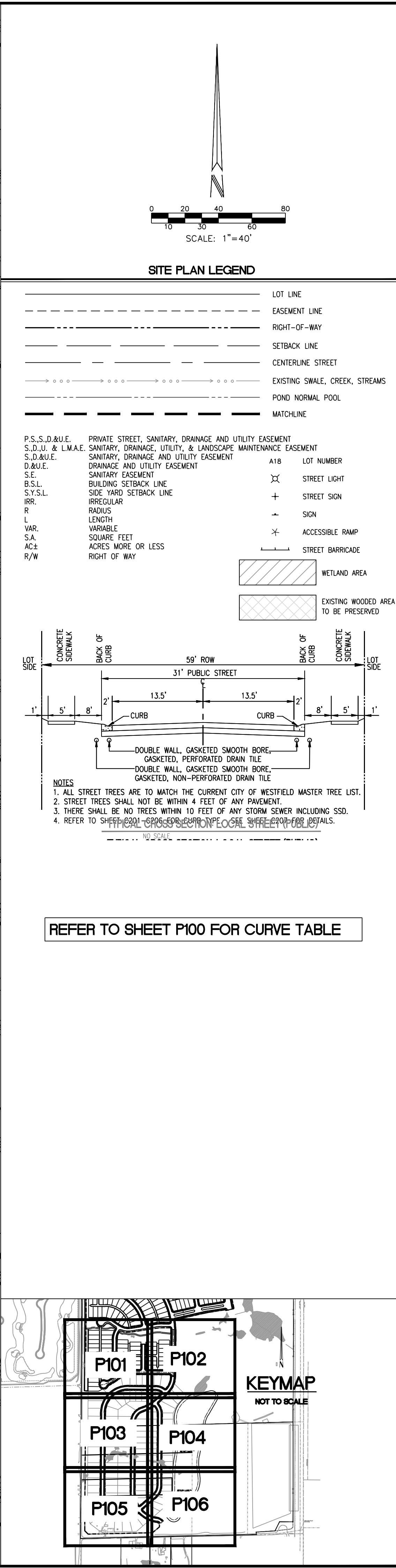
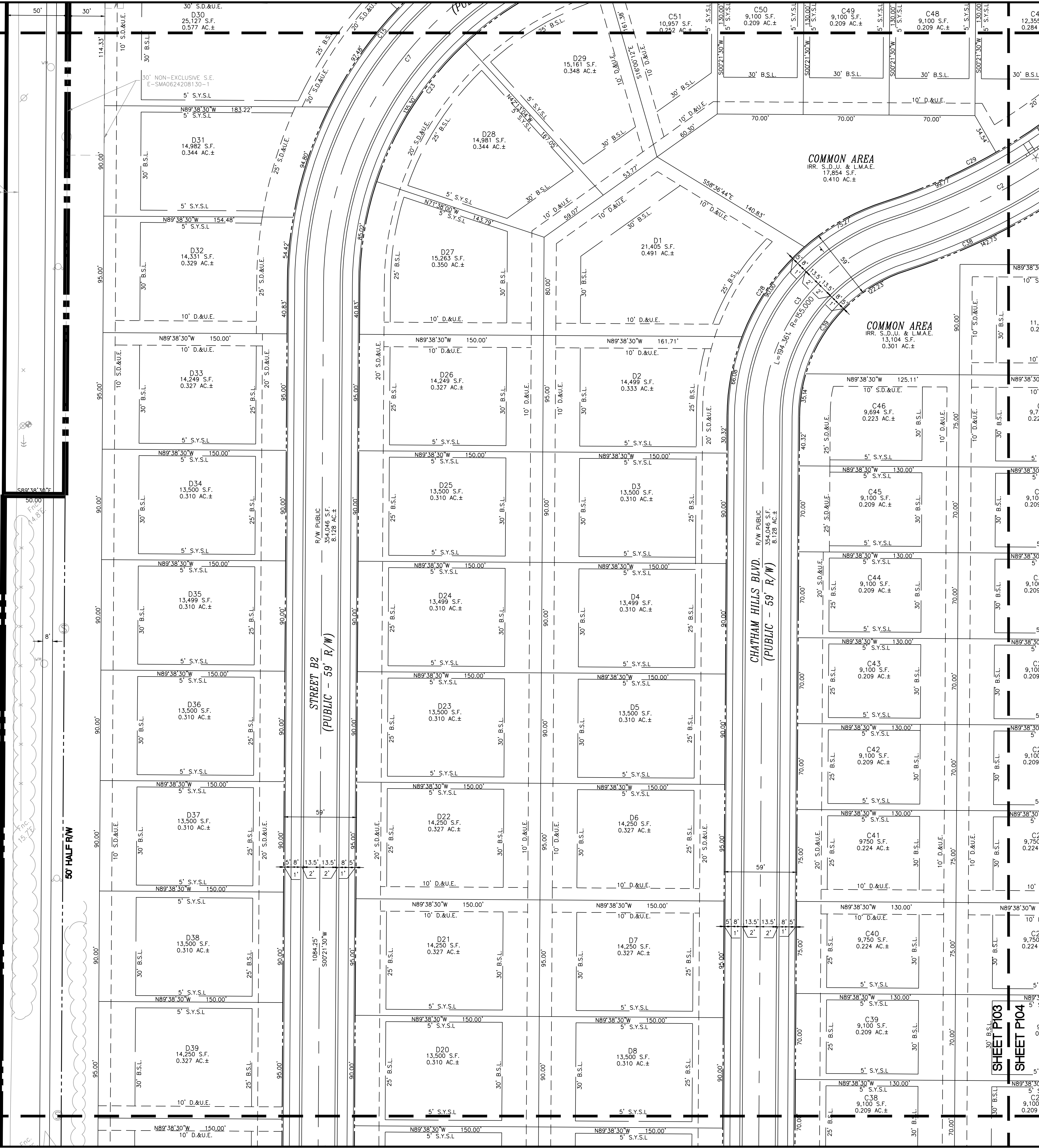
SHEET P101
SHEET P103

SHEET P103
SHEET P105

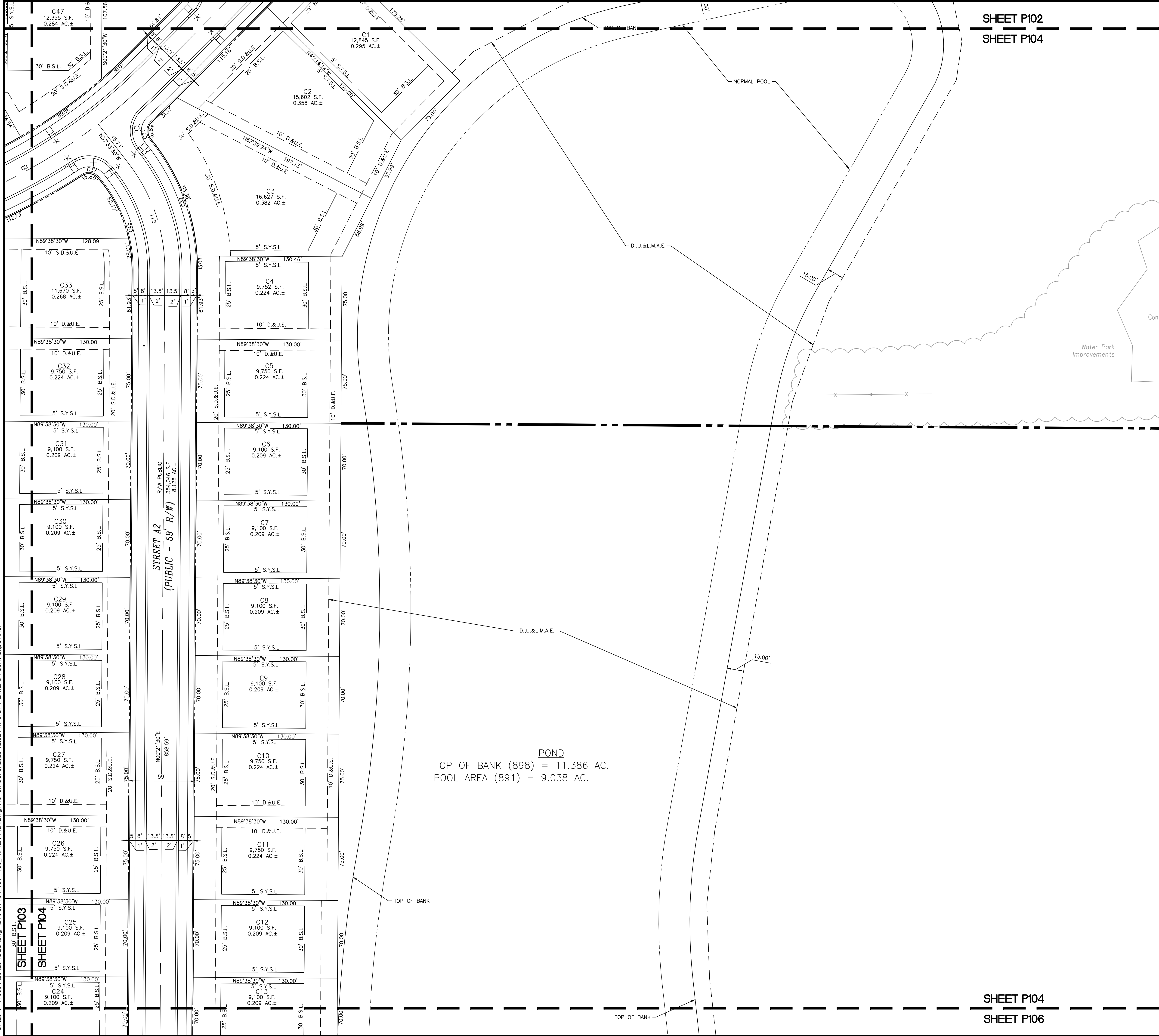
TOMLINSON ROAD

EXISTING HALF R/W

WINDSOR ESTATES COURT



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SHEET P102
SHEET P104

SHEET P104
SHEET P106

0 20 40 60 80
SCALE: 1"=40'

SITE PLAN LEGEND

---	LOT LINE
- - - -	EASEMENT LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	EXISTING SWALE, CREEK, STREAMS
---	POND NORMAL POOL
---	MATCHLINE

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D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
IRR. IRREGULAR
R. RADIUS
L. LENGTH
VAR. VARIABLE
S.A. SQUARE FEET
AC± ACRES MORE OR LESS
R/W RIGHT OF WAY

A18 LOT NUMBER
X STREET LIGHT
+ STREET SIGN
+ SIGN
+ ACCESSIBLE RAMP
+ STREET BARRICADE

WETLAND AREA
EXISTING WOODED AREA TO BE PRESERVED

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. REFER TO SHEET P101 - CROSS SECTION FOR CURVE DETAILS.

VERTICAL CROSS SECTION FOR CURVE DETAILS

REFER TO SHEET P100 FOR CURVE TABLE

KEYMAP
NOT TO SCALE

Revisions

Rev	Date	Description
1		
2		
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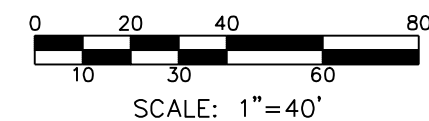
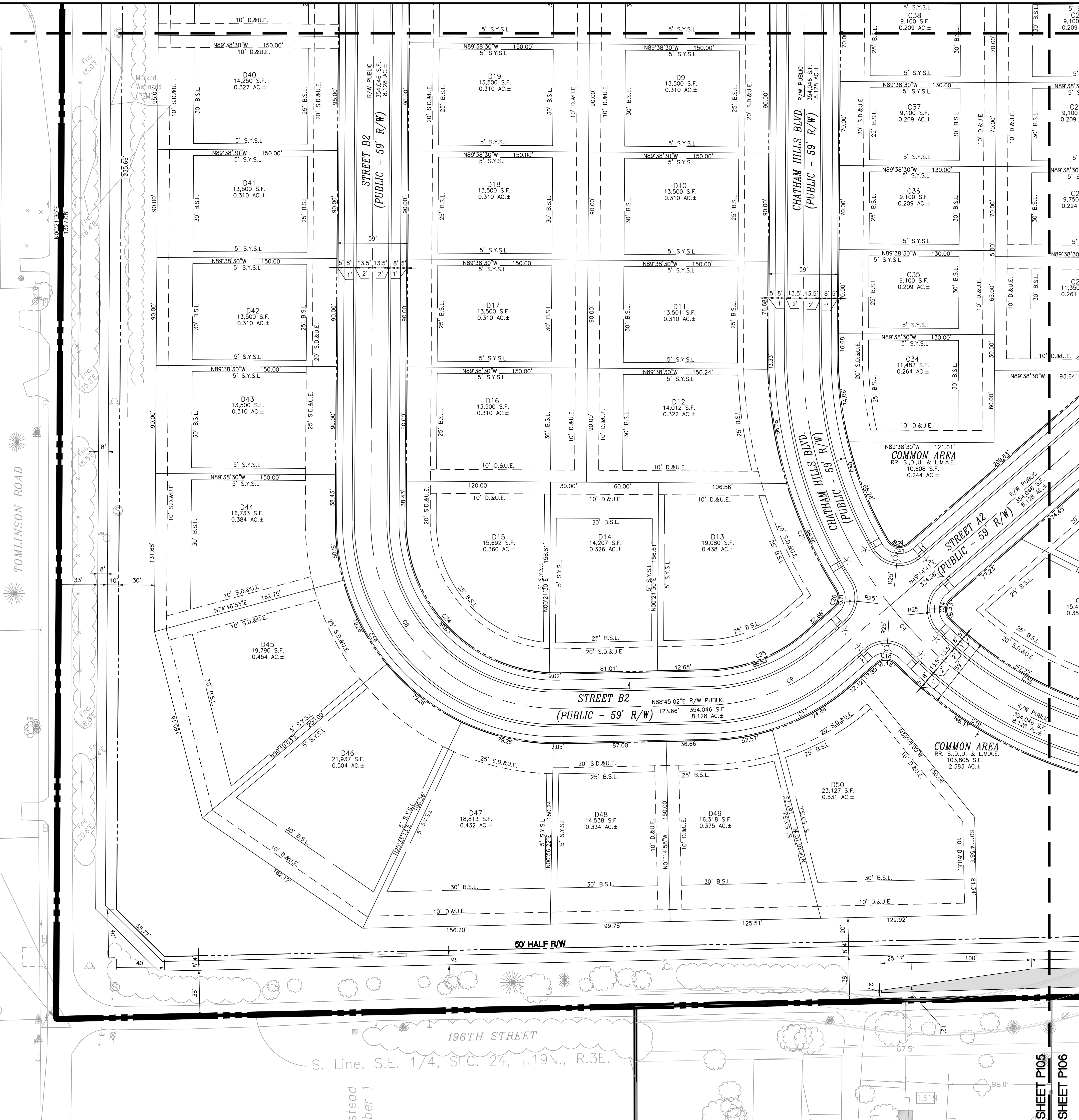
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PER HCSO
[HELD]



SITE PLAN LEGEND

LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

SETBACK LINE

CENTERLINE STREET

EXISTING SWALE, CREEK, STREAMS

POND NORMAL POOL

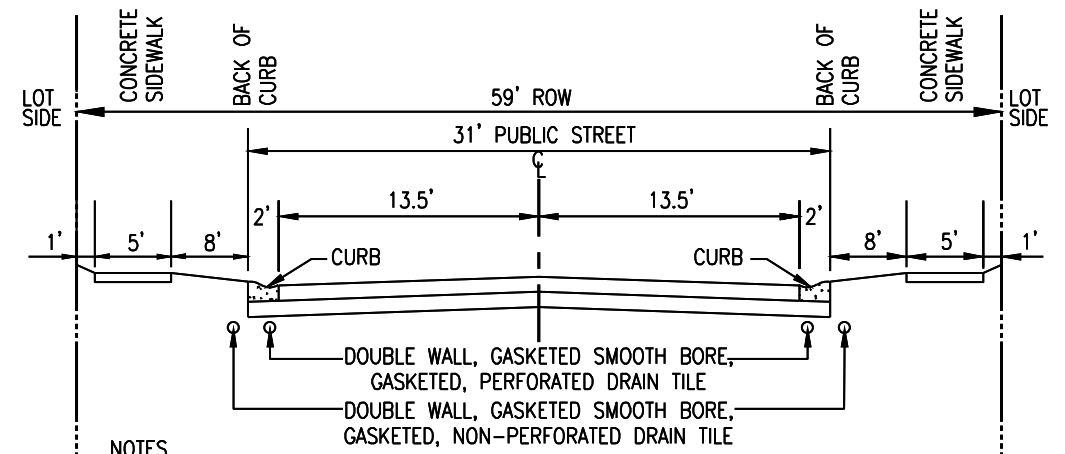
MATCHLINE

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S.D.U. & L.M.A.E.	SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENTS		
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D.&U.E.	DRAINAGE AND UTILITY EASEMENT		
S.E.	SANITARY EASEMENT		STR
B.S.L.	BUILDING SETBACK LINE		
S.Y.S.L.	SIDE YARD SETBACK LINE		
IRR.	IRREGULAR	+	STR
R	RADIUS		
V	LENGTH		
L	VARIABLE		
R	SQUARE FEET		ACC
AC±	ACRES MORE OR LESS		STR
R/W	RIGHT OF WAY		

	STREET LIGHT
	STREET SIGN
	SIGN
	ACCESSIBLE RAMP
	STREET BARRICADE

 WETLAND AREA

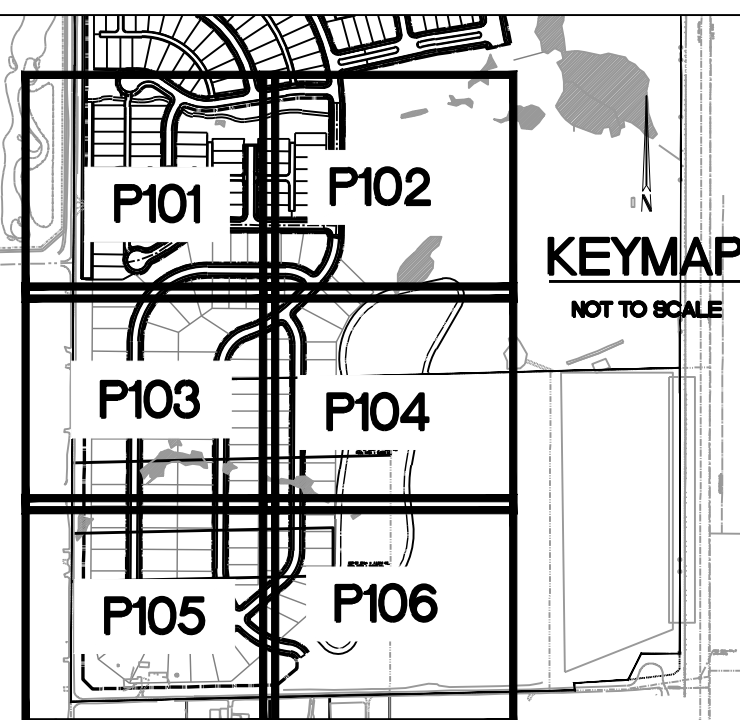
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TO BE PRESERVED



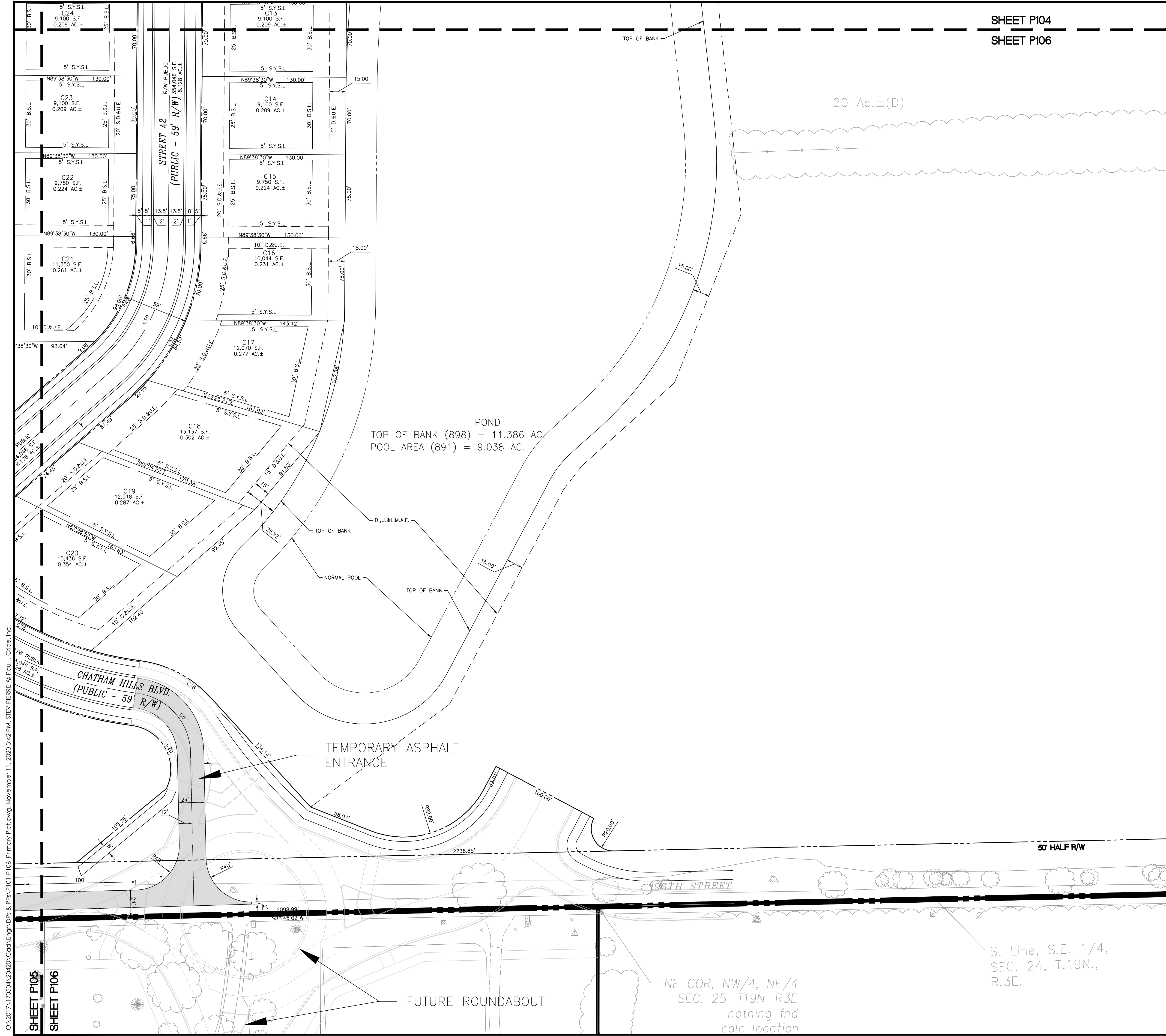
NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
4. REFER TO SHEET 6201-6206 FOR CURB TYPE. SEE SHEET 6207 FOR DETAILS.

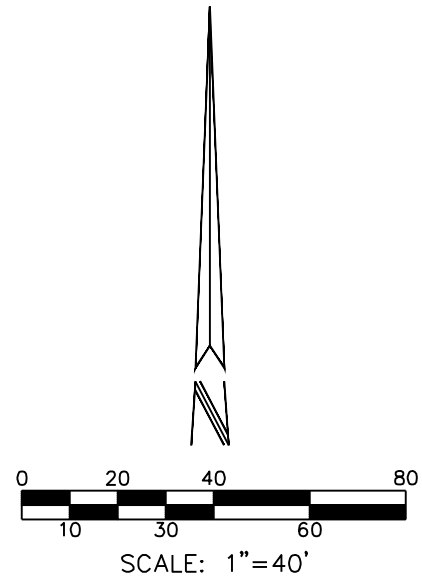
REFER TO SHEET P100 FOR CURVE TABLE



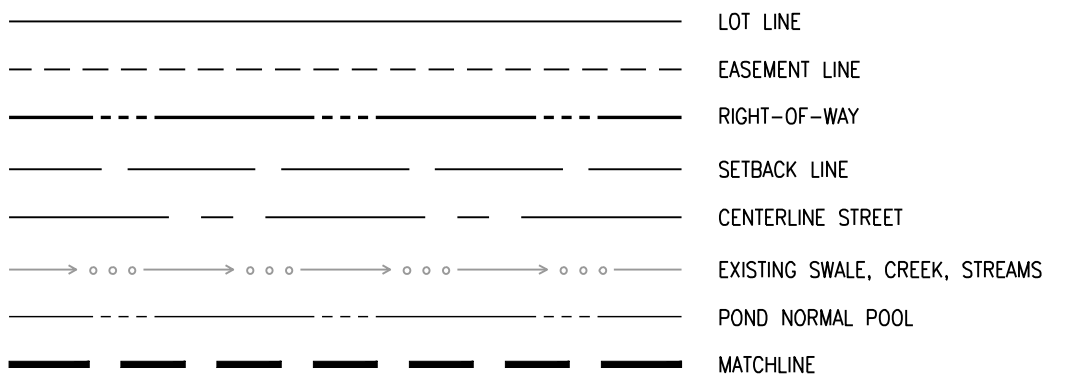
KEYMAP



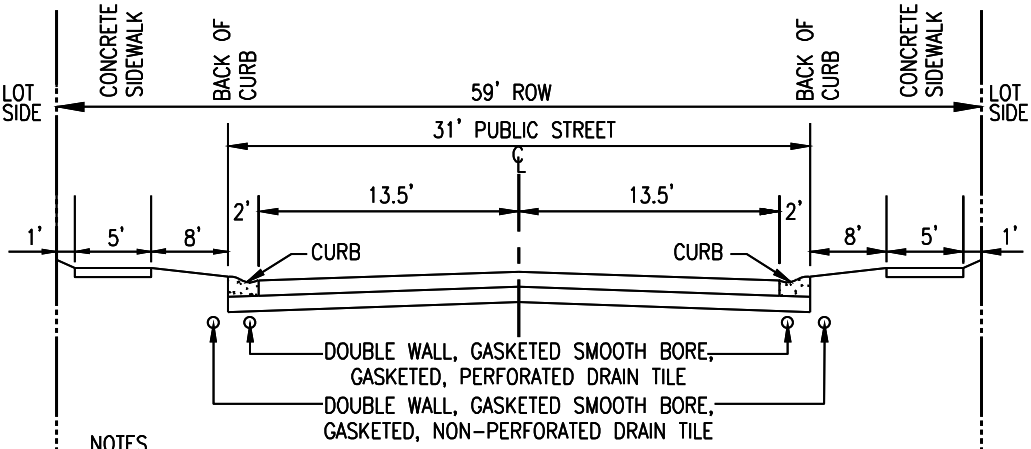
SHEET P104
SHEET P106



SITE PLAN LEGEND

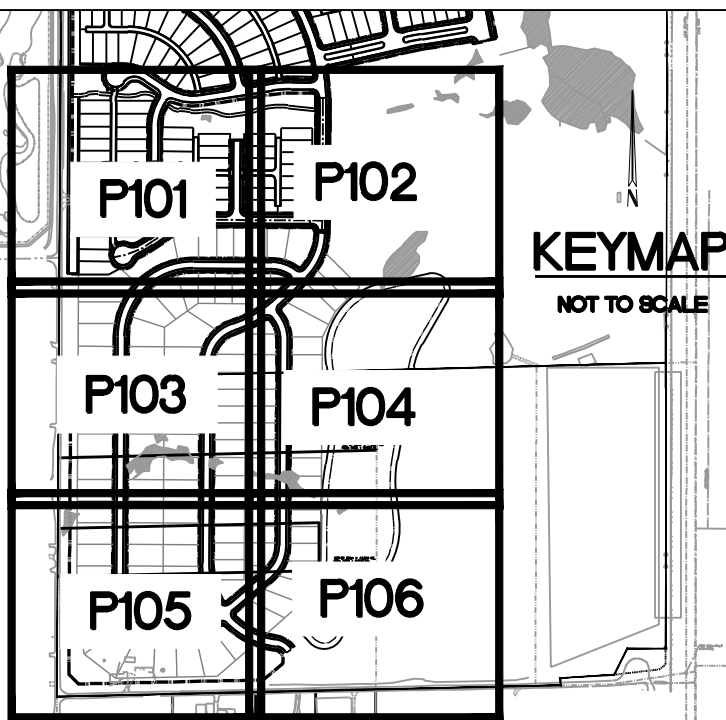


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S.D.U. & L.M.A.E.	SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENT	A18	LOT NUMBER
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D.&U.E.	DRAINAGE AND UTILITY EASEMENT	+	STREET SIGN
S.E.	SANITARY EASEMENT	+	SIGN
B.S.L.	BUILDING SETBACK LINE	+	ACCESSIBLE RAMP
S.Y.S.L.	SIDE YARD SETBACK LINE	+	STREET BARRICADE
IRR.	IRREGULAR		
R	RADIUS		
L	LENGTH		
VAR.	VARIABLE		
S.A.	SQUARE FEET		
AC±	ACRES MORE OR LESS		
R/W	RIGHT OF WAY		



- NOTES
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 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
 4. REFER TO SHEET P101 FOR DETAILS.

REFER TO SHEET P100 FOR CURVE TABLE



Revisions

Rev	Date	Description
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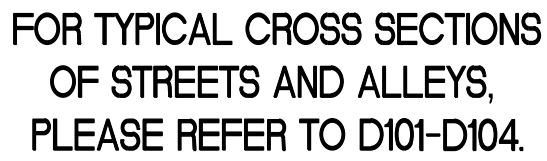
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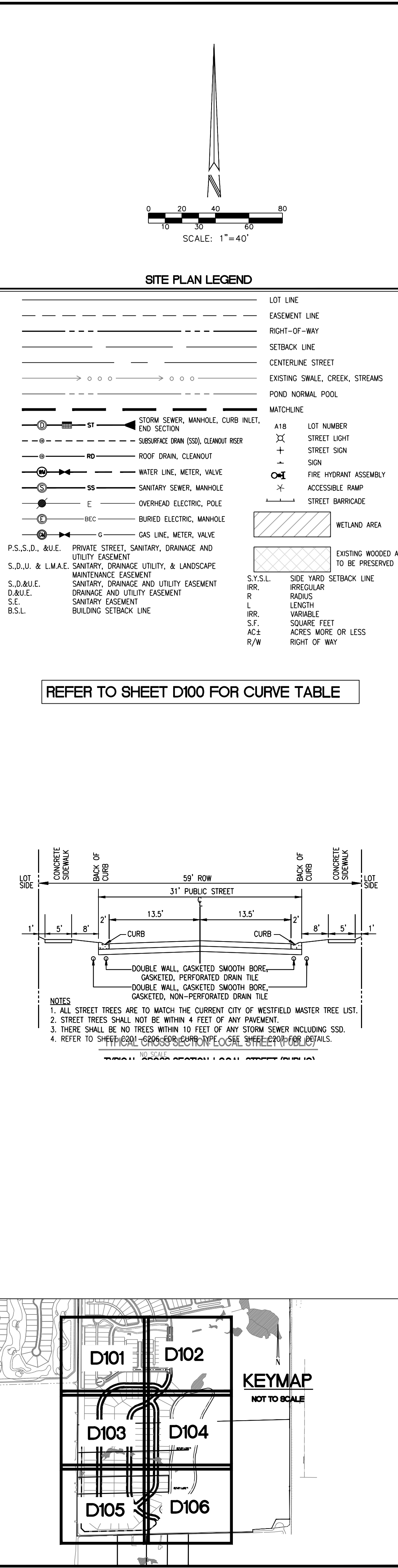
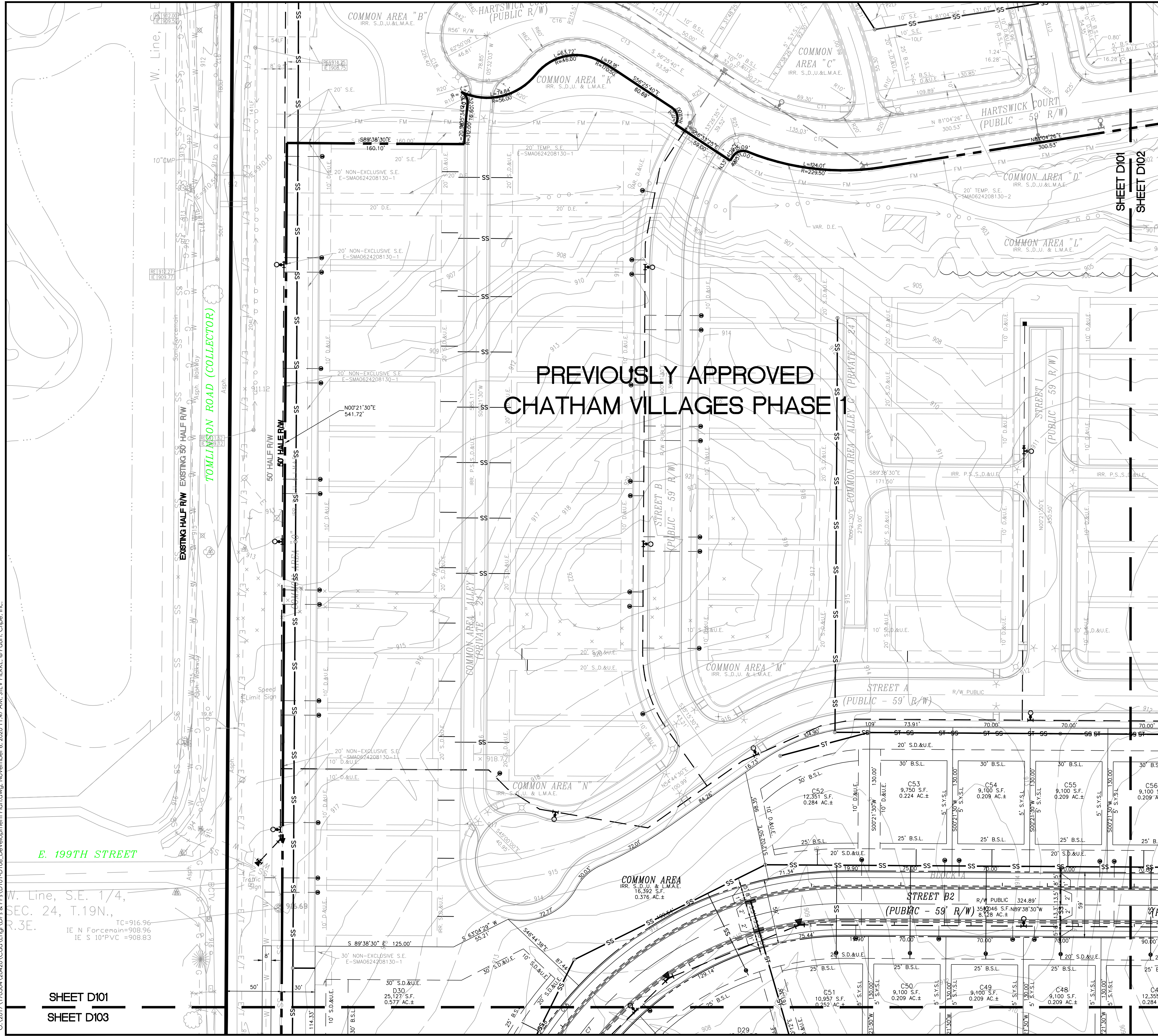
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Project Number:
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LIMIT OF CHATHAM VILLAGES
PHASE 1 AMENDMENT

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National Engineer
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IE N 10°PVC=905.07
IE S 10°PVC=904.97

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EXISTING HALF R/W

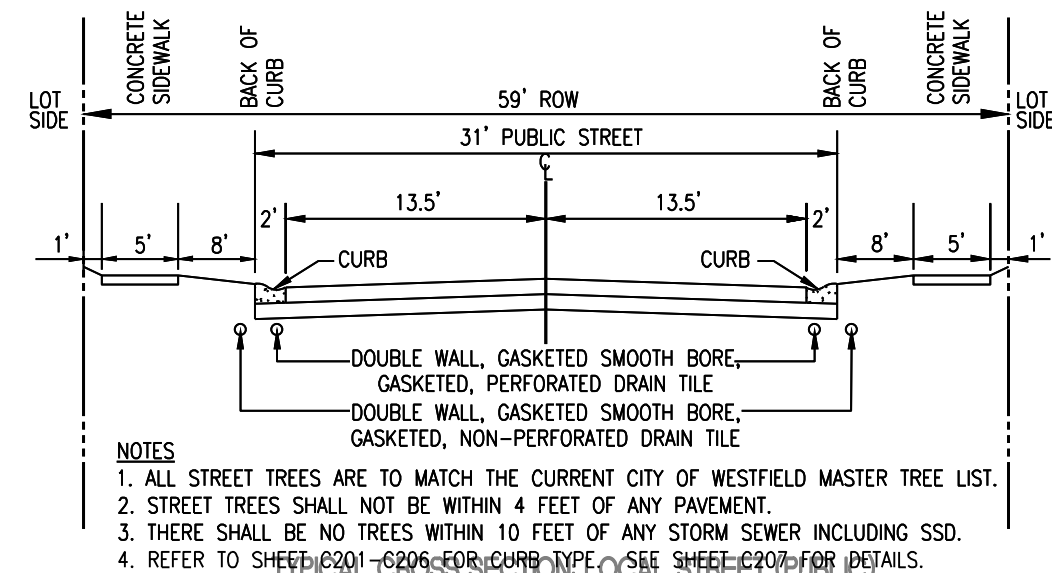
WINDSOR ESTATES COURT

RCP

SITE PLAN LEGEND

					LOT LINE	
					EASEMENT LINE	
					RIGHT-OF-WAY	
					SETBACK LINE	
					CENTERLINE STREET	
					EXISTING SWALE, CREEK, STREAMS	
					POND NORMAL POOL	
					MATCHLINE	
	ST				A18	LOT NUMBER
						STREET LIGHT
					+	STREET SIGN
	RD					SIGN
						FIRE HYDRANT ASSEMBLY
	SS					ACCESSIBLE RAMP
	E					STREET BARRICADE
	BEC					
	G					
						WETLAND AREA
						EXISTING WOODED TO BE PRESERVED
P.S., S.D., & U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT				S.Y.S.I.	SIDE YARD SETBACK LINE
S.D., U.I. & L.M.A.E.	SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT				IR	IRREGULAR RADIUS
S.D. & U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT				L	LENGTH
S.E.	SANITARY EASEMENT				LR	LENGTH VARIATION
B.S.L.	BUILDING SETBACK LINE					

REFER TO SHEET D100 FOR CURVE TABLE



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No. PE1760
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PROFESSIONAL ENGINEER

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Date	11-06-2020
Project Number	170504-20420

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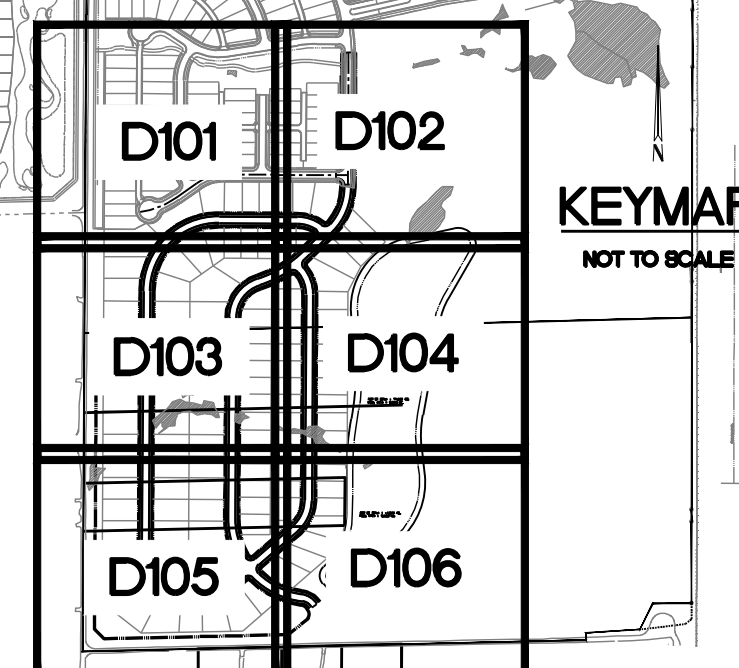
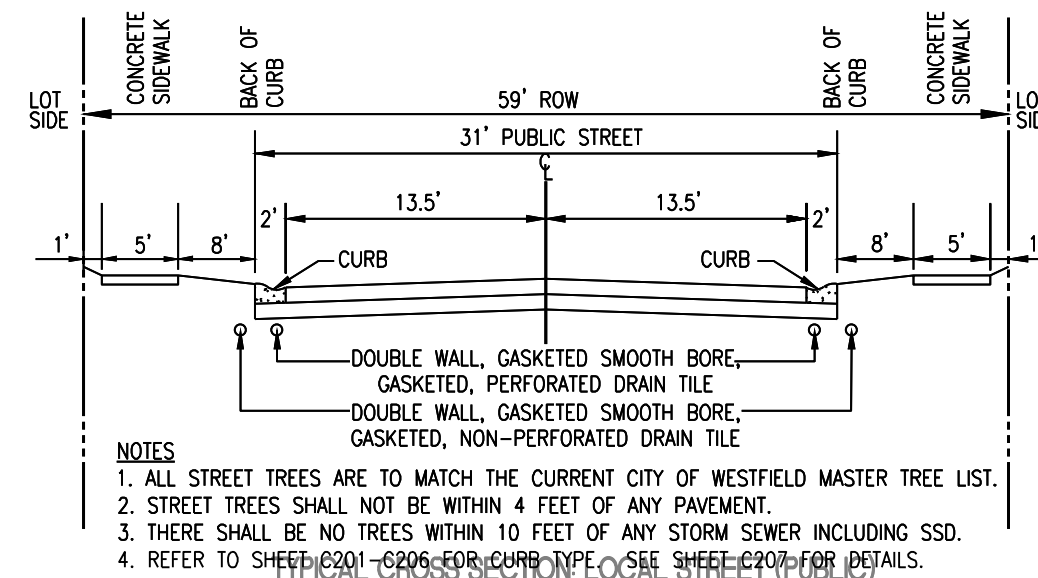
SW COR SE/4-
24-T19N-R3E
SON MONU. FND
PER HCSO
[HELD]

S. Line S.E. 1/4, SEC. 24, T.19N., R.3E.



	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
MATCHLINE	
	A18 LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN
	FIRE HYDRANT ASSEMBLY
	ACCESSIBLE RAMP
	STREET BARRICADE
	WETLAND AREA
	EXISTING WOODED TO BE PRESERVED
	S.Y.S.L. SIDE YARD SETBACK LINE
	I.R. IRREGULAR
	R. RADIUS
	L. LENGTH
	U.R. URBANITY

REFER TO SHEET D100 FOR CURVE TABLE



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WESTFIELD, IN 46074

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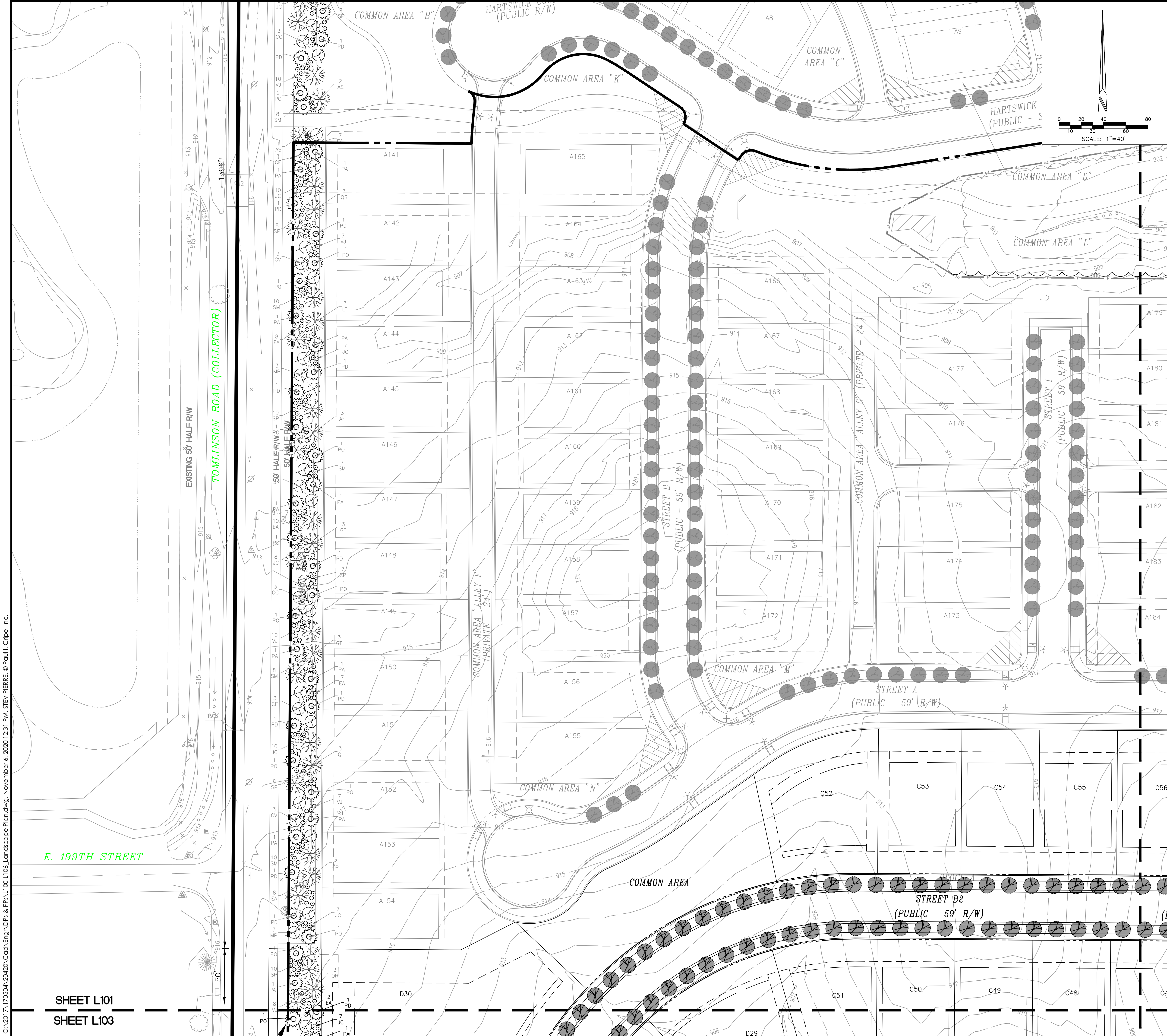
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Project Number	170504-20420	

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SITE PLAN LEGEND

---	LOT LINE
- - - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY
- - - -	SETBACK LINE
- - - -	CENTERLINE STREET
- - - -	MATCH LINE
- - - -	EXISTING SWALE, CREEK, STREAMS
- - - -	POND NORMAL POOL
- - - -	TREE PRESERVATION FENCING
ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION
SS	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
RD	ROOF DRAIN, CLEANOUT
W	WATER LINE, METER, VALVE
SS	SANITARY SEWER, MANHOLE
E	OVERHEAD ELECTRIC, POLE
BEC	BURIED ELECTRIC, MANHOLE
G	GAS LINE, METER, VALVE
A18	LOT NUMBER
+	STREET LIGHT
+	STREET SIGN
+	SIGN
+	FIRE HYDRANT ASSEMBLY

P.S., S.D.&U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.&U.E. SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.D.&U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
IRREGULAR RADIUS
L LENGTH
VAR. VARIABLE
S.A. SQUARE FEET
AC± ACRES MORE OR LESS
R/W RIGHT OF WAY

[Symbol]	STREET TREE
[Symbol]	EVERGREEN TREE
[Symbol]	ORNAMENTAL TREE
[Symbol]	SHADE TREE
[Symbol]	SHRUB

[Symbol]

 LINE OF SIGHT TRIANGLE

[Symbol]

 WETLAND AREA

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAMER'	FT. MCNAMER HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BLOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGNANA 'CANADA RED'	CANADA RED CHOCHECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

L101 L102

L103 L104

L105 L106

KEYMAP
NOT TO SCALE

NOTE: 'X' REPRESENTS

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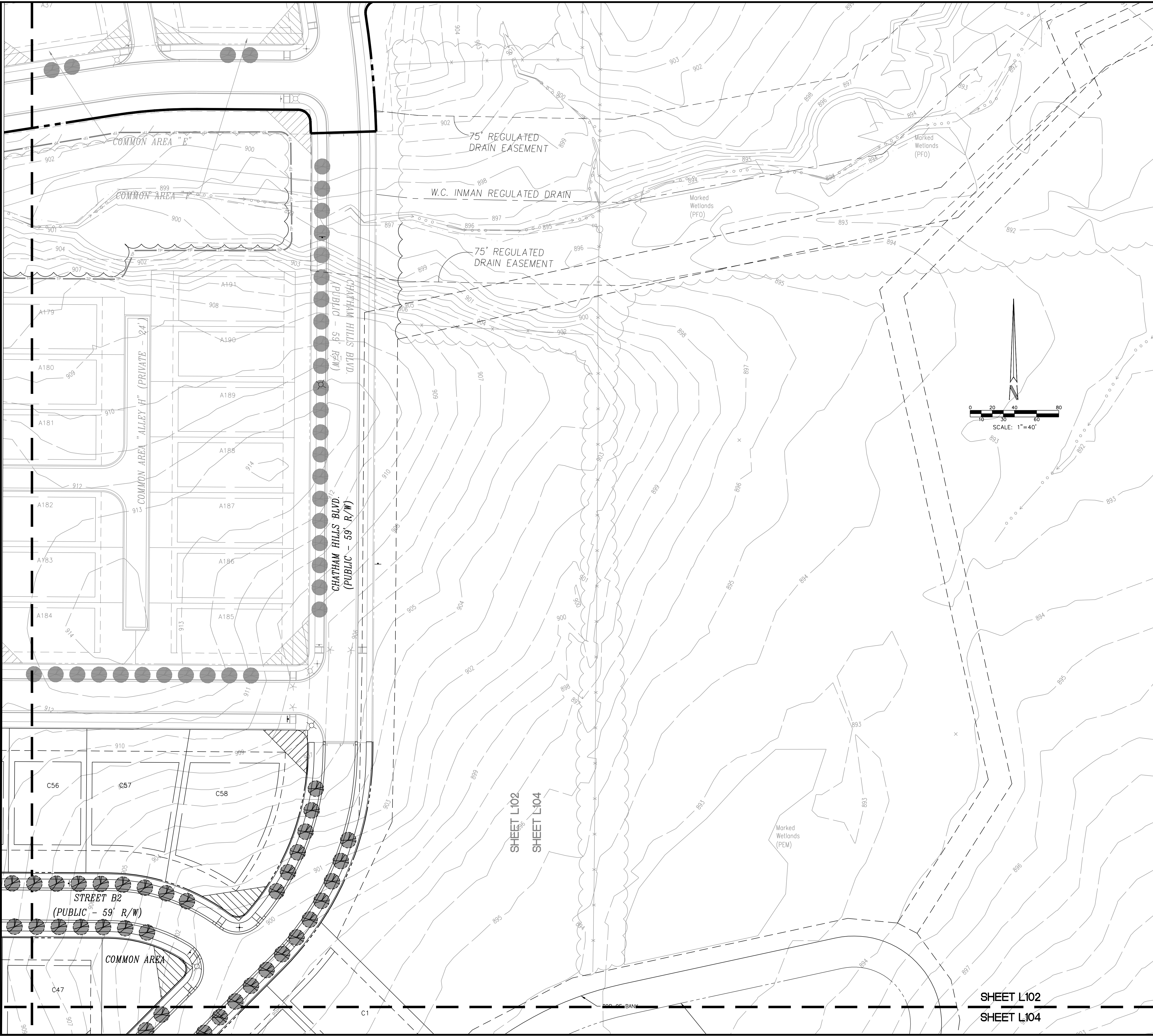
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CHATHAM VILLAGES - PHASE 1 AMENDMENT
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED
STEV PIERRE
REGISTERED
PROFESSIONAL ENGINEER
INDIANA
NATIONAL ENGINEER
Date 10-22-2020

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Checked By:
S. PIERRE, PE
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 40'
Sheet
L101
Date 11-06-2020
Project Number 170504-20420

CR:2017: 70504:20420:CoastEngr:DPs & PPs:L100-L106: Landscape Plan.dwg, November 6, 2020 12:31 PM, STEV PIERRE, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

---	LOT LINE
- - - -	EASEMENT LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	MATCH LINE
---	EXISTING SWALE, CREEK, STREAMS
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ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION
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D. & U.E. DRAINAGE AND UTILITY EASEMENT
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LINE OF SIGHT TRIANGLE
WETLAND AREA

STREET TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHADE TREE
SHRUB

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAB'	FT. MCNAB HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEISTZIA TRIACANTHOS 'HYEMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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KEYMAP

NOT TO SCALE

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CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Stev Pierre*
STEVE PIERRE
REGISTERED PROFESSIONAL ENGINEER
No. 12345
Exp. 12/31/2024
NOT FOR CONSTRUCTION
Date: 10-22-2020

811
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J. HENSEL
Checked By:
S. PIERRE, PE
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 40'
Sheet: L102
Date: 11-06-2020
Project Number: 170504-20420

TOMLINSON ROAD BUFFER
REQUIREMENTS
1220 LINEAL FEET FRONTAGE
PLANT QUANTITIES PER 100
LINEAL FEET:
4 EVERGREEN TREES,
3 SHADE TREES,
3 ORNAMENTAL TREES AND
25 SHRUBS INSTALLED ON OR
AROUND A 3 FOOT MOUND.

TOMLINSON ROAD

494 LINEAL FEET OF
EXISTING WOODED AREA
TO BE PRESERVED

WINDSOR ESTATES COURT

SHEET L105

TOMLINSON ROAD BUFFERYARD TREE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AF	ACER x FREEMANI FIREFALL	FIREFALL MAPLE	9	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
AS	ACER SACCHARINUM BONIFIRE	BONIFIRE SUGAR MAPLE	8	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
CC	CERCIS CANADENSIS	EASTERN REDBUD	7	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
CV	CRATAEGUS VIRIDIS WINTER KING	WINTER KING HAWTHORN	7	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
EA	EUNYMUS ALBIS COMPACTUS	DWARF BURNING BUSH	60	3/8" B&B	36 CONT SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	6	3/8" CONT	36 B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
GL	GLEDITSIA TRACANTOSA NERMS SKYLINE	SKYLINE HONEYLOCUST	4	1-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
LT	LYRODENDRON TULIPIFERA	TULIP TREE	7	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
MP	MALUS PRARIFRERE	PRARIFRERE CRAB	8	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
PA	PICCA ABIES	NORWAY SPRUCE	17	8" B&B	FULL, SINGLE LEADER, MATCHING SPECIMENS
PD	PICCA GLAUCA DENSATA	BLACK HILLS SPRUCE	17	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PO	PICCA OMORICA	SERBIAN SPRUCE	17	7" B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
QI	QUEQUIS INEBRICA	SINGLE GAK	4	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	4	1-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5 MIN. HEIGHT
SK	SYRINGA MYETRI PALABIN	DWARF KOREAN LILAC	63	3/8" CONT	30 B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA MISS KISS	MISS KISS DWARF LILAC	70	3/8" CONT	30 B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA VORY SILK	VORY SILK TREE LILAC	9	2" B&B	HEADED UP TO 3-4 MIN. WELL BRANCHED, MATCHING
VJ	YUENIBURN x JUDDI	JUDDI YUENIBURN	73	3/8" CONT	30 B&B SUBSTITUTE ALLOWED, NO FIELD POTTED PLANTS

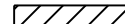
STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	49	51
3 SHADE TREES	37	38
3 ORNAMENTAL TREES	37	38
25 SHRUBS	305	326
TOTAL PLANTS	428	453
3' UNDULATING MOUND	YES	YES

SITE PLAN LEGEND

Figure 10: Standard Symbols and Abbreviations. The figure is divided into two main sections. The left section lists symbols for infrastructure elements, each with a letter code and a description. The right section lists symbols for lot numbers, street lights, street signs, signs, and fire hydrant assemblies, each with a symbol and a description.

Symbol/Abbreviation	Description
ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION
SSD	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
RD	ROOF DRAIN, CLEANOUT
WL	WATER LINE, METER, VALVE
SS	SANITARY SEWER, MANHOLE
E	OVERHEAD ELECTRIC, POLE
BEC	BURIED ELECTRIC, MANHOLE
G	GAS LINE, METER, VALVE
LOT NUMBER	LOT NUMBER
STREET LIGHT	STREET LIGHT
STREET SIGN	STREET SIGN
SIGN	SIGN
FIRE HYDRANT ASSEMBLY	FIRE HYDRANT ASSEMBLY

P.S.S.D.&U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.U. & L.M.A.E.	SANITARY, DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE EASEMENT
S.D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
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S.E.	SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
IRR.	IRREGULAR
R	RADIUS
L	LENGTH
VAR.	VARIABLE
S.A.	SQUARE FEET
AC±	ACRES MORE OR LESS
R/W	RIGHT OF WAY

 LINE OF SIGHT TRIANGLE
 WETLAND AREA

 STREET TREE
 EVERGREEN TREE
 ORNAMENTAL TREE
 SHADE TREE
 SHRUB

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	ASECLUSUS x 'CARNEA' FT. MONAR [®]	FT. MONAR MONAR CHESTNUT	2-1/2' B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	QINQAO BLOBA 'AUTUMN GOLD'	AUTUMN GOLD CINQO	2-1/2' B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRACANTHOS NERDUS [®] 'SKYDOL'	SKYLINE HONEYLOCUST	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOCOECHERRY	2' B&B	SINGLE LEADER, HEADED UP TO 5' HEIGHT
QI	QUERCUS IBERICA	SHINGLE OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'NORY SLK'	NORY SLK TREE LILAC	2-1/2' B&B	SINGLE LEADER, HEADED UP TO 5' HEIGHT
TF	ULMUS 'TOMENTOSA' 'STERLING SILV'	STERLING SILVER LINDEN	2-1/2' B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UT	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2' B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE SEN'	VILLAGE GREEN ZELKOVA	2-1/2' B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

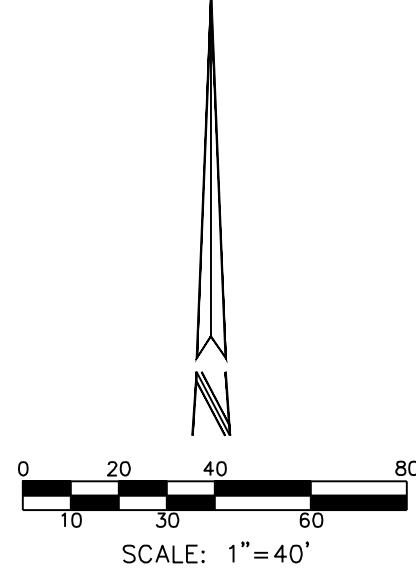
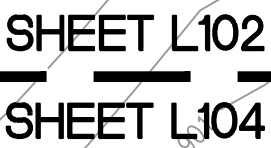
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KEYMAP
NOT TO SCALE

NOTE: "X" REPRESENTS THE SHEET SERIES



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	TREE PRESERVATION FENCING
	STORM SEWER, MANHOLE, CURB INLET, END SECTION
	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
	ROOF DRAIN, CLEANOUT
	WATER LINE, METER, VALVE
	SANITARY SEWER, MANHOLE
	OVERHEAD ELECTRIC, POLE
	BURIED ELECTRIC, MANHOLE
	GAS LINE, METER, VALVE
	A18 LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN
	FIRE HYDRANT ASSEMBLY

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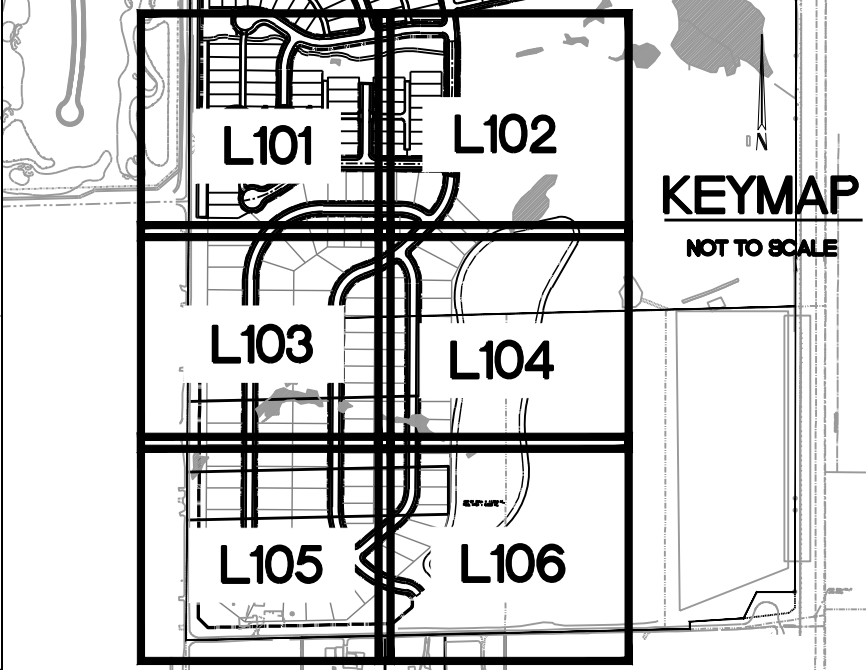
	LINE OF SIGHT TRIANGLE		EVERGREEN TREE
	WETLAND AREA		ORNAMENTAL TREE
			SHADE TREE
			SHRUB

STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	ACERULUS × CARNEA TT. MONROE	FT. MONROE HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM 'TRANSIDENT'	RED SUNDAR HORSE MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	QUERCUS BLODA 'AUTUMN GINGKO'	AUTUMN GOLD GINGKO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA 'TATUNAGS NOYON' 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGNANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'WORY SILK'	WORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TL	TILO TILAMONTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
UF	ULMUS × 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

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NOTE: "X" REPRESENTS
THE SHEET SERIES

SHEET L103

SHEET L105

494 LINEAL FEET OF
EXISTING WOODED AREA
TO BE PRESERVED

TOMLINSON ROAD SUMMARY (FRONTAGE = 1220 LF)		
STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	49	51
3 SHADE TREES	37	38
3 ORNAMENTAL TREES	37	38
25 SHRUBS	305	326
TOTAL PLANTS	428	453
3' UNDULATING MOUND	YES	YES

196TH STREET SUMMARY (FRONTAGE = 1535 LF)		
STANDARD PER 100 LINEAL FEET	REQUIRED	PROVIDED
4 EVERGREEN TREES	61	61
3 SHADE TREES	46	46
3 ORNAMENTAL TREES	46	46
25 SHRUBS	384	390
TOTAL PLANTS	537	543
3' UNDULATING MOUND	YES	YES

TOMLINSON ROAD BUFFER
REQUIREMENTS
1220 LINEAL FEET FRONTAGE
PLANT QUANTITIES PER 100
LINEAL FEET:
4 EVERGREEN TREES,
3 SHADE TREES,
3 ORNAMENTAL TREES AND
25 SHRUBS INSTALLED ON OR
AROUND A 3 FOOT MOUND.

TOMLINSON ROAD BUFFER REQUIREMENTS
1535 LINEAL FEET FRONTAGE
PLANT QUANTITIES PER 100 LINEAL FEET:
4 EVERGREEN TREES,
3 SHADE TREES,
3 ORNAMENTAL TREES AND 25 SHRUBS INSTALLED
ON OR AROUND A 3 FOOT MOUND.

TOMLINSON ROAD BUFFER/YARD TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AF	ACER x FREEMANI 'FIREFALL'	FIREFALL MAPLE	9	2-1/2" B&B
AS	ACER SACCHARUM BONFIRE	BONFIRE SUGAR MAPLE	8	2-1/2" B&B
CC	CERCIS CANADENSIS	EASTERN REDBUD	7	2" B&B
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8	2" B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	7	2" B&B
EA	EUCONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	60	36" B&B
JC	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	60	36" CONT
GT	GLEDTISIA TRICANTHOS 'NERMIS SKYLINE'	SKYLINE HONEYLOCUST	4	2-1/2" B&B
LT	LIRODENDRON TULIPIFERA	TULIP TREE	7	2-1/2" B&B
MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRAB	8	2" B&B
PA	PICEA ABIES	NORWAY SPRUCE	17	8" B&B
PD	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	17	7" B&B
PO	PICEA OMORICA	SERBIAN SPRUCE	17	7" B&B
QI	QUERCUS IMBRICARIA	SHINGLE OAK	6	2-1/2" B&B
QR	QUERCUS RUBRA	NORTHERN RED OAK	4	2-1/2" B&B
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	63	30" CONT
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	70	30" CONT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	9	2" B&B
VJ	VIBURNUM x JUDDII	JUDDII VIBURNUM	73	30" CONT

196TH STREET BUFFER/YARD TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AF	ACER x FREEMANI 'FIREFALL'	FIREFALL MAPLE	7	2-1/2" B&B
AS	ACER SACCHARUM BONFIRE	BONFIRE SUGAR MAPLE	9	2-1/2" B&B
CC	CERCIS CANADENSIS	EASTERN REDBUD	9	2" B&B
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	9	2" B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	9	2" B&B
EA	EUCONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	67	36" B&B
JC	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	72	36" CONT
GT	GLEDTISIA TRICANTHOS 'NERMIS SKYLINE'	SKYLINE HONEYLOCUST	7	2-1/2" B&B
LT	LIRODENDRON TULIPIFERA	TULIP TREE	8	2-1/2" B&B
MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRAB	8	2" B&B
PA	PICEA ABIES	NORWAY SPRUCE	20	8" B&B
PD	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	20	7" B&B
PO	PICEA OMORICA	SERBIAN SPRUCE	21	7" B&B
QI	QUERCUS IMBRICARIA	SHINGLE OAK	8	2-1/2" B&B
QR	QUERCUS RUBRA	NORTHERN RED OAK	7	2-1/2" B&B
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	86	30" CONT
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	82	30" CONT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	10	2" B&B
VJ	VIBURNUM x JUDDII	JUDDII VIBURNUM	83	30" CONT

SCALE: 1" = 40'

SITE PLAN LEGEND	
LOT LINE	LOT NUMBER
EASEMENT LINE	STREET LIGHT
RIGHT-OF-WAY	STREET SIGN
SETBACK LINE	SIGN
CENTERLINE STREET	FIRE HYDRANT ASSEMBLY
MATCH LINE	
EXISTING SWALE, CREEK, STREAMS	
POND NORMAL POOL	
TREE PRESERVATION FENCING	
TP	STORM SEWER, MANHOLE, CURB INLET, END SECTION
SS	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
RD	ROOF DRAIN, CLEANOUT
W	WATER LINE, METER, VALVE
SS	SANITARY SEWER, MANHOLE
E	OVERHEAD ELECTRIC, POLE
BEC	BURIED ELECTRIC, MANHOLE
G	GAS LINE, METER, VALVE

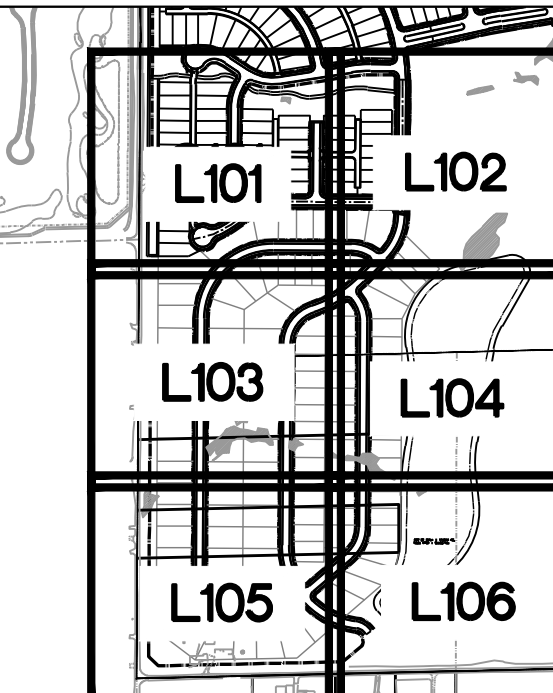
P.S.S.D.&U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.U.I. & L.M.A.E.	SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.D.U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
D&U.E.	DRAINAGE AND UTILITY EASEMENT
S.E.	SANITARY EASEMENT
B.S.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
R	IRREGULAR RADIUS
L	LENGTH
VAR.	VARIABLE
S.A.	SQUARE FEET
AC ±	ACRES, MORE OR LESS
R/W	RIGHT OF WAY
LINE OF SIGHT TRIANGLE	STREET TREE
WETLAND AREA	EVERGREEN TREE
	ORNAMENTAL TREE
	SHADE TREE
	SHRUB

STREET TREE SCHEDULE			
KEY	BOTANICAL NAME	COMMON NAME	SIZE
AC	AESULUS x CARNEA 'T. MCNAR'	FT. MCNAR HORSE CHESTNUT	2-1/2" B&B
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B
GT	GLEDTISIA TRICANTHOS 'NERMIS SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B
LT	LIRODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B
PV	PRUNUS VIGINANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B

STREET TREE LOCATION AND CRITERIA:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

KEYMAP
NOT TO SCALE

NOTE: 'X' REPRESENTS

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

Cripe
Solutions by Design Since 1937

LANDSCAPE PLAN
CHATHAM VILLAGES - PHASE 1 AMENDMENT
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

DATE: 10-22-2020

DESIGNED BY: STEV PIERRE, PE
CHECKED BY: J. HENSEL
QUALITY ASSURANCE: C. WISEMAN, PE

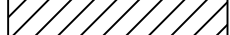
DATE: 11-06-2020
PROJECT NUMBER: 170504-20420



SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	MATCH LINE
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	TREE PRESERVATION FENCING
ST	STORM SEWER, MANHOLE, CURB INLET, END SECTION
	SUBSURFACE DRAIN (SSD), CLEANSOUT RISER
RD	ROOF DRAIN, CLEANSOUT
WATER LINE, METER, VALVE	
SS	SANITARY SEWER, MANHOLE
E	OVERHEAD ELECTRIC, POLE
BEC	BURIED ELECTRIC, MANHOLE
G	GAS LINE, METER, VALVE
	FIRE HYDRANT ASSEMBLY
	LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN

P.S.S.&D.U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.U. & L.M.A.E.	SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
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B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
IRR.	IRREGULAR
R	RADIUS
L	LENGTH
VAR.	VARIABLE
S.A.	SQUARE FEET
AC±	ACRES MORE OR LESS
R/W	RIGHT OF WAY

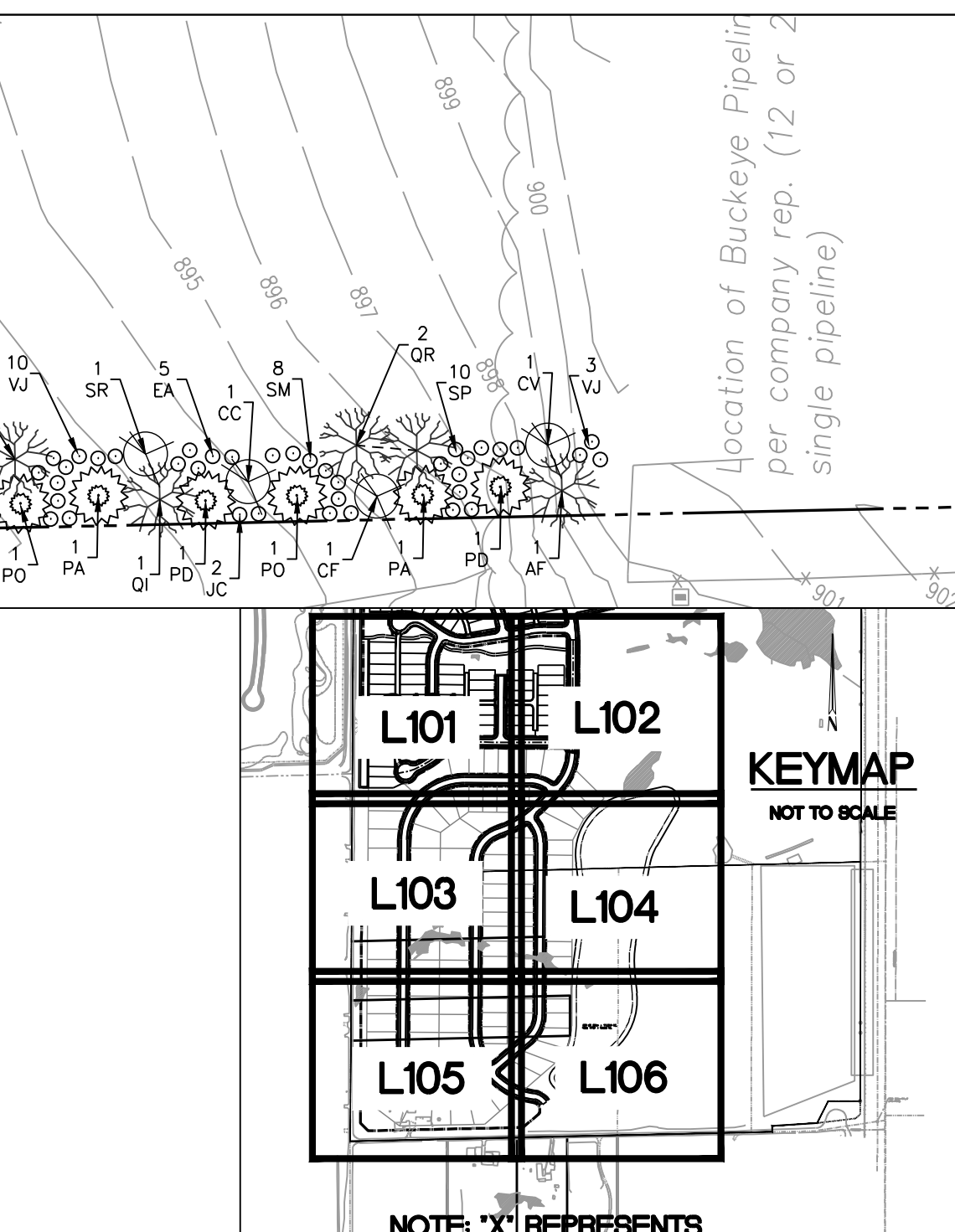
	LINE OF SIGHT TRIANGLE		SHRUB TREE
	WETLAND AREA		EVERGREEN TREE
			ORNAMENTAL TREE
			SHADE TREE
			SHRUB

STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	ACEQUILLAS + CARNEA "T. MCNAR"	FT. MCNAR HORSE CHESTNUT	2'-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4.5' HEIGHT
AR	ACER RUBRUM "FRANSRED"	RED SUNSET RED MAPLE	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM "GREEN MOUNTAIN"	GREEN SHADOWN SUGAR MAPLE	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILBOA "AUTUMN GOLD"	AUTUMN GOLD GINKGO	2'-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTOS "WERNERS SKYCOLE"	SKYLINE HONEYLOCUST	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LI	LIRIODENDRON TULIPIFERA	TULIP TREE	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIRGINIANA "CANADA RED"	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SINGLE OAK	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORthern RED OAK	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA "WORY SILK"	WORY SILK TREE LILAC	2'-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TF	TIFFA TOMENTOSA "STERLING SILVER"	STERLING SILVER LINDEN	2'-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
UL	ULMUS + "FRONTIER"	FRONTIER ELM	2'-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA "VILLAGE GREEN"	VILLAGE GREEN ZELKOVA	2'-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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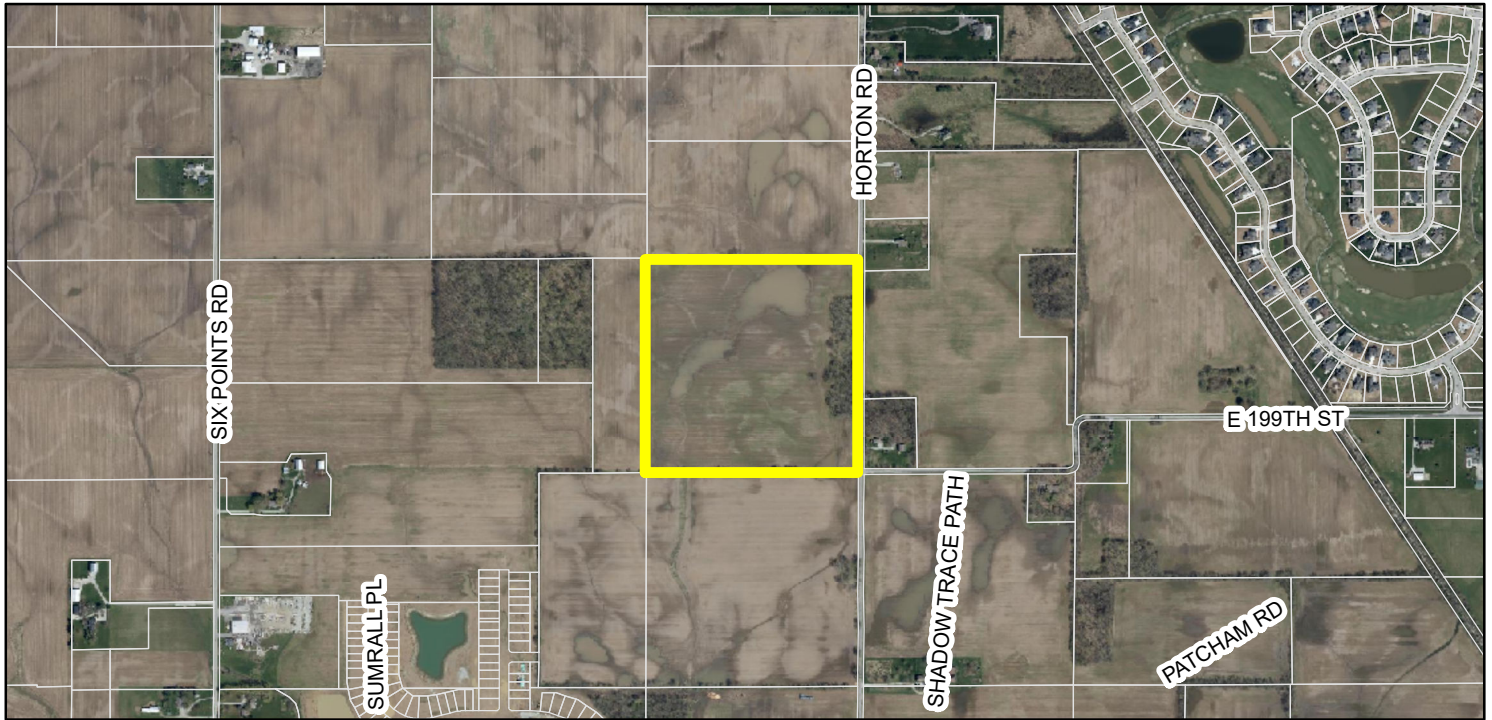
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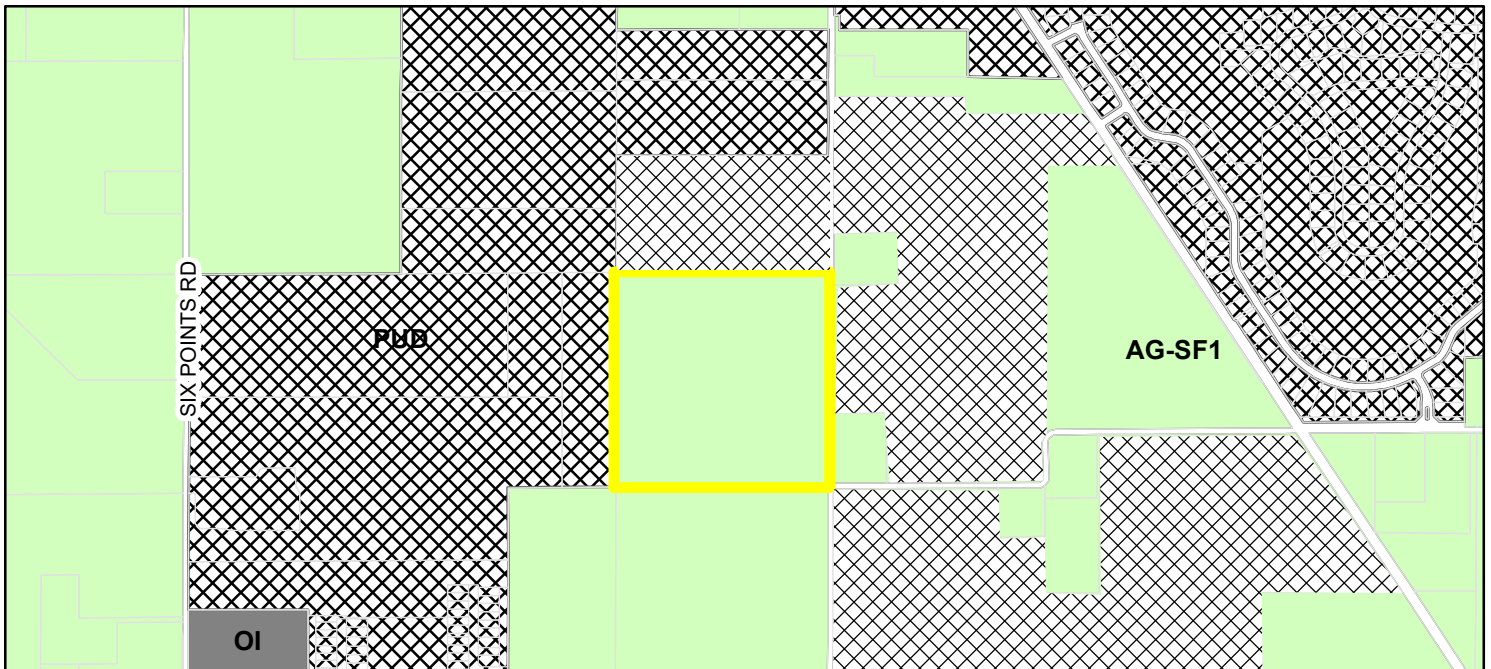
Property Location Map
Carramore PUD
Planned Unit Development
2010-PUD-13



Aerial Location Map



Zoning Map



- Parcel Zoning
- Zoning - All
- AG-SF1 (Agriculture - Single Family - 1)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)

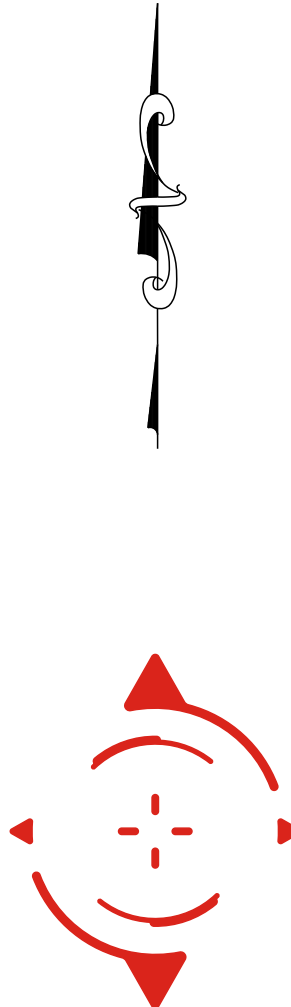
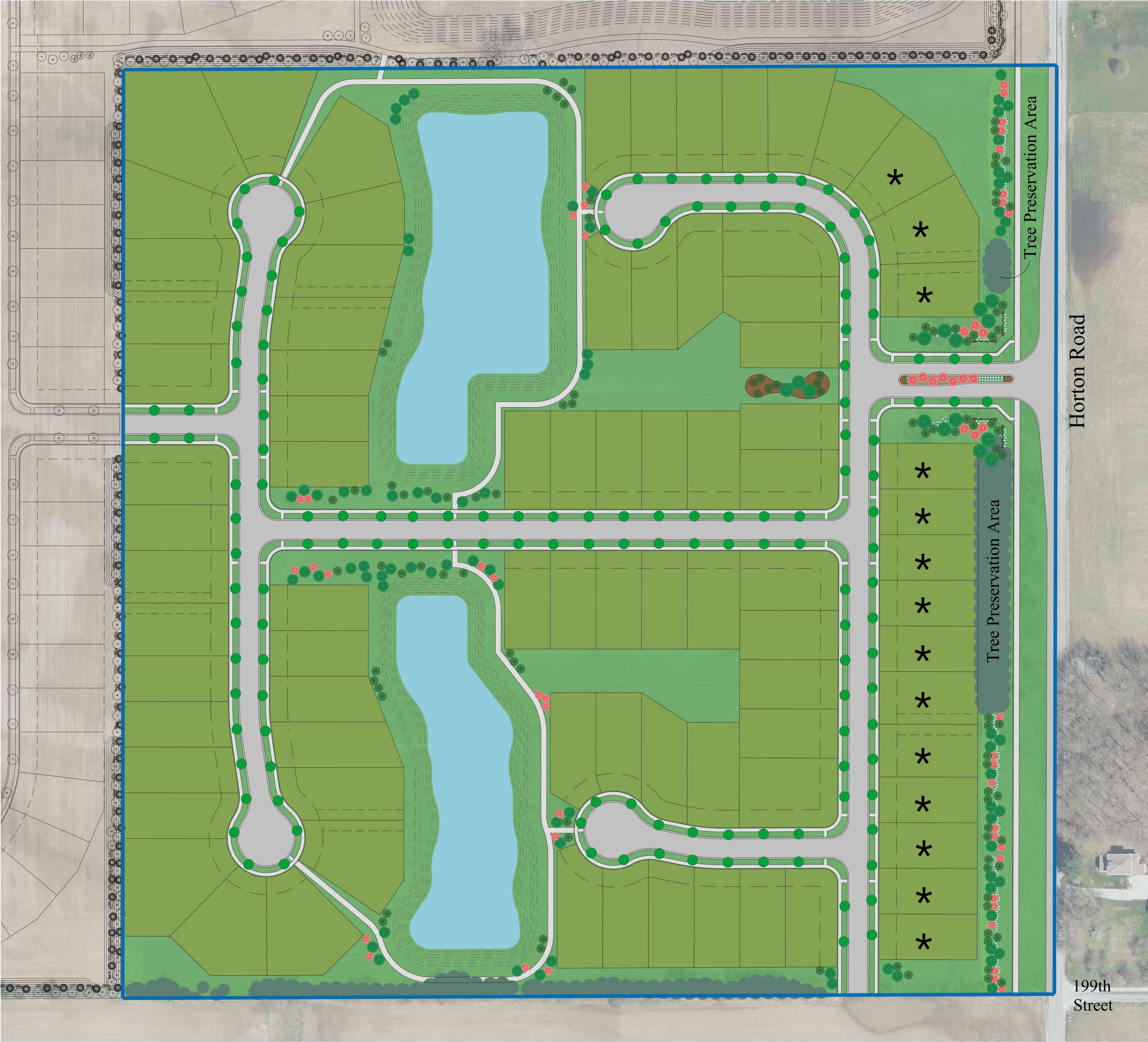


EXHIBIT C
CHARACTER EXHIBITS
(page 1 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 2 of 4)

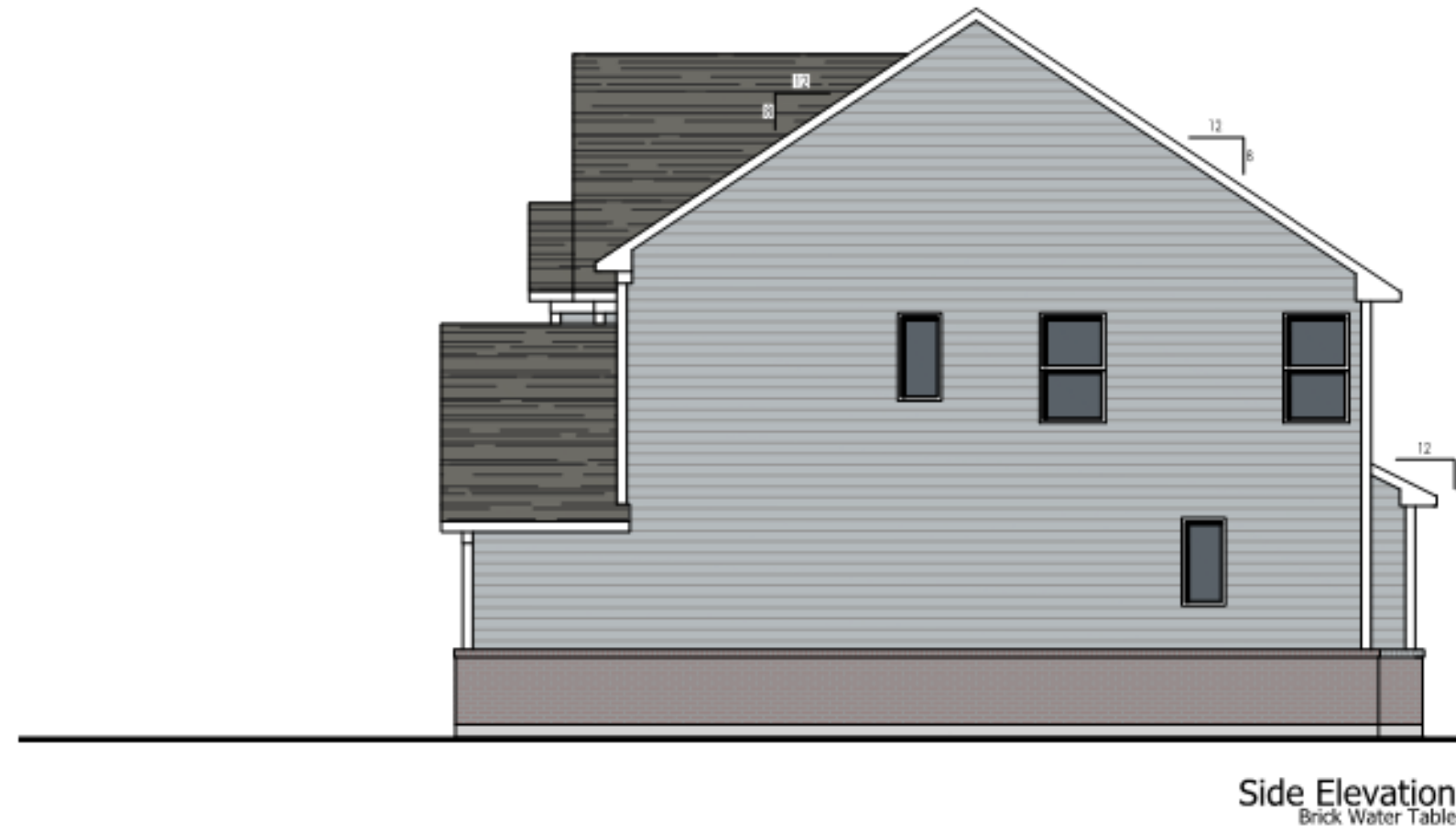


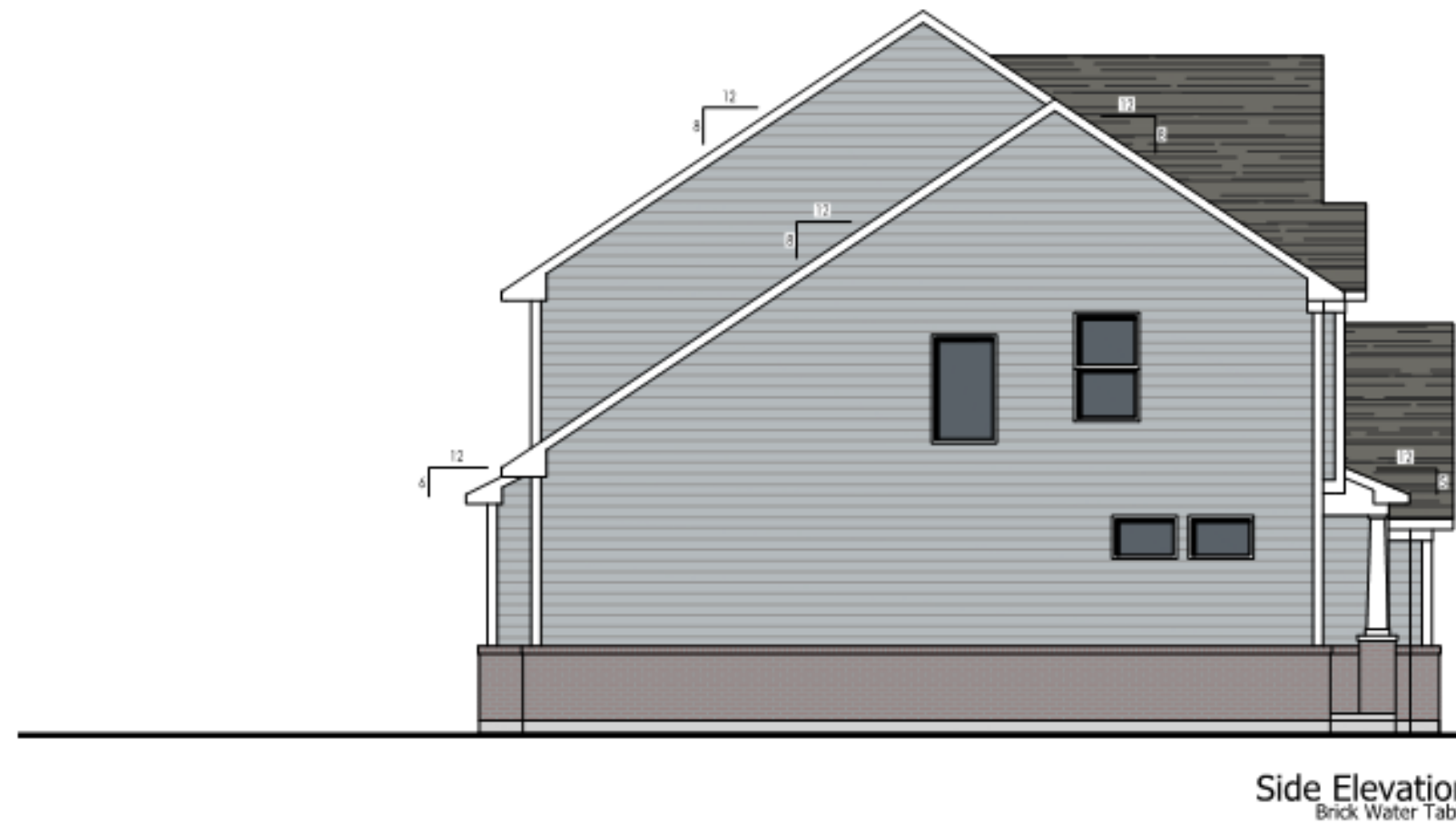
EXHIBIT C
CHARACTER EXHIBITS
(page 3 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 4 of 4)







Side Elevation
Brick Water Table



Rear Elevation
Brick Water Table & Sunroom



Side Elevation
Brick Water Table



Side Elevation
Brick Water Table



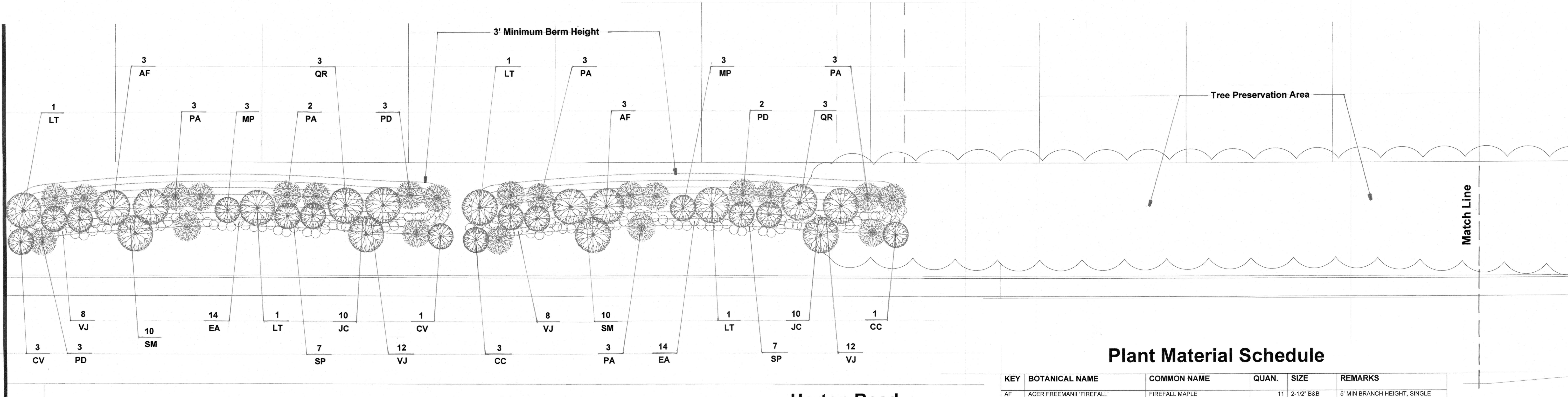
Rear Elevation
Brick Water Table



Side Elevation
Brick Water Table



Rear Elevation
Covered Porch

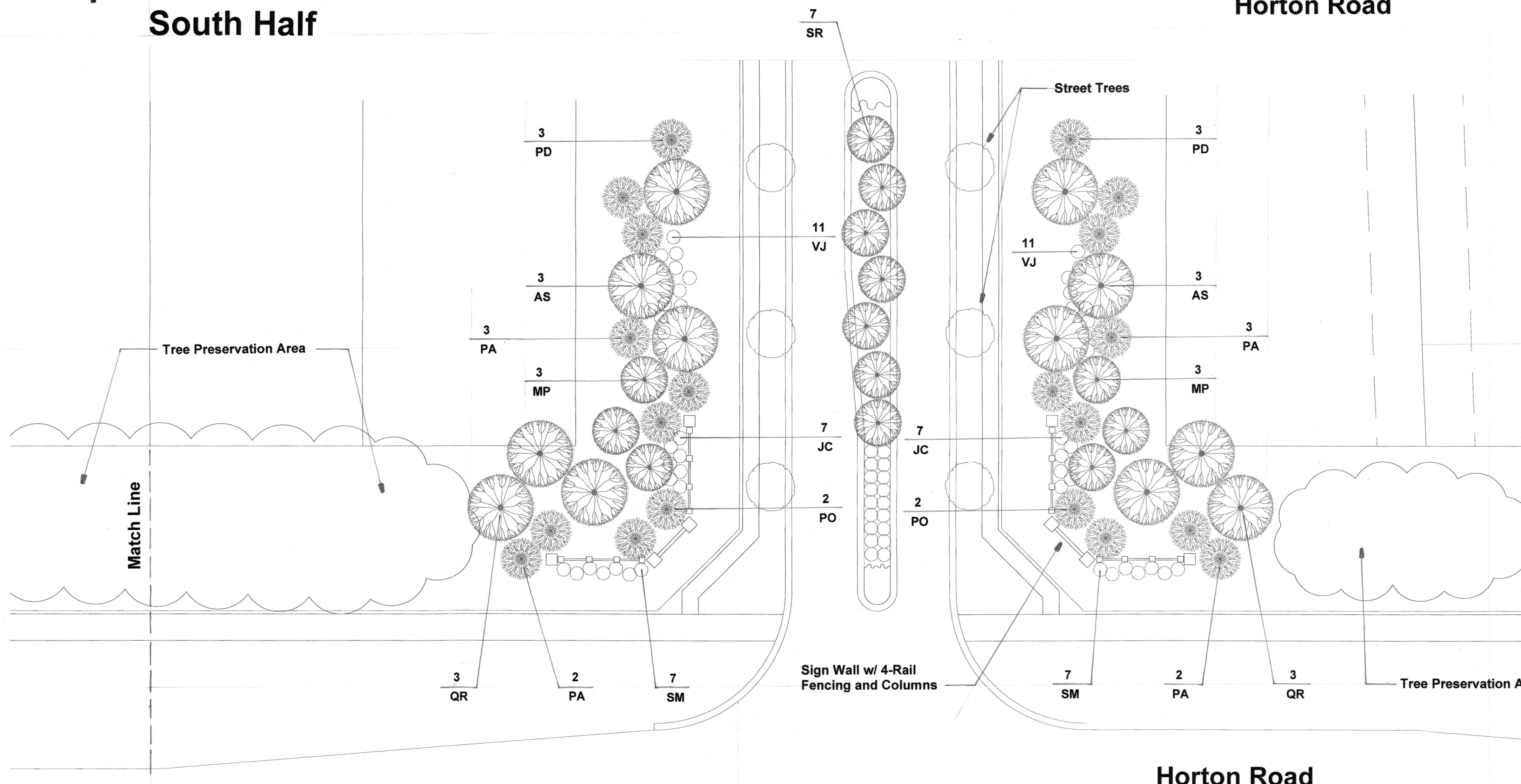


South Half

Horton Road

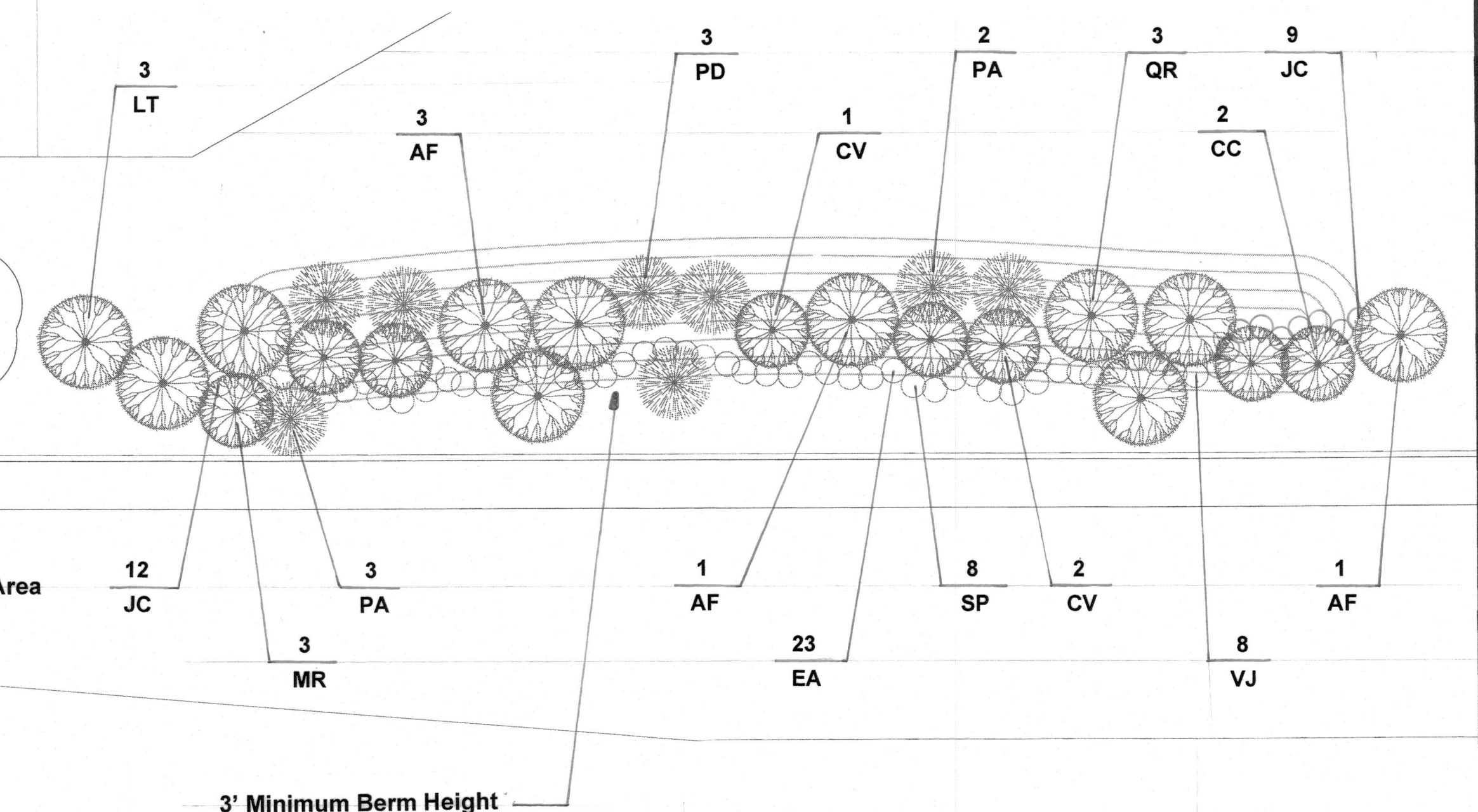
Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER FREEMANII 'FIREFALL'	FIREFALL MAPLE	11	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDID 'WINTER KING'	WINTER KING HAWTHORN	7	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	51	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	55	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	7	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	12	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
MR	MALUS 'RED JEWEL'	RED JEWEL FLOWERING CRAB	3	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	29	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	17	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PO	PICEA 'OMORIKA'	SERBIAN SPRUCE	4	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	15	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	34	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	22	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	7	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
VJ	VIBURNUM 'JUDDII'	JUDDII VIBURNUM	70	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS



North Half

Horton Road

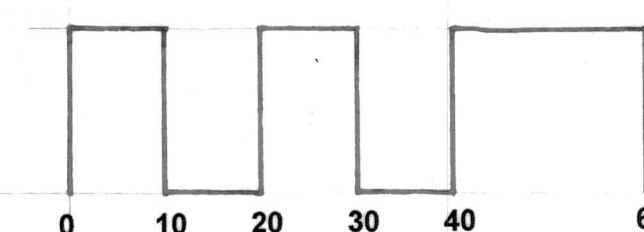


Carramore
of Westfield

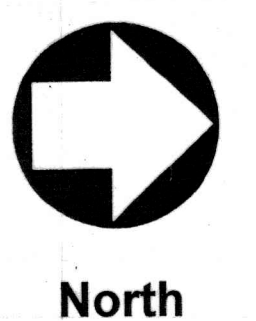
Landscape Plan

External Street Frontage

Scale in Feet:



October 14, 2020





Westfield–Washington Township Advisory Plan Commission
Minutes of the November 4, 2020 APC Meeting
Presented for approval: November 16, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, November 4, 2020 scheduled for 7:00 p.m. in-person and online via Skype.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Mike Johns, Ginny Kelleher; Andre Maue, Victor McCarty, Dave Schmitz and Cindy Spoljaric.

Members Absent: Robert Horkay.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Corey Harris, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Spoljaric motioned to approve the October 19, 2020 minutes as written.
McCarty seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2010-DDP-23

Unlimited Motors

NW of SR 32 and Ditch Road

Detailed Development Plan approval of a 42,780 square foot Commercial building on 9.0 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2010-DDP-25

Westfield Washington Early Childhood Learning Center and Central Administration Office

19500 Tomlinson Rd

Detailed Development Plan approval of a 57,698 square foot school and administration building on 10.03 acres +/- in the AG-SF1: Agriculture and Single-family Rural District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2010-DDP-26

Chick-fil-A (Wheeler Landing)

NWC of SR 32 and Wheeler Road

Detailed Development Plan approval of a 4,976 square foot restaurant on 1.47 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

McCarty asked if staff knew the timeline for development of these projects.

- McCarty seconded. Motion passed. Vote 8-0.

Plan Commission Order 20-03

Zaiger summarized this item and indicated that it was a repeat of one that had become before the APC and was approved. He said it was returning due only to a change in the financing perimeters. He said ultimately the plan had not changed and it was compliant with the Comprehensive Plan.

Maue seconded. Motion passed. Vote 8-0.

2011-ODP-17

2011-SPP-17

[PUBLIC HEARING]

Chatham Hills LLP by Cripe requests Primary Plat and Overall Development Plan review of 108 Lots on 189.85 acres +/- in the Chatham Hills PUD District.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

Harris overviewed this request. He said that Staff had received one comment.

The Petitioner, Phil Sundling with Henke Development Group, summarized this project and its request. He said that this section would include a connection to 196th Street and would help alleviate concerns regarding additional traffic.

Public Hearing for 2011-ODP-17 & 2011-SPP-17 opened at 7:11 p.m.

No public comments.

Public Hearing for 2011-ODP-17 & 2011-SPP-17 closed at 7:13 p.m.

Spoljaric asked about the lots that front Tomlinson and the buffer yard along Tomlinson road.

- Sundling explained that the trees across from Windsor Estates would be preserved. He said a tree study was done and most of the trees would be able to be preserved.

McCarty asked if there would be a sidewalk/perimeter trail. He asked if the homes would be rear load and asked about village area.

Sundling replied:

- There will be a perimeter trail along Tomlinson , but no other trails in this area. He said that the idea is to bring people into the village section using that trail.
- Homes will be front load.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

- The village area is north of the lake.

PETITION UPDATE

2009-PUD-11

[UPDATE ONLY]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

The Petitioner, Birch Dalton with Edgerock Development, presented an updated concept plan based on input received from Council, APC comments, and Staff. He said that, along with Staff, that all questions received had been addressed. He summarized the updates made to the road improvement and road cuts. He said that the proposed roundabout would be on hold until plans for 191st Street improvements were further developed. He also addressed a reduction in signage. He said that they worked on architectural features, roof pitches, and housing mix. He said that the Townhomes / District 6 would be eliminated. He said that the main water feature had been brought back as a focal point. He said that the pickleball court had received great support. He addressed the restaurant element of the project and its needs. He said that this project would be as green as possible with an electric car charging component. He added that solar panels use was considered at but said he was unsure of efficiency in Indiana.

Kelleher said she appreciated the update and the work the Petitioner had put into accommodating the concerns.

Burkman asked the Petitioner to explain the sporting goods tech center. She asked if there would be any new developments on planning the park component.

The Petitioner, Birch Dalton, replied that the sellers of the property would have control over the final size of the park (3-5 acres). He said the focus was a natural park without outdoor plumbing, minimal parking, and utilization of Monon Trail. He said he was willing to hear more ideas.

Burkman said she would send the Petitioner and Staff a parks study that shows the need for teenage oriented parks.

The Petitioner replied that Edgerock would be responsible for developing the park and that its maintenance would be discussed with city.

The Petitioner said that the sporting goods tech center would be an incubator for sporting goods manufacturers and service providers as well as a sporting goods mall. He said that it would not include large stores, but feature order online ordering with shipping to the store. He said it could also have sporting goods repair service.

Johns thank the Petitioner for the update. He said he still had questions regarding the suburban rental portion of the project and said that item could be discussed in the future. He asked about the mixed-use buildings. He stated a concern that the amount of retail proposed would be required and may not be achievable given the current circumstances within the retail world. He discussed the importance of looking at the details with the number of uses and districts in the area.

The Petitioner said mixed use areas would contain and first floor retail and an Airbnb. He agreed that number of buildings may need to be downsized, or delayed for a while. He said that

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Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

pickleball would be built soon, that David Weekley Homes would build quickly, and that the tennis facility could be breaking ground by next summer.

Maue agreed that Westfield is not a good spot for solar panels; however, the Petitioner could possibly do a district energy system with geothermal.

McCarty said he appreciated the thoughtfulness of the Petitioner and that this project would be a great complement to Grand Park.

Schmitz said he appreciated the removal of District 6.

Spoljaric said she was unclear about which standards would apply to the mixed-use buildings.

Graham said he appreciated the update and looked forward to seeing the plans as they evolve further.

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07
[CONTINUED] **Bridgewater PUD Amendment (Culver's)**
14631 North Gray Road
K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2008-PUD-09
[CONTINUED] **Northpoint II PUD**
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2010-PUD-12
[CONTINUED] **Belle Crest PUD**
NW Corner of Shady Nook Road & E. 186th Street
Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

2010-PUD-13
[CONTINUED] **Carramore PUD**
Northwest corner of Horton Road and East 199th Street
Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.
(Planner: Corey Harris ▪ charris@westfield.in.gov)

2010-PUD-14
[CONTINUED] **Courtyards of Westfield PUD**
SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Maue.

Motion passed. Vote: 8-0.

Meeting adjourned at 7:54 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
APC SCHEDULE OF MEETINGS
2021 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FIRST APC MEETING	SECOND APC MEETING
	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	02/01/21	02/16/21
MARCH	03/01/21	03/15/21
APRIL	04/05/21	04/19/21
MAY	05/05/21	05/17/21
JUNE	06/07/21	06/21/21
JULY	07/06/21	07/19/21
AUGUST	08/02/21	08/16/21
SEPTEMBER	09/07/21	09/20/21
OCTOBER	10/04/21	10/18/21
NOVEMBER	11/03/21	11/15/21
DECEMBER	12/06/21	12/20/21
JANUARY	No Meeting	01/17/22

Dates in red are scheduled for a different day due to a conflict.

A Pre-Filing Conference is required prior to filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing to arrange this pre-filing conference.



Petition Number: 2011-DDP-27
Project Name: Westfield Washington Schools Natatorium and YMCA
Subject Site Address: Southwest corner of Wheeler Road and 181st Street
Petitioner: Westfield Washington Schools and YMCA of Greater Indianapolis
Representative: Wheeler Farms, LLC
Request: Detailed Development Plan review of a 26,750 square foot infrastructure addition on 9.40 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning: Wheeler Landing PUD
Current Land Use: Vacant
Approximate Acreage: 9.40 +/-
Property History: Wheeler Landing PUD District (Ord. 18-04, 09/24/2018)
Overall Development Plan & Primary Plat (1904-ODP-07 & 1904-SPP-07, 05/08/2019)
Secondary Plat (1907-SFP-38)
Detailed Development Plan (1907-DDP-12)
Secondary Plat, replat (2011-SFP-54, *pending*)
Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.

- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) 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.

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:

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

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Wheeler Landing PUD District (Ord. 18-04.

27) Area I Development Standards

- a) Minimum Front Yard Setback: 0 feet
- b) Minimum Side Yard Setback (internal to District): 0 feet
- c) Minimum Side Yard Setback (abutting District Perimeter): 10 feet
- d) Maximum Building Height: 75 feet
- e) Minimum Distance Between Buildings: 0 feet
- f) Minimum Lot Frontage: 20 feet

28) GB: General Business District

- | | |
|-------------------------------|------------|
| a) Minimum Lot Area: | No minimum |
| b) Minimum Rear Yard Setback: | 20 feet |
| c) Minimum Lot Width: | No minimum |
| d) Minimum Building Size: | No minimum |

29) Overlay Districts

- a) Article 5.3 State Highway 32 Overlay District shall not apply to the development of Areas I, III and IV.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Wheeler Landing PUD District Ord. 18-04)

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

30) Accessory use and Building Standards (Article 6.1):

- a) Accessory Buildings (Wheeler Landing PUD, Ord. 18-04, Section 8.1):
- i) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
- b) Screening of Receptacles and Loading Areas:
- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

- iv) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- v) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vi) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

31) Architectural Standards (Article 6.3)

- a) Architectural Standards (Wheeler Landing PUD, Ord. 18-04, Section 8.2):
 - i) The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.
- b) State Highway 32 Overlay District (Architectural Design Requirements, UDO CH 5.3 Section J):
 - i) Building Elevations:
 - (1) 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. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) 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 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.
 - ii) Roofs
 - (1) Flat Roofs:

- (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - (i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - (ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

iii) Windows

- (1) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

iv) Building Materials:

- (1) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

- (2) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
 - (3) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (4) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (5) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.
- c) Business Districts:
- i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

32) Building Standards (Article 6.4)

- a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.

33) Fence Standards (Article 6.5)

34) Height Standards (Article 6.6)

35) Home Business Standards (Article 6.7)

36) Landscaping Standards (Article 6.8)

- a) Detention and Retention Areas (Wheeler Landing PUD, Ord. 18-04, Section 8.3 A.)
 - i) Shall apply to regional detention or retention basins unless otherwise approved by the Director or Public Works.

- b) External Street Frontage Landscaping Requirements (Wheeler Landing PUD, Ord. 18-04, Section 8.3 B.)
 - i) Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirements shall apply.
- c) Parking Area Landscaping (Wheeler Landing PUD, Ord. 18-04, Section 8.3 C.)
 - i) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).
- d) Screening of Gas, Electric and Other Utility Services (Wheeler Landing PUD, Ord. 18-04, Section 8.3 D.)
 - i) Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
- e) General Landscape Design Standards
 - i) Placement:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (2) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- f) Street Trees
- g) Minimum Lot Landscaping Requirements:
- h) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) 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 (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- i) Buffer Yard Requirements:
 - i) Not required as Underlying Zoning District is GB: General Business and adjoining properties are either zoned Wheeler Landing PUD or EI: Enclosed Industrial, of which there are no buffer yards required.
- j) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- (2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts

vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

ii) Perimeter Parking Area Landscaping:

- (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

37) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

- a) Off-street Parking:

- i) Required Spaces:

- (1) Other Uses: Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and

parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking:

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

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

46) Yard Standards (Article 6.21)

47) Public Art (Wheeler Landing PUD, Ord. 18-04, Section 12)

- a) Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

48) Easement Standards (Article 8.3)

49) Monument and Marker Standards (Article 8.5)

50) Open Space and Amenity Standards (Article 8.6)

51) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:

- i) 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.
- ii) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- iii) 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.
- iv) 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.

52) Storm Water Standards (Article 8.8)

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

54) Surety Standards (Article 8.12)

55) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

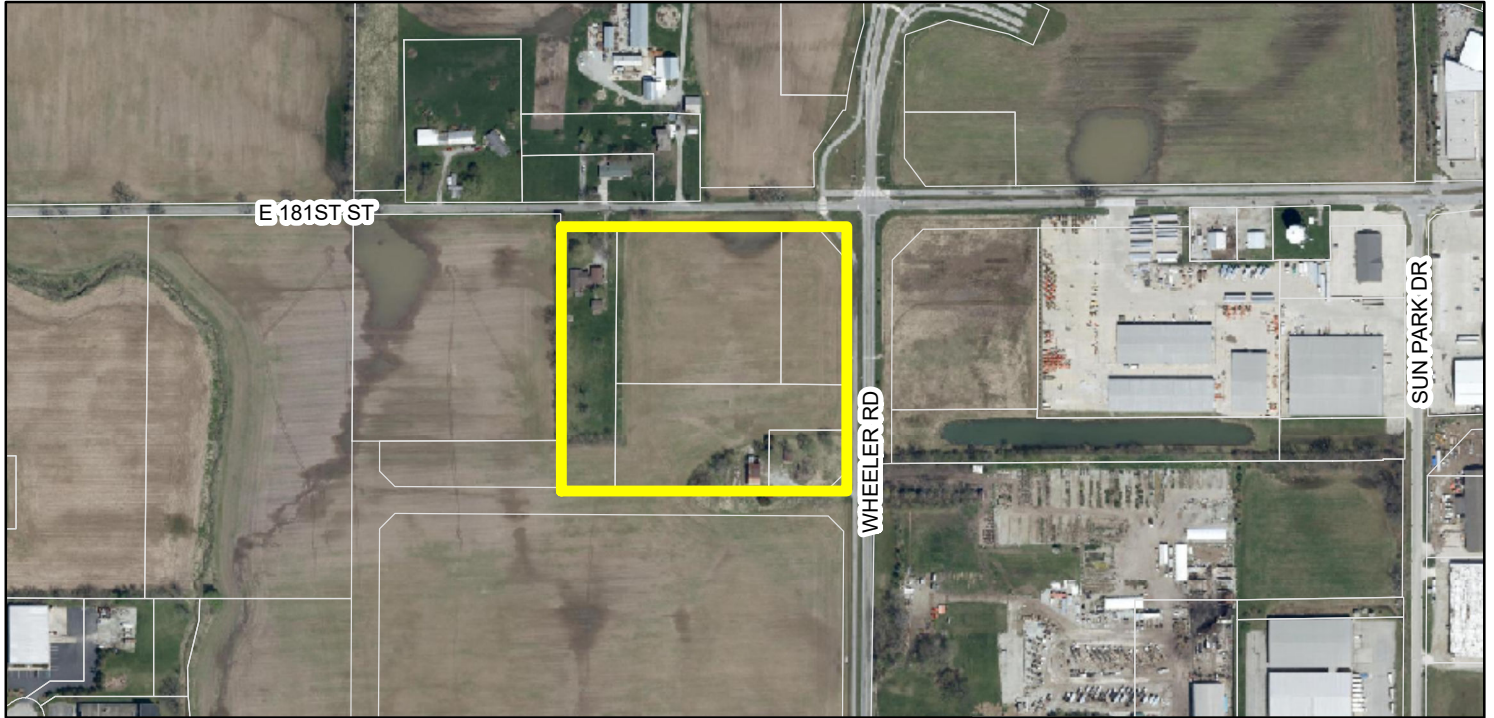
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (2011-DDP-27) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



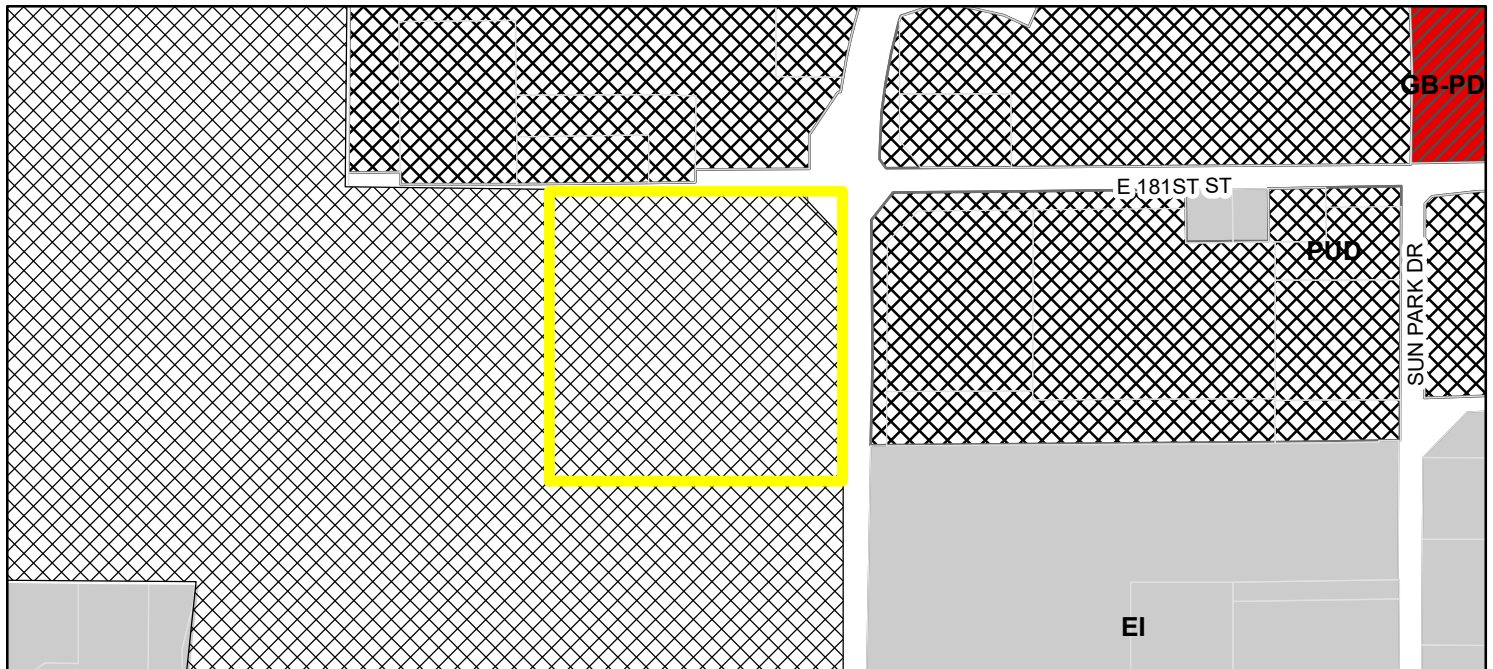
Property Location Map
Westfield Washington Schools Natatorium and YMCA
Detailed Development Plan
2011-DDP-27



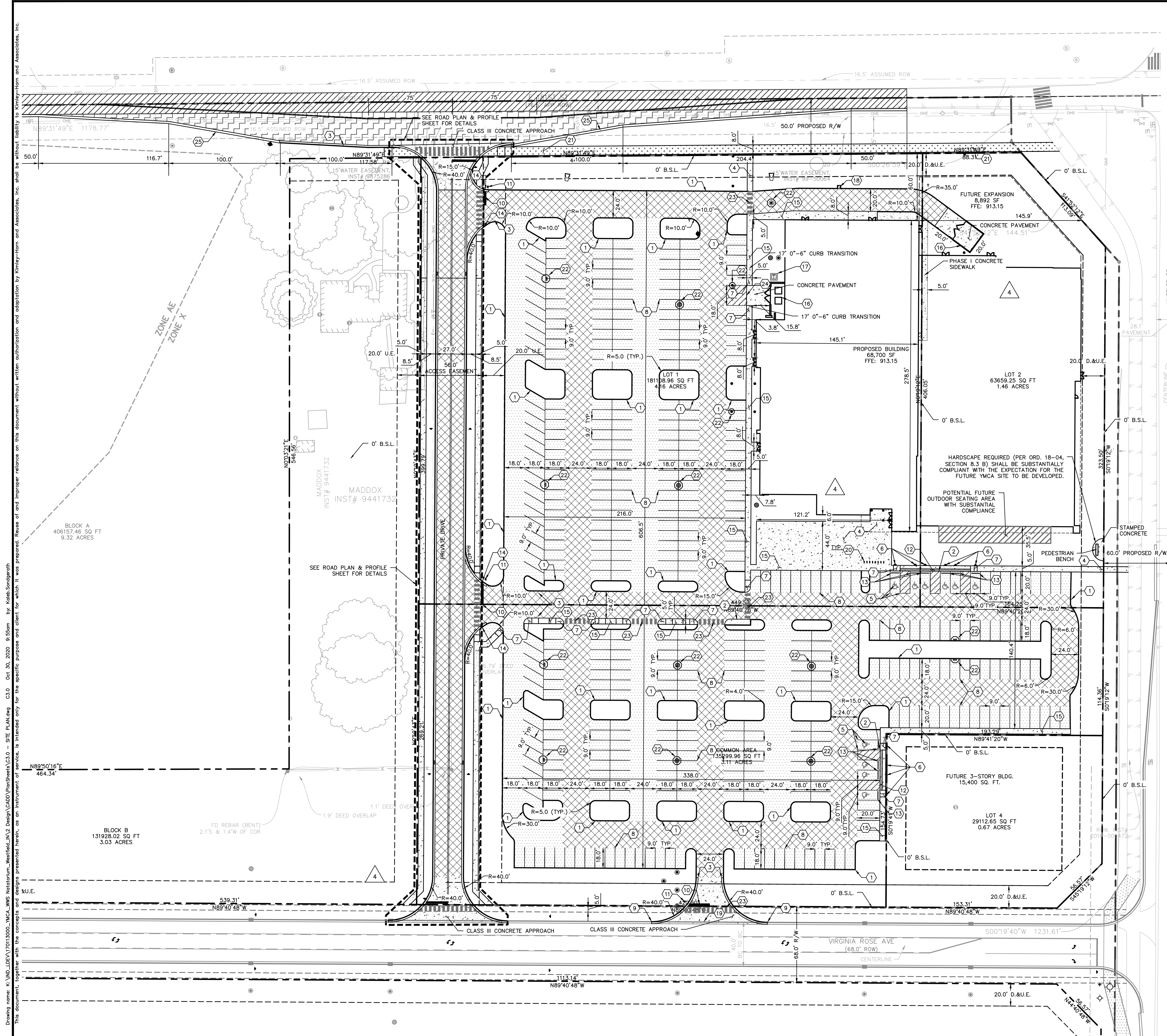
Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | EI (Enclosed Industrial) |
| Zoning - All | GB-PD (General Business - Planned Development) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | |



Indiana Utilities Protection Service

Call 811
before you dig

KEY NOTES

1

CONCRETE CURB, TYP. (SEE DETAILS)

2

DEPRESSED CURB (SEE DETAILS)

3

CONCRETE CURB & GUTTER WITH UNDERDRAIN (SEE DETAILS)

4

CONCRETE SIDEWALK, TYP. (SEE DETAILS)

5

ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)

6

ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)

7

ACCESSIBLE RAMP (SEE DETAILS)

8

4" WIDE PAINTED WHITE SOLID LINE, TYP.

9

CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.

10

24" WIDE STOP BAR, TYP. (SEE DETAILS)

11

STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)

12

2' WIDE TACTILE WARNING STRIP (SEE DETAILS)

13

PRECAST CONCRETE WHEEL STOP (SEE DETAILS)

14

3'-FT TRANSITION CURB

15

COMBINED CURB AND WALK (SEE DETAILS)

16

DUMPSTER ENCLOSURE

17

TRANSFORMER PAD

18

2' CURB TURNOUT (SEE DETAILS)

19

CONCRETE LIP AND GUTTER

20

BIKE RACK (SEE DETAILS)

21

8' PERIMETER TRAIL

22

CONCRETE COLLAR, TYP. (SEE DETAILS)

23

CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)

24

DEPRESSED PAVEMENT

25

2' STONE SHOULDER

PAVING LEGEND

STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

RIGHT OF WAY PAVEMENT (COLLECTOR)
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

PARKING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	466 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	9 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	10 SPACES
TOTAL PARKING SPACES PROVIDED	=	476 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	=	16 SPACES

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88

SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=901.09

SBM #2 CUT "X", W BOLT OF TSP, SE COR SR 32 & OAK RIDGE RD.
ELEVATION=899.62

SBM #3 CUT "X", N BOLT OF FH, S SIDE OF 181ST ST.
ELEVATION=903.63

NOTE: ALL INFRASTRUCTURE SHOWN ALONG AND INCLUDING VIRGINIA AVENUE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.

TAC COMMENTS

10/30/20

KJS

GRADING MODIFICATIONS

10/07/20

KJS

REF #10 CLARIFICATION

07/27/20

KJS

REF CLARIFICATION

07/01/20

KJS

CITIZENS WATER COMMENTS

04/28/20

KJS

CITIZENS WATER COMMENTS

04/23/20

DAM

REF #000018

03/10/20

KJS

REVISIONS

DATE

BY

AS NOTED

DESIGNED BY KJS

DRAWN BY: KJS

CHECKED BY: ART

SCALE:

1"=40'

Kimley»Horn

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250 EAST 66TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM
ANDY.TAYLOR@KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER

No. PE11400406

STATE OF INDIANA

SITE PLAN

WESTFIELD WASHINGTON SCHOOLS NATATORIUM/MCA

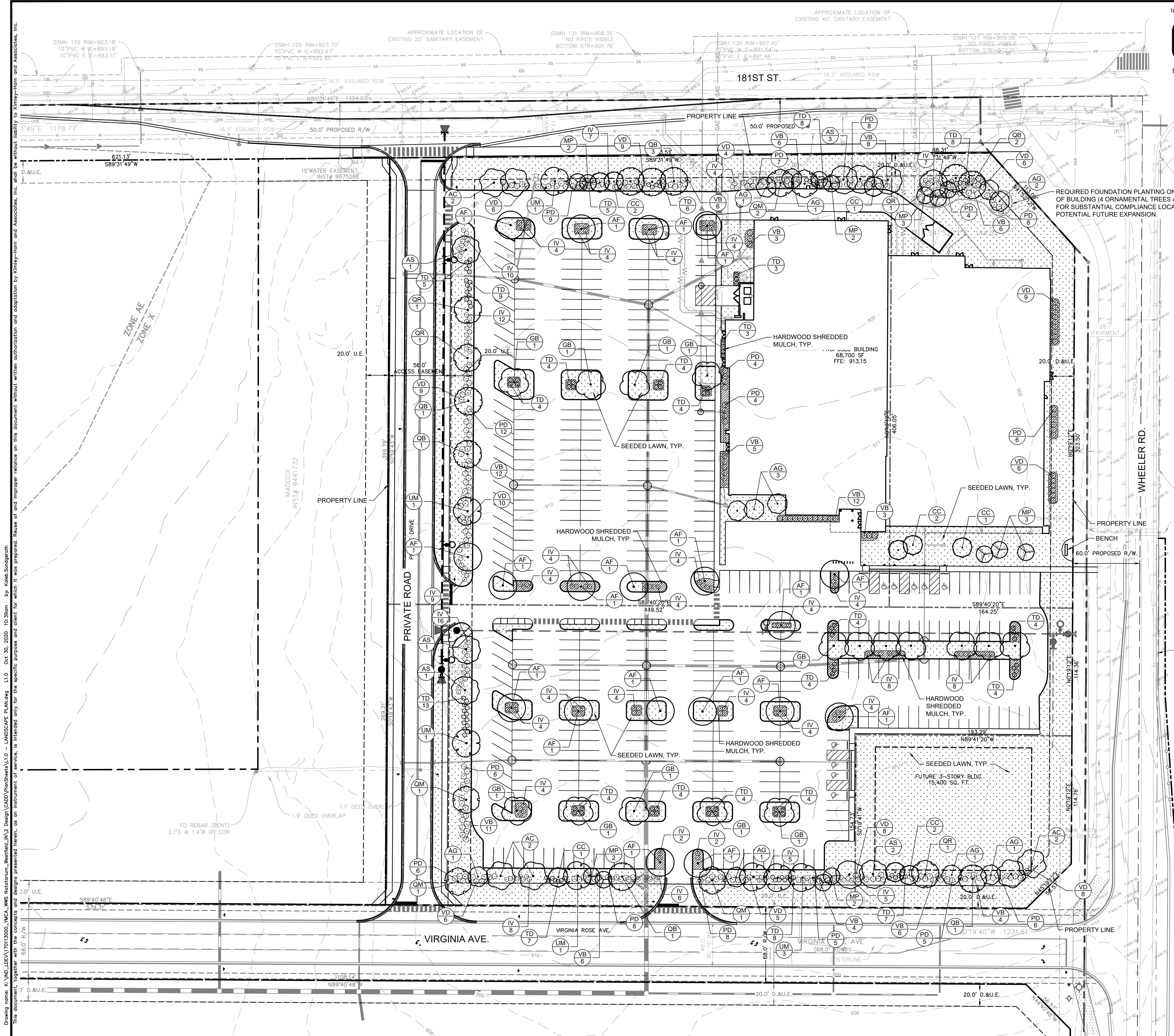
ORIGINAL ISSUE: 05/31/2019

KHA PROJECT NO. 170113000

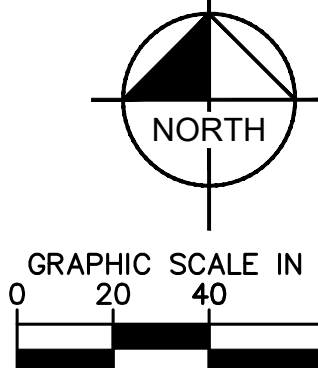
SHEET NUMBER

C3.0

Drawing name: K:\IND_LDEV\170113000_MCA_WMS Natatorium_Westfield_MCA - SITE PLAN.dwg C3.0 Oct 30, 2020 9:55am by: Kade Sondgerath
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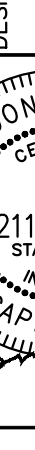


Indiana Utilities Protection Service



REQUIRED FOUNDATION PLANTING ON NORTH SIDE OF BUILDING (4 ORNAMENTAL TREES AND 18 SHRUBS). FOR SUBSTANTIAL COMPLIANCE LOCATED NORTH OF POTENTIAL FUTURE EXPANSION.

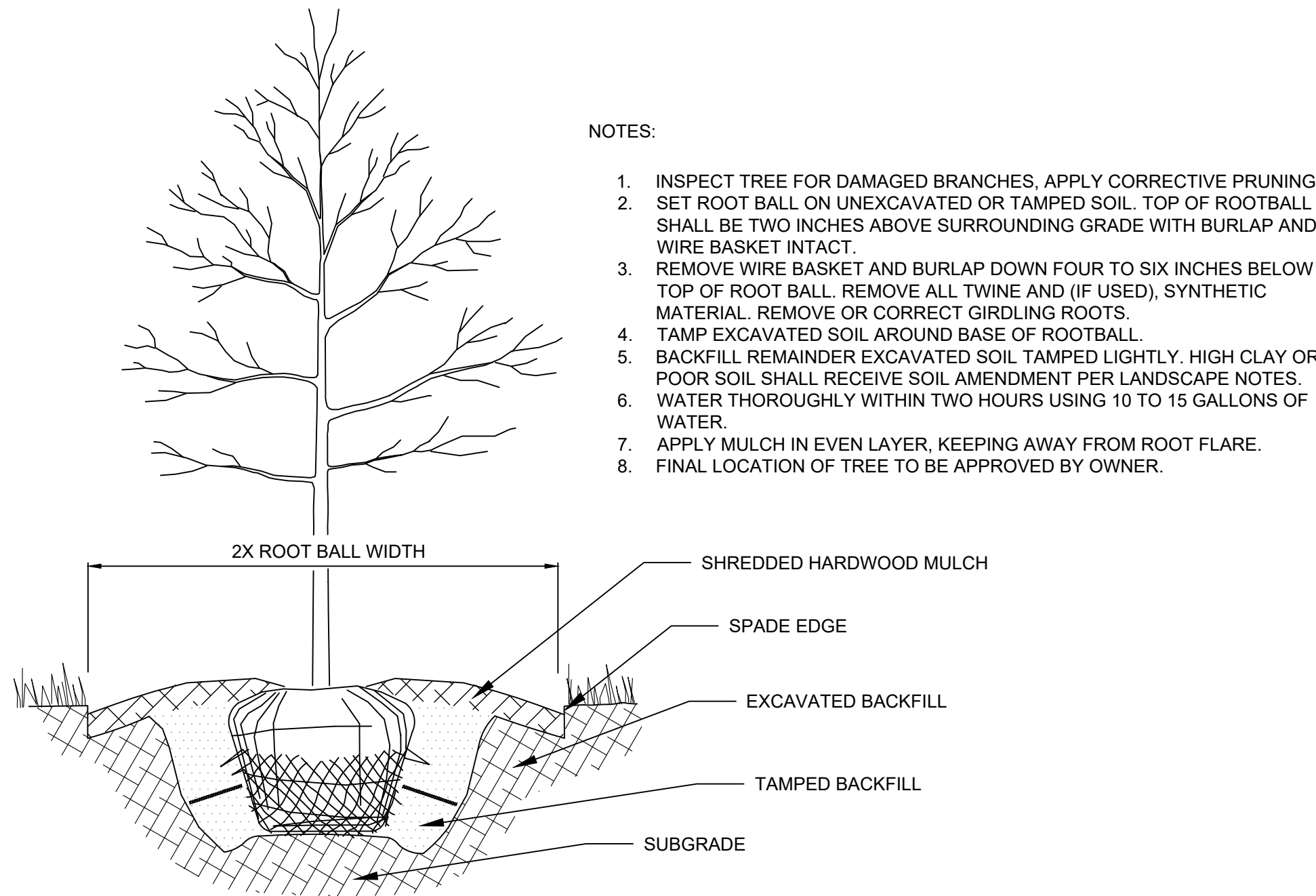
NOTE: ALL INFRASTRUCTURE SHOWN ALONG AND INCLUDING VIRGINIA AVENUE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.

WESTFIELD WASHINGTON SCHOOLS NATATORIUM/YMCA		LANDSCAPE PLAN					
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Drawing name: K:\IND_LDEV\170113000_YMCA_WMS Natatorium_Metfield_IN\2 Design\CADD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.1 Oct 30, 2020 11:22am by: Kade.Sondgerth
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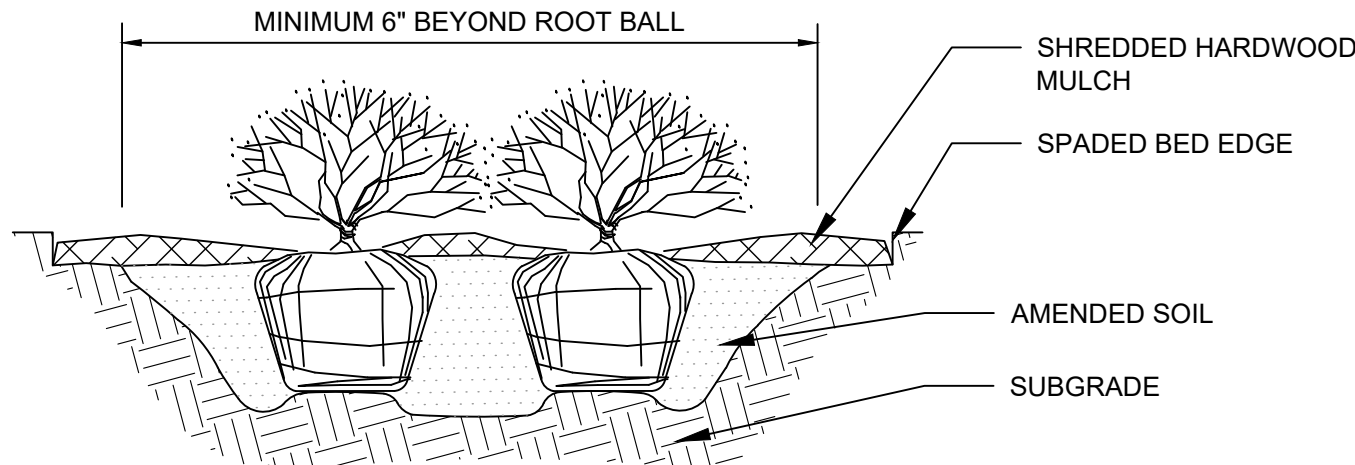
ORDINANCE CHART		
ZONING: WHEELER LANDING PUD DISTRICT		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT REQUIREMENTS: 2 shade trees, 3 evergreen trees and 10 shrubs / 1 acre	10.4 * 2 = 21 shade trees 10.4 * 3 = 31 evergreen trees 10.4 * 10 = 104 shrubs	10.4 * 2 = 21 shade trees 10.4 * 3 = 31 evergreen trees 10.4 * 10 = 104 shrubs
FOUNDATION PLANTING: 1 shrub or ornamental tree / 12 LF of the Front Building Facade	NORTH 263 / 12 = 22 ornamental trees or shrubs EAST 245 / 12 = 21 ornamental trees or shrubs SOUTH 280 / 12 = 24 ornamental trees or shrubs WEST 263 / 12 = 22 ornamental trees or shrubs	NORTH 4 ornamental trees and 18 shrubs EAST 14 shrubs SOUTH 9 ornamental trees and 15 shrubs WEST 22 shrubs
EXTERNAL STREET FRONTAGE - NON-RESIDENTIAL USE: 3 shade or evergreen trees, 2 ornamental trees and 25 shrubs / 100 LF - Requirement may be credited toward Parking Area Landscaping Requirement if the Parking Area Landscaping is located within 20 feet of the ROW	181st STREET 453 / 100 = 4.3 4.3 * 3 = 14 shade trees 4.3 * 2 = 10 ornamental trees 4.3 * 25 = 115 shrubs VIRGINIA AVENUE 507 / 100 = 5.07 5.07 * 3 = 16 shade trees 5.07 * 2 = 11 ornamental trees 5.07 * 25 = 127 shrubs WHEELER ROAD - Exempt from requirements per Section 8.3.B. of the Wheeler Landing PUD District Ordinance	181st STREET 14 shade trees, 10 ornamental trees, and 115 shrubs VIRGINIA AVENUE 16 shade trees, 11 ornamental trees, and 127 shrubs WHEELER ROAD - Exempt from requirements per Section 8.3.B. of the Wheeler Landing PUD District Ordinance
INTERIOR PARKING AREA: 10% minimum interior landscape in lots with 50 or more parking spaces 1 tree and 4 shrubs / island 100% of every island shall be covered with permitted groundcover material	97,827 * 0.10 = 9,783 SF 34 islands = 34 trees and 136 shrubs	18,021 SF > 9,783SF 34 islands = 34 trees and 136 shrubs*
PERIMETER PARKING AREA: 1 shade tree / 30 LF 1 shrub / 3 LF - Planting may be clustered	WEST $\left(\frac{115}{30}\right) + \left(\frac{190}{30}\right) + \left(\frac{61}{3}\right) + \left(\frac{196}{3}\right) = 17$ shade trees $\left(\frac{115}{3}\right) + \left(\frac{190}{3}\right) + \left(\frac{61}{3}\right) + \left(\frac{196}{3}\right) = 150$ shrubs SOUTH $\left(\frac{105}{30}\right) + \left(\frac{197}{30}\right) = 8$ shade trees $\left(\frac{196}{3}\right) + \left(\frac{197}{3}\right) = 72$ shrubs	WEST 17 shade trees 150 shrubs SOUTH 8 shade trees and 72 shrubs - External Street Frontage trees and shrubs credited toward Perimeter Parking Area Requirement

*WHERE UTILITIES AND EASEMENTS CONFLICT WITH INTERIOR PARKING ISLAND LANDSCAPE PLACEMENT, REQUIRED TREES AND SHRUBS ARE RELOCATED WITHIN OTHER INTERIOR PARKING LOT AREAS.



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



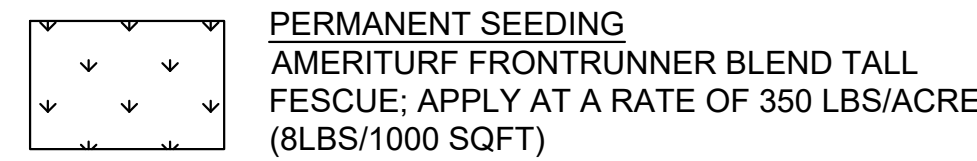
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AC	6	AESCULUS X CARNEA 'BRIOTII'	BRIOTII HORSECHESTNUT	B & B	2" CAL MIN	---
AF	19	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	---
AS	8	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---
GB	16	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	---
QB	9	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	---
QM	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---
QR	4	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	---
UM	7	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	---
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	11	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	---
CC	9	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	---
MP	14	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	177	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	18" HT MIN
PD	106	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	---	SEE PLAN	18" HT MIN
TD	130	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	18" HT MIN
VB	92	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	---	SEE PLAN	30" HT MIN
VD	86	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	---	SEE PLAN	30" HT MIN

SEEDING LEGEND



LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB. ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

K/J/S	10/30/20	TAC COMMENTS	10/07/20	K/J/S
K/J/S	10/07/20	GRADING MODIFICATIONS	07/27/20	K/J/S
K/J/S	07/27/20	RFI #10 CLARIFICATION	07/01/20	K/J/S
K/J/S	07/01/20	RFI CLARIFICATION	04/28/20	K/J/L
K/J/L	04/28/20	CITIZENS WATER COMMENTS	04/23/20	DAM
DAM	04/23/20	CITIZENS WATER COMMENTS	03/10/20	K/J/S
K/J/S	03/10/20	RFI #00018	REVISIONS	BY
NO	NO	NO	NO	NO

Kimley»Horn

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INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM
ANDY.TAYLOR@KIMLEY-HORN.COM

SCALE:	AS NOTED	DESIGNED BY: MCD	CHECKED BY: BMS
DESIGNED BY: MCD	CHECKED BY: BMS	DATE: 05/31/2019	PROJECT NO. 170113000

LANDSCAPE DETAILS

WESTFIELD WASHINGTON SCHOOLS NATATORIUM/YMCA

ORIGINAL ISSUE: 05/31/2019
KHA PROJECT NO. 170113000
SHEET NUMBER

L1.1



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 16, 2020
2010-PUD-13

Docket Number: 2010-PUD-13 (Ord. 20-38)

Petitioner: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim (the "Petitioner")

Subject Site Address: NW Corner of Horton Road & East 199th Street

Request: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 40 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Carramore Planned Unit Development (PUD) District.

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

Current Land Use: Vacant

Approximate Acreage: 40 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 20-38
5. Concept Plan
6. Character Exhibits
7. Carramore Bump Out
8. Covered Outdoor Living Area
9. Integrated Outdoor Living Area
10. External Street Landscape Plan
11. Summary of Neighbor Open House

Staff Reviewer: Corey Harris, Associate Planner

PETITION HISTORY

This petition was introduced at the September 14, 2020, City Council meeting. The petition received a public hearing at the October 5, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Thursday, September 24, at Grand Park Event Center (see **Exhibit 11**). No members of the Public attended.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 40 acres +/- located generally at the northwest corner of Horton Road and East 199th Street (see **Exhibit 2**).



The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. AG-SF1 parcels exist to the south and 2 to the east and Chatham Hills PUD District to the north, west, and east.

This petition will have a public hearing at the October 5, 2020, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to the Carramore PUD District (Ordinance 20-38) for a single-family detached residential community with relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for the Property is SF4: Single-Family High Density District.

Permitted Uses: All uses in the Underlying Zoning District as defined by the Westfield-Washington Township Unified Development Ordinance (UDO).

The total number of Dwellings permitted shall not exceed eighty-three (83).

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen below:

<u>STANDARD</u>	<u>Carramore</u>	<u>UDO (SF4)</u>
Minimum Lot Area	9,100 SF	9,000 SF
Minimum Lot Frontage	40 feet	40 feet
Minimum Setback Lines		
Front Yard	20 feet	25 feet
Side Yard	5 feet	8 feet
Rear Yard	20 feet	25 feet
Minimum Lot Width	65 feet	50 feet
Maximum Building Height	2 ½ Stories	25 feet
Minimum Living Area (Total)		
One Story Dwellings	1,750 SF	1,000 SF
Two Story Dwellings	2,200 SF	



Development Standards:

The proposed PUD sets forth to modify the Architectural Standards of the UDO with Streetscape Diversity with Character Exhibits (see **Exhibit 6** or **Exhibit C** of the PUD), a minimum overhang of eight (8) inches, minimum two (2) car attached garage, the prohibiting of vinyl and aluminum siding, and minimum Front and Side Building Façade Requirements from a listed of options listed in the PUD.

The proposed PUD sets the Minimum Lot Landscape requirements to the Single-family Residential (per Lot under 8,000 SF) from the UDO and the Established Front Yard be sodded to all Lots.

The Perimeter Lot qualifications are being modified to six (6) points, from the UDO requirement of seven (7) points from the qualifying characteristics and/or architectural features listed in Article 6.3(C)(1)(b).

Design Standards:

The Minimum Open Space required for the PUD shall be 25 percent (25%) which is greater than the SF4 standard of fifteen percent (15%).

The PUD requires that a central open space and trails act as passive amenities.

Duration:

The date required to obtain the first Improvement Location Permit for a new Dwelling, in the District, is January 1, 2026 (unless extending by the Director). Failure to do so will cause the PUD to automatically be made void and revert the zoning classification of the Real Estate to the Agricultural / Single-family Rural District (AG-SF1).

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the



October 5, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 16, 2020
2010-PUD-12

Docket Number: 2010-PUD-12 (Ord. 20-37)

Petitioner: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim (the "Petitioner")

Subject Site Address: NW Corner of Shady Nook Road & E. 186th Street

Request: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

Current Land Use: Vacant

Approximate Acreage: 20 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 20-37
5. Concept Plan
6. Character Exhibits
7. Gable Exhibit
8. Outdoor Covered Living Area Exhibit
9. Landscape Plan
10. Amenity Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 14, 2020, City Council meeting. The petitioner held a neighborhood meeting on Wednesday, September 30, at Crossroads Church. The petition received a public hearing the October 5, 2020, Advisory Plan Commission (the "APC") meeting.



PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 20 acres +/- located at the northwest corner of Shady Nook Road and 186th Street (see **Exhibit 2**) from the AG-SF1: Single Family Rural District to a Planned Unit Development District (PUD) with SFA: Single Family Attached as an underlying zoning district.

The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. AG-SF1 parcels exist to the north, parcels zoned SF2: Single-Family Low Density exist to the west, and properties within the Lakes at Shady Nook residential neighborhood of the Andover PUD exist to the south.

This petition received a public hearing at the October 5, 2020, Plan Commission meeting. The primary issues brought up by the public included increased traffic due to the density of the homes and drainage concerns.

ZONING REQUEST

The petitioner requests this change in zoning to allow for a single-family attached ("paired ranch") residential community as well as relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD. The Real Estate shall be developed in substantial compliance with the Concept Plan.

The PUD defines Entrance Lots, Perimeter Lots, and South Lots, which are all uniquely identified on the concept plans with different red shapes (circle – South Lots, triangle – Entrance Lots, asterisk – Perimeter Lots)

Underlying Zoning: The proposed underlying zoning for the Property is the SFA: Single-Family Attached District.

Permitted Uses: The only permitted Dwelling type on the Property shall be Duplex Dwelling as defined by the Westfield-Washington Township Unified Development Ordinance (UDO).

The total number of Dwellings permitted shall not exceed forty-two (42) while the total number of Dwelling Units permitted shall not eighty-four (84).

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen on the following page:



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 16, 2020
2010-PUD-12

<u>STANDARD</u>	<u>BELLE CREST</u>	<u>UDO (SFA)</u>
Max Dwellings Per Structure	2	4
Minimum Setback Lines		
Front Yard	25 feet	20-50 feet depending on road classification
Side Yard	7.5 feet	N/A* A twenty-five (25) foot Building Separation standard applies in lieu of a Side Yard Setback standard
Rear Yard	20 feet	N/A
Maximum Density (Dwelling Units/Acre)	4.2 DU/acre (at 84 max lots)	4.0 DU/acre
Max Number of Paired Duplex Dwellings	42	40 (at 4.0 DU/acre)
Max Number of Dwelling Units	84	80 (at 4.0 DU/acre)
Max Project Size Within District	20 acres	30 acres

Development Standards:

Architectural Standards

The proposed PUD sets forth Character Exhibits (see **Exhibit 6** or **Exhibit C** of the PUD) for which the Director shall determine whether a Dwelling is substantially consistent.

The proposed PUD also sets forth Minimum Roof Overhang, Window Trim, Garage Architecture, Fencing, and Building Material standards including the prohibition of vinyl and aluminum siding.

Perimeter Lots and Entrance Lots, as defined by the PUD and uniquely shown on the Concept Plan, require additional architectural treatment.

Landscaping Standards

The PUD proposes that Street Trees not be required. The Petitioner has worked with the City Engineer to permit a Right-of-way width less than would otherwise be permitted (a fifty (50) foot Right-of-way is required via PUD language) in order to create more of an enclave-like feel. Shrinking the Right-of-way requires a tree lawn that is not as wide as otherwise permitted and would not be wide enough for street trees.



Each Structure shall be landscaped with a minimum of four (4) shade trees, two (2) ornamental or evergreen trees, and ten (10) shrubs. This proposal mimics the UDO's most intense landscaping standards for single-family residential lots, except that it also proposed six (6) additional shrubs.

The petitioner has submitted a customized Landscape Plan for External Street Frontage along Shady Nook Road as well as the Property entrance (see Exhibit 9 or Exhibit F of the PUD).

Corner Lots as well as Perimeter and South Lots as defined by the PUD, require two (2) additional shade trees per Dwelling.

The PUD does not propose modifications to the required Buffer Yard Standards. As such, the required 40-foot buffer at the north end of the Property is also shown on the Concept Plan.

Design Standards:

The Minimum Open Space required for the PUD shall be 25 percent (25%) which is less than the SFA standard of 35 percent (35%). The UDO's Open Space requirement for SFA Districts is the most stringent; no other district requires more than twenty percent (20%) open space.

The 35% requirement, generally, is meant for developments where only the Dwelling and no additional property is owned – much like a condo; the area immediately surrounding the Dwelling would effectively be considered Common Area and added the Open Space requirement. In this instance, the property owner also owns the area around their home and therefore it is not part of the Common Area and cannot be considered Open Space.

The PUD requires that trails be provided for recreation opportunities along with standard sidewalk pathways and a gazebo.

A thirty (30) foot wide strip of real property along the south property line shall be dedicated to the City at the time of Secondary Plat recording for future use as a pedestrian trail should the City be inclined to develop it.

Amenities such as walking trails, sidewalk pathways, and a gazebo (see Exhibit 10 or Exhibit G of the PUD) for passive recreation are required.

Duration Requirement

The Petitioner has included language within the PUD so that "Failure to obtain the first Improvement Location Permit for anew Dwelling in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1)."



COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), which was approved in 2007, identifies the Property as “New Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the October 5, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov