



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_04_06_2015

Monday, April 06, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 06, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes March 16, 2015

Documents: [Meeting Minutes - 3/16/2015](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1503-ODP-06 & 1503-SPP-03

Sheffield Park

West side of Shady Nook Road, north of SR 32

Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

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

1503-ODP-04 & 1503-SPP-04

Mapleridge

East side of Oak Road, north of 151st Street

Langston Development Co. Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

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

1504-ODP-10 & 1504-SPP-09 [PUBLIC HEARING]

The Enclave at Andover

Southwest corner of 186th Street and Moontown Road

Pulte Homes of Indiana, LLC by HWC Engineering request Overall Development Plan and Primary Plat review of an amendment to The Enclave at Andover consisting of 80 single-family lots on 40.58 acres +/-, located in the Andover PUD.

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

1504-ODP-08 & 1504-SPP-07[PUBLIC HEARING]

Spring Orchard North Amendment

East side of Casey Road, approximately 950 feet south of 186th Street

Spring Orchard North, LLC by Nelson & Frankenberger and Stoeppelwerth & Associates request Overall Development Plan and Primary Plat review of an amendment to Spring Orchard North on approximately 0.87 acre +/-, located in the Springmill Trails PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Springmill Trails Context Map](#) | [Exhibit 4: Primary Plat Amendment](#) | [Exhibit 5: Overall Development Amendment](#) | [Exhibit 6: Springmill Trails PUD Ordinance](#)

1504-ODP-11 & 1504-SPP-10 [PUBLIC HEARING]

Shelton Cove

South side of 186th Street, approximately 465 feet east of Casey Road

Olthof Homes, LLC by Nelson & Frankenberger and Stoeppelwerth & Associates requests Overall Development Plan and Primary Plat review of 113 single-family lots on approximately 39.13 acres +/-, located in the Springmill Trails PUD District

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Springmill Trails Context Map](#) | [Exhibit 4: Primary Plat](#) | [Exhibit 5: Overall Development Plan](#) | [Exhibit 6: Public Comment](#) | [Exhibit 7: Springmill Trails PUD Ordinance](#)

1504-ODP-07 & 1504-SPP-06 [PUBLIC HEARING]

Andover North, Sections 5-7

Northwest corner of 186th Street and Moontown Road

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

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

1504-DDP-05 [PUBLIC HEARING]

AgReliant Genetics World Headquarters

1122 East 169th Street

AgReliant Genetics, LLC by Keeler-Webb Associates requests Detailed Development Plan review of the remodeling and future expansion of an existing commercial business on approximately 10.27 acres +/-, located in the EI District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed](#)

[Development Plan](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Landscape Plan](#) | [Exhibit 7: Public Comment](#) | [Presentation Slides](#)

1504-PUD-06 [PUBLIC HEARING]

Gateway Southwest PUD

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Conceptual Site Plan](#) | [Exhibit 4: Building Character Exhibit](#) | [Exhibit 5: Gateway Southwest PUD Ordinance](#)

1504-PUD-04 [PUBLIC HEARING]

Viking Meadows PUD Amendment

1207 Viking Topaz Court

G & G Custom Homes requests an amendment to the roof pitch requirements of the Viking Meadows PUD District for Lot 16 in the Valley View section of Viking Meadows.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 15-06](#) | [Exhibit 4: Viking Meadows PUD \(Ord. 04-22\)](#) | [Exhibit 5: Building Elevations](#)

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 6, 2015
1503-SPP-04 & 1503-ODP-04

Petition Number: 1503-SPP-04 & 1503-ODP-04

Subject Site Address: East side of Oak Road, north of 151st Street

Petitioner: Langston Development Co., Inc. by Terra Site Development, Inc.

Request: **Primary Plat** and **Overall Development Plan** approval for Mapleridge consisting of 69 single-family residential lots.

Current Zoning: Mapleridge PUD District Ordinance No. 14-50

Current Land Use: Agricultural / Residential

Approximate Acreage: 59.45 acres+/-

Exhibits:

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

Property History: 1412-PUD-18 PUD District (Ordinance 14-50) (01/12/15)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 59.45-acre site is located in the northeast quadrant of 151st Street and Oak Road (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 5**) and Overall Development Plan (see **Exhibit 3**) approval of 69 single-family lots.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's March 2, 2015, meeting.

The applicable zoning district is the Mapleridge PUD District, pursuant to Ordinance No. 14-50 adopted by the Council on January 12, 2015 (recorded as Instrument No. 2015002394, in the Hamilton County Recorder's Office on January 20, 2015) (see **Exhibit 6**). The PUD Ordinance establishes the SF2 District as the underlying zoning district.



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

The plans comply except for items which may be identified as outstanding below:

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



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

The plans comply.

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



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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) and the Mapleridge PUD Ordinance No. 14-50.

- 41) Minimum Lot Area: 15,000 sq. ft.
- 42) Minimum Lot Frontage: 20 feet (per PUD)
- 43) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet (per PUD)
 - b) Side Yard: 12 feet
 - c) Rear Yard: 30 feet
 - d) Minimum Lot Width: 100 feet (80 feet for Pie Shaped Lots per PUD)
- 44) Oak Road Lot (per Section 6.5 of PUD)
 - a) Front Yard Setback 150 feet



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

45) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements
- c) External Street Frontage Landscaping
 - i) PUD requires adjacent to lot lines along Oak Road (as shown on Concept Plan)
 - ii) Section 7.2 of the PUD Ordinance requires a wood fence (four to six feet in height) similar in quality and character as the fence depicted and installed along Oak Road.
- d) Buffer Yard Requirements

46) Lot Standards (Article 6.10)

47) Setback Standards (Article 6.16)

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Block Standards (Article 8.1)

51) Easement Standards (Article 8.3)

52) Monument and Marker Standards (Article 8.5)

53) Open Space and Amenity Standards (Article 8.6)

- a) A minimum of 16% Open Space is required.

54) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) PUD Internal Pedestrian Network Standards: (i) A sidewalk is not required on the west side of the Frontage Road nor on the interior of the Loop Street (Section 9.1(A)); (ii) trails prohibited on the north and northwest property lines (Section 9.1(B)); (iii) trails shall be installed as generally depicted on the Concept Plan (Section 9.1(C)).
- c) Perimeter/External Pedestrian Network Standards

55) Storm Water Standards (Article 8.8)

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 6, 2015
1503-SPP-04 & 1503-ODP-04

- a) PUD Standards: (i) Frontage Road cul-de-sac permitted to have a maximum length of 900 feet (Section 9.2(A)); and (ii) a paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan (Section 9.2(D)).

57) Street Light Standards (Article 8.10)

58) Street Sign Standards (Article 8.11)

59) Surety Standards (Article 8.12)

60) Utility Standards (Article 8.13)

STAFF COMMENTS

61) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

62) Staff recommends approving the petition with the following condition:

- a) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

Property Location Map

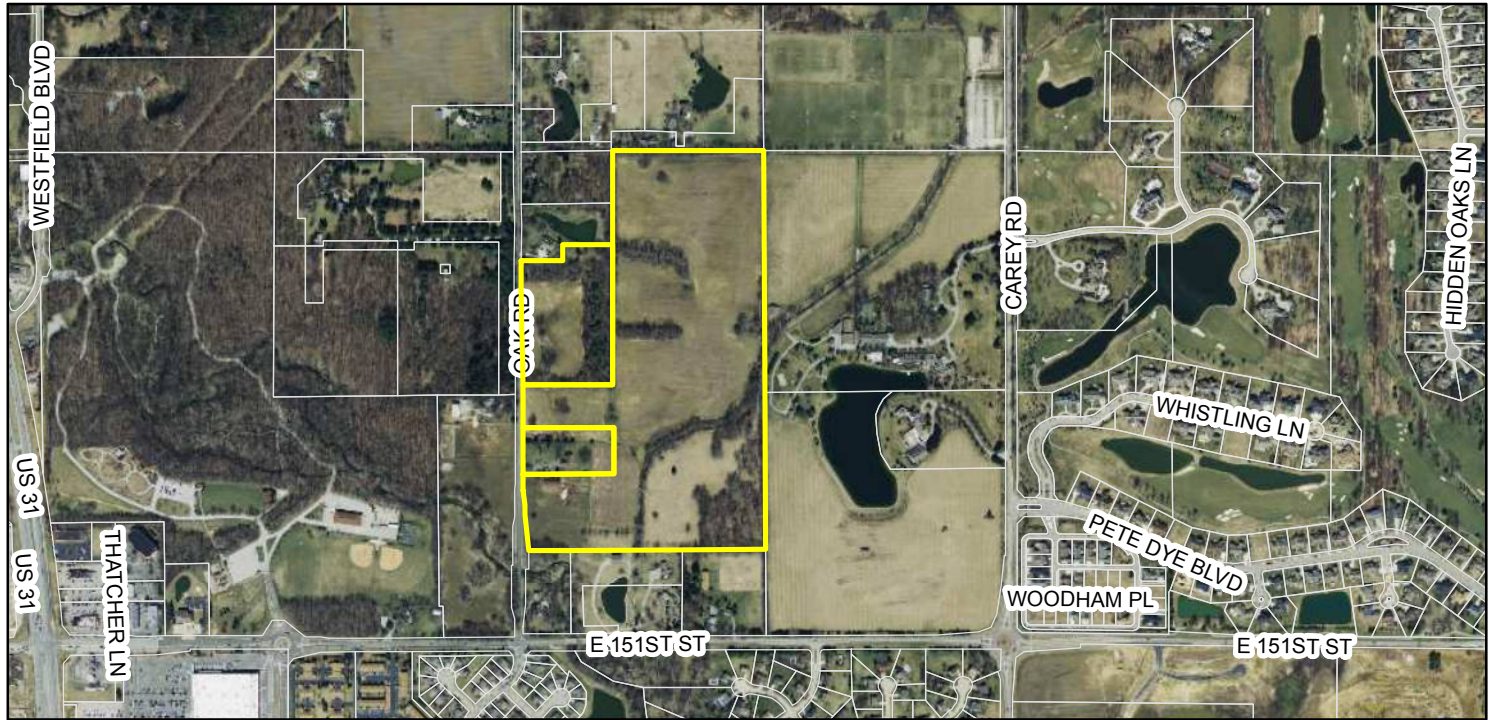
Mapleridge Planned Unit Development District

1503-SPP-04 & 1503-ODP-04

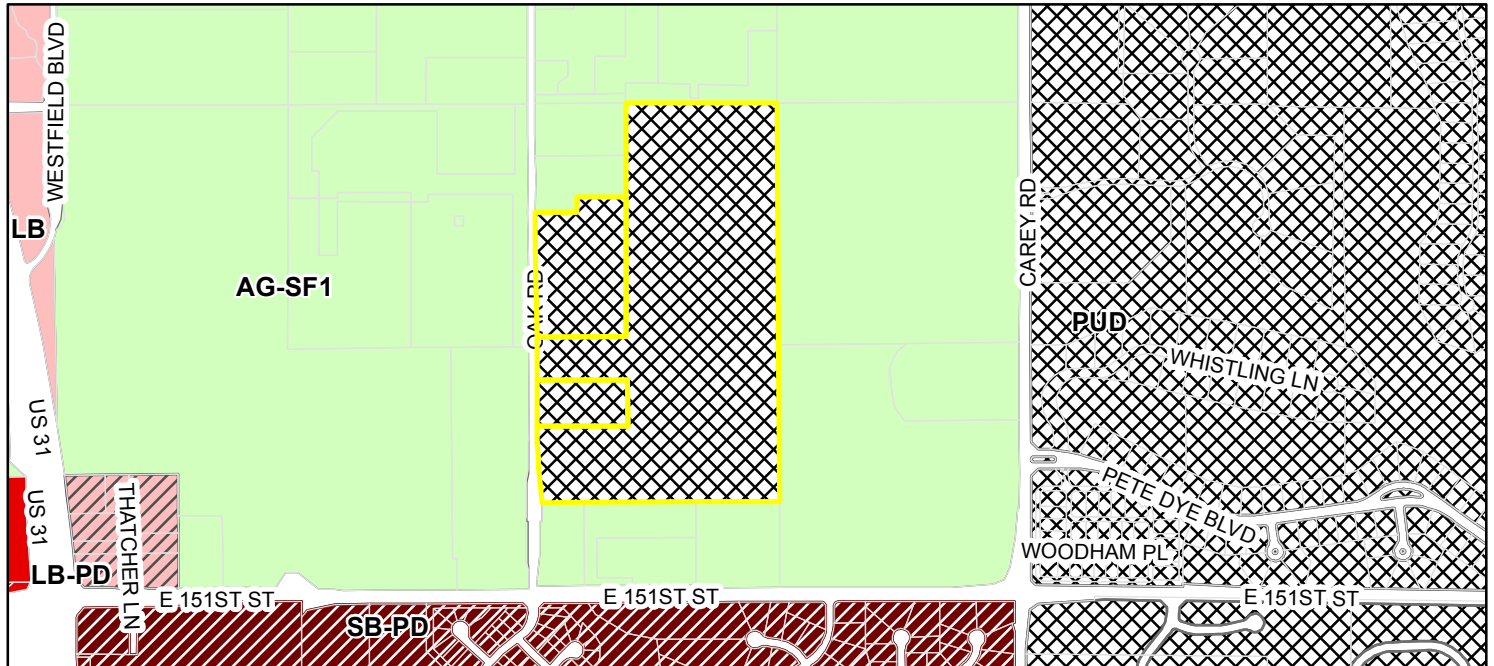


Aerial Location Map

 Site

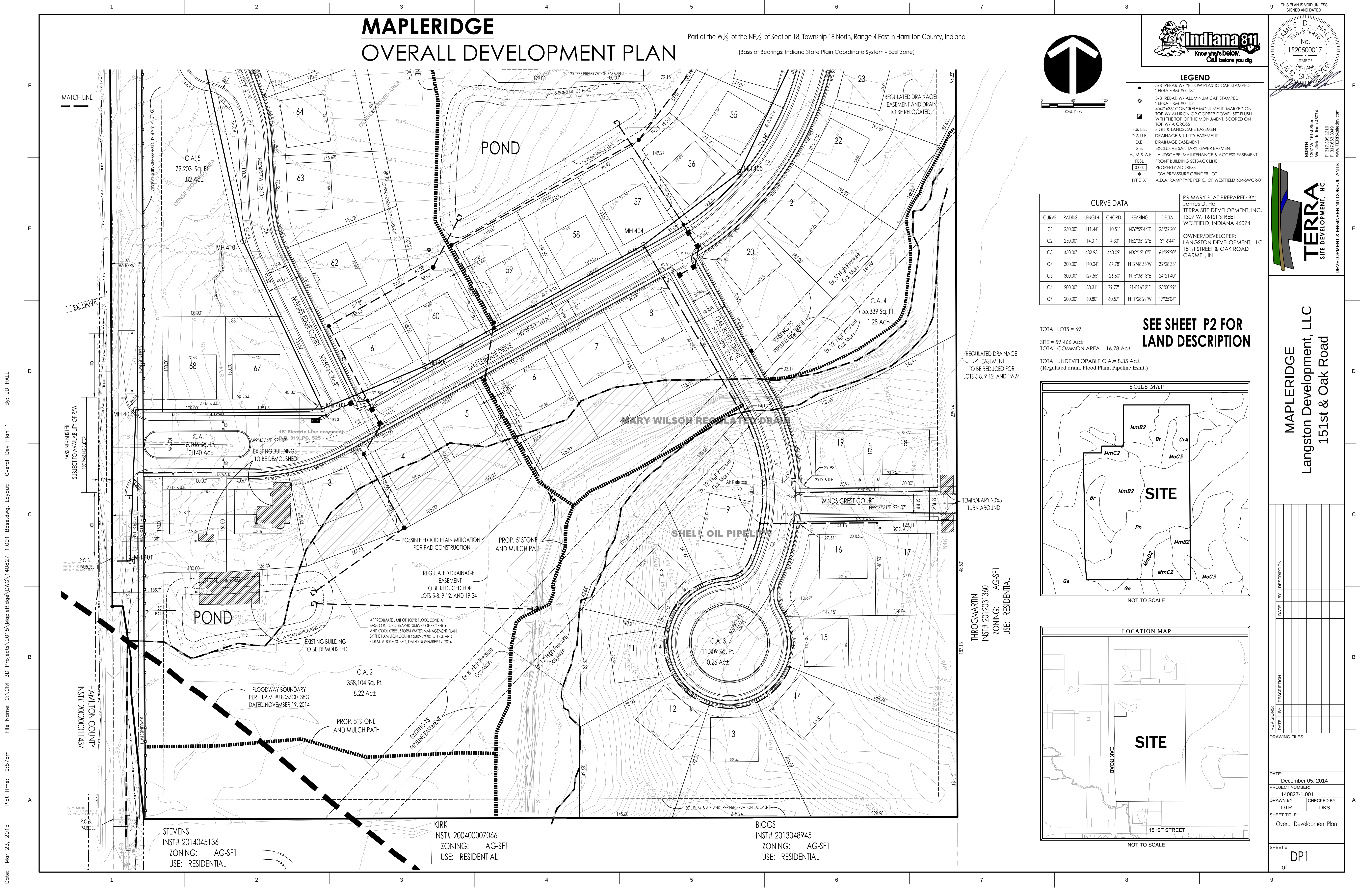


Zoning Map



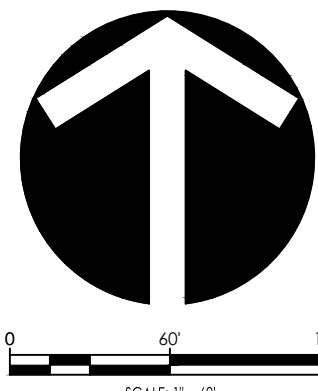
Zoning

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



MAPLERIDGE OVERALL DEVELOPMENT PLAN

Part of the W 1/2 of the NE 1/4 of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



LEGEND

- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED TERRA FIRM #0113"
- 5/8" REBAR W/ ALUMINUM CAP STAMPED TERRA FIRM #0113"
- 4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
- SIGN & LANDSCAPE EASEMENT
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXCLUSIVE SANITARY SEWER EASEMENT
- L.E., M.& A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FRONT BUILDING SETBACK LINE
- PROPERTY ADDRESS
- LOW PRESSURE GRINDER LOT
- A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01
- TYPE "X"

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N74°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°33'12"E	3°16'44"
C3	450.00'	482.93'	460.09'	N30°12'10"E	61°29'20"
C4	300.00'	170.04'	167.78'	N12°45'53"W	32°28'33"
C5	300.00'	127.55'	126.60'	N15°36'13"E	24°21'40"
C6	200.00'	80.31'	79.77'	S14°16'12"E	23°00'29"
C7	200.00'	60.80'	60.57'	N11°28'29"W	17°25'04"

PRIMARY PLAT PREPARED BY:
James D. Hall
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

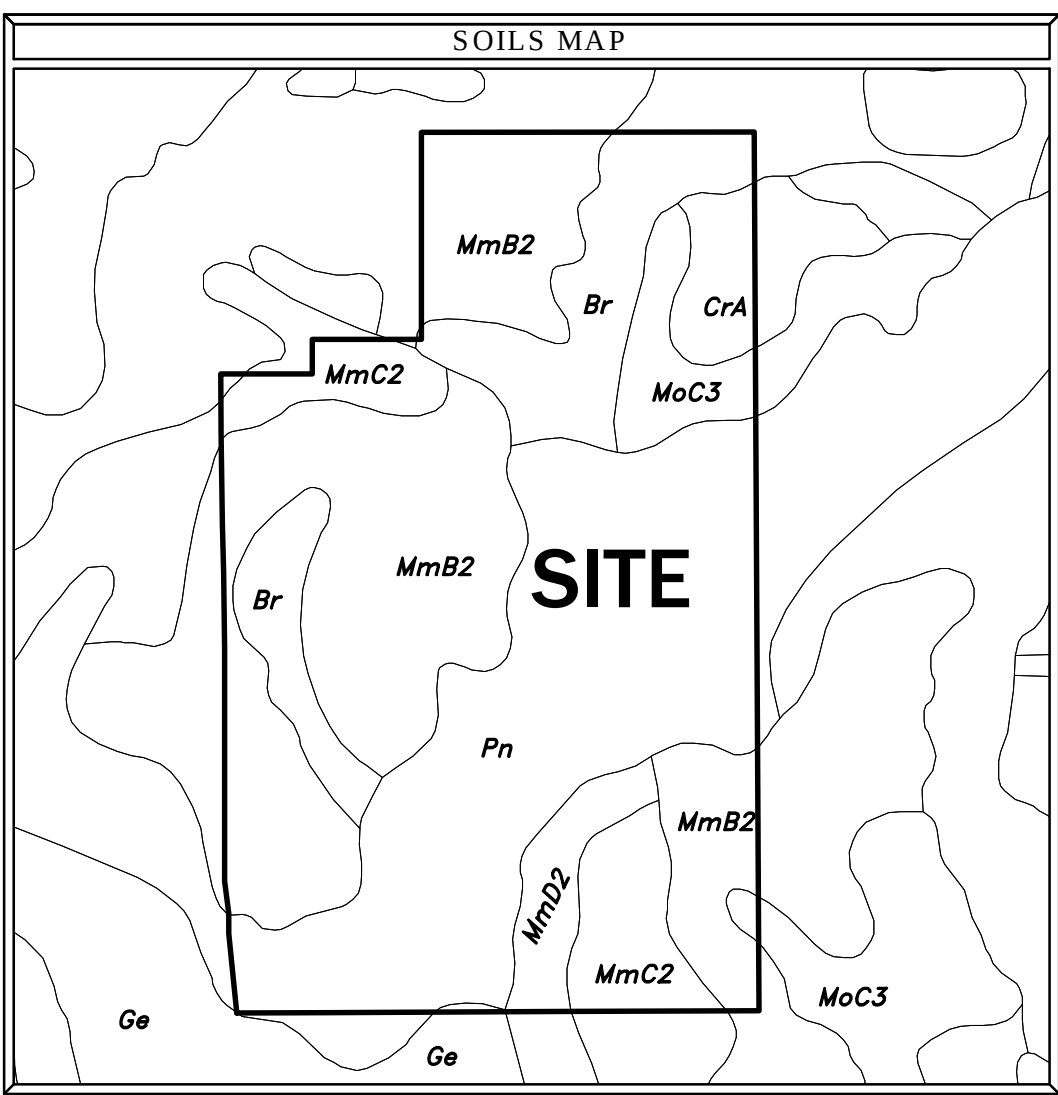
OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
151ST STREET & OAK ROAD
CARMEL, IN

TOTAL LOTS = 69

SITE = 59.466 Ac±
TOTAL COMMON AREA = 16.78 Ac±

TOTAL UNDEVELOPABLE C.A. = 8.35 Ac±
(Regulated drain, Flood Plain, Pipeline Easmt.)

SEE SHEET P2 FOR LAND DESCRIPTION



JAMES D. HALL
REGISTERED
No. LS20500017
STATE OF INDIANA
LAND SURVEYOR

DATE: _____

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.393.1216
F: 317.663.3049
www.terra811.com

TERRA
SITE DEVELOPMENT, INC.

DEVELOPMENT & ENGINEERING CONSULTANTS

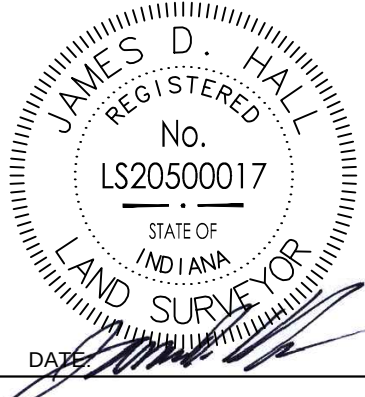
MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:	DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: December 05, 2014
PROJECT NUMBER: 140827-1.001
DRAWN BY: DTR
CHECKED BY: DKS
SHEET TITLE: Overall Development Plan
SHEET #: DP1
of 1

Part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



NORTH
1307 W. 161st Street
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TERRA
SITE DEVELOPMENT, INC.

DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

[illegible]

DATE:	
December 05, 2014	
PROJECT NUMBER:	
140827-1.001	
DRAWN BY:	CHECKED BY:
DTR	DKS
SHEET TITLE:	
Overall Development Plan	
SHEET #:	
DP2	
of 1	

●	5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED TERRA FIRM #0113
●	5/8" REBAR W/ ALUMINUM CAP STAMPED TERRA FIRM #0113
■	4"x4"x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
S. & L.E.	SIGN & LANDSCAPE EASEMENT
D. & U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	EXCLUSIVE SANITARY SEWER EASEMENT
M. & A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
0000	PROPERTY ADDRESS
●	LOW PRESSURE GRINDER LOT
TYPE "X"	A.D. RAMP TYPE PER C.R. OF WESTFIELD 604-SWC-R

PARCEL 1

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed bearing) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 200033774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269.50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the East Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.



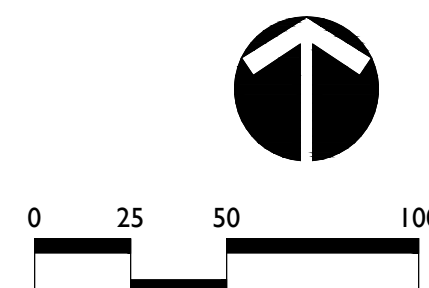
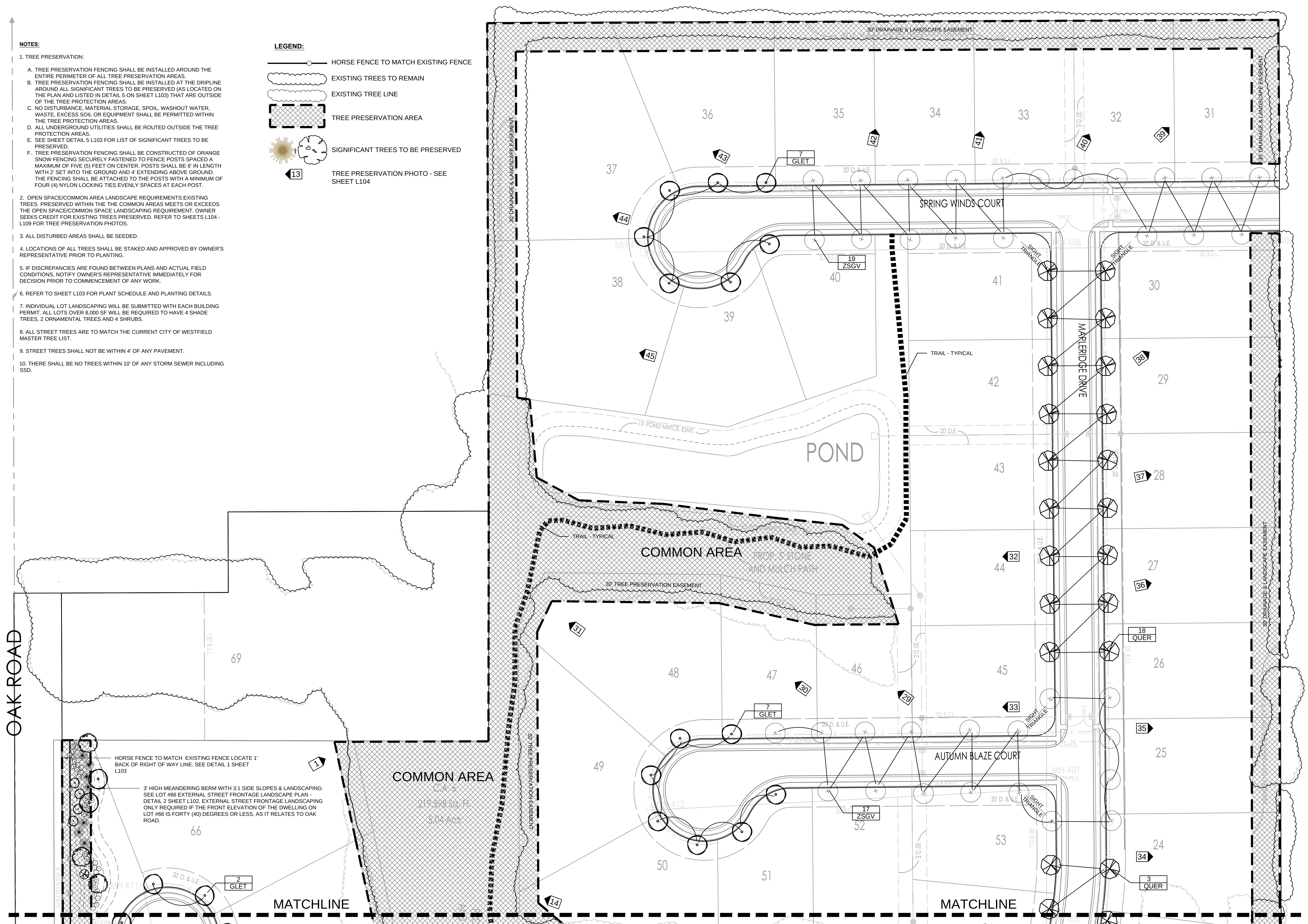
NOTES:

1. TREE PRESERVATION: A. TREE PRESERVATION FENCING SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF ALL TREE PRESERVATION AREAS. B. TREE PRESERVATION FENCING SHALL BE INSTALLED AT THE DRILLLINE AROUND ALL SIGNIFICANT TREES TO BE PRESERVED (AS LOCATED ON THE PLAN AND LISTED IN DETAIL 5 ON SHEET L103) THAT ARE OUTSIDE THE TREE PROTECTION AREAS. C. NO DISTURBANCE, MATERIAL STORAGE, SPILL, WASTO WATER, WASTE, EXCESS SOIL OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREAS. D. ALL UNDERGROUND UTILITIES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION AREAS. E. SEE SHEET DETAIL 5 L103 FOR LIST OF SIGNIFICANT TREES TO BE PRESERVED. F. TREE PRESERVATION FENCING SHALL BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF FIVE (5) FEET ON CENTER. POSTS SHALL BE 6" IN LENGTH WITH 2" SET INTO THE GROUND AND 4" EXTENDING ABOVE GROUND. THE FENCING SHALL BE ATTACHED TO THE POSTS WITH A MINIMUM OF FOUR (4) NYLON LOCKING TIES EVENLY SPACED AT EACH POST.
2. OPEN SPACE/COMMON AREA LANDSCAPE REQUIREMENTS: EXISTING TREES PRESERVED WITHIN THE COMMON AREAS MEETS OR EXCEEDS THE OPEN SPACE FIVE (5) PERCENT LANDSCAPE REQUIREMENT. OWNER SEEKS CREDIT FOR EXISTING TREES PRESERVED. REFER TO SHEETS L104 - L109 FOR TREE PRESERVATION PHOTOS.
3. ALL DISTURBED AREAS SHALL BE SEEDED.
4. LOCATIONS OF ALL TREES SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
5. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
6. REFER TO SHEET L103 FOR PLANT SCHEDULE AND PLANTING DETAILS.
7. INDIVIDUAL LOT GRADING SHALL BE SUBMITTED WITH EACH BUILDING PERMIT. ALL LOTS OVER 8,000 SF WILL BE REQUIRED TO HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.
8. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
9. STREET TREES SHALL NOT BE WITHIN 4' OF ANY PAVEMENT.
10. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.

LEGEND:

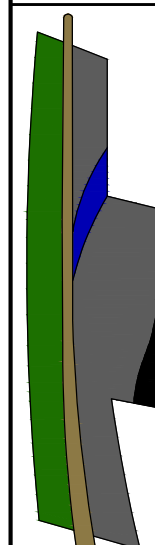
-
-  HORSE FENCE TO MATCH EXISTING FENCE
 EXISTING TREES TO REMAIN
 EXISTING TREE LINE
 TREE PRESERVATION AREA
 SIGNIFICANT TREES TO BE PRESERVED

- TREE PRESERVATION PHOTO - SEE SHEET L104



DATE: _____

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
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F: 317.663.3049
www.TERRAsitedev.com



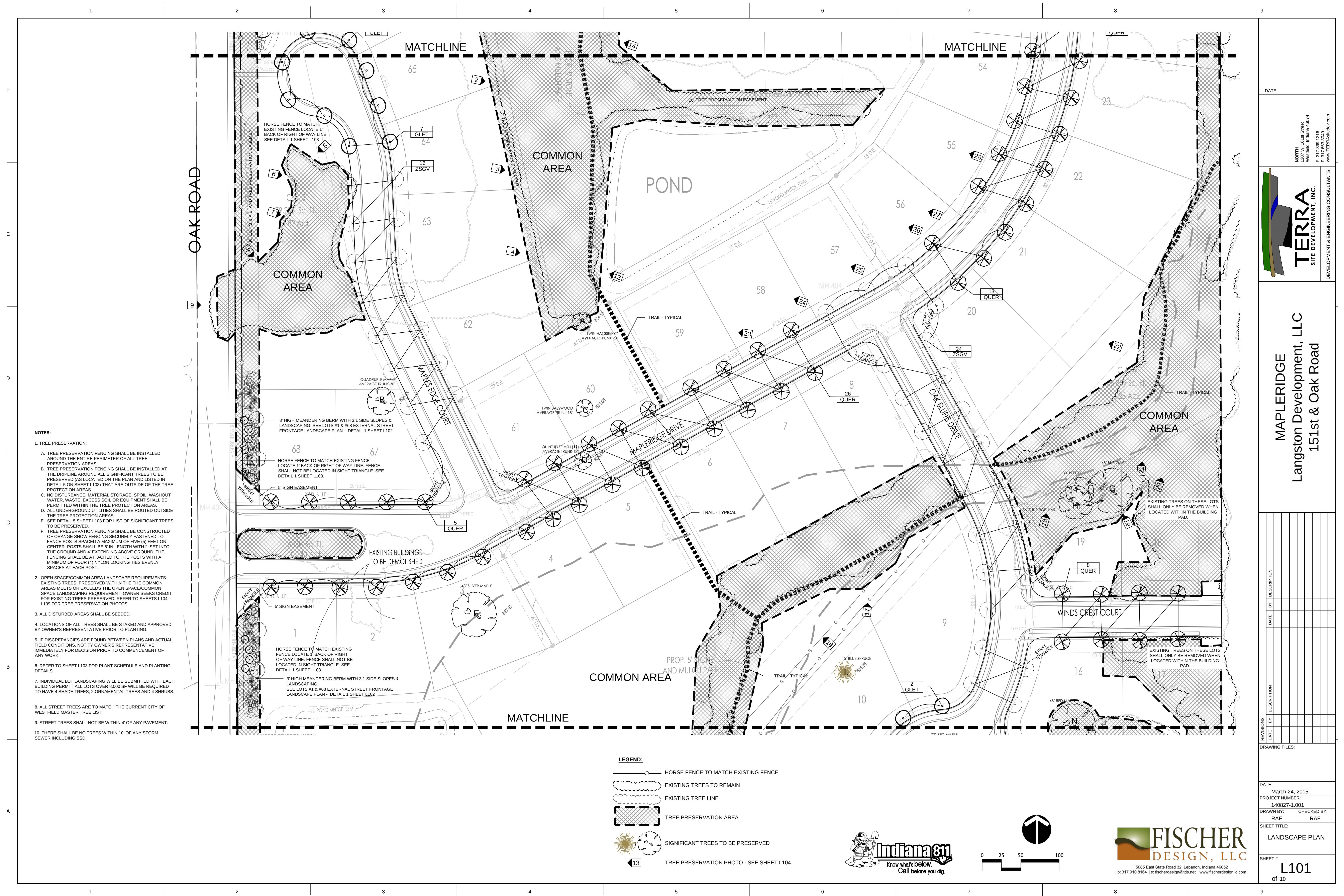
DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

[illegible]

DRAWING FILES

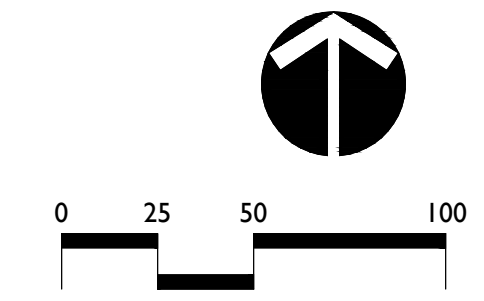
DATE: March 24, 2015	
PROJECT NUMBER: 140827-1.001	
DRAWN BY: RAF	CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN	
SHEET #: L100 of 10	



- NOTES:**
- TREE PRESERVATION:**
 - TREE PRESERVATION FENCING SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF ALL TREE PRESERVATION AREAS.
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 - ALL UNDERGROUND UTILITIES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION AREAS.
 - SEE DETAIL 5 SHEET L103 FOR LIST OF SIGNIFICANT TREES TO BE PRESERVED.
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 - STREET TREES SHALL NOT BE WITHIN 4' OF ANY PAVEMENT.
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LEGEND:

- HORSE FENCE TO MATCH EXISTING FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREE LINE
- TREE PRESERVATION AREA
- SIGNIFICANT TREES TO BE PRESERVED
- TREE PRESERVATION PHOTO - SEE SHEET L104



FISCHER DESIGN, LLC
5085 East State Road 32, Lebanon, Indiana 46052
p: 317.910.8164 | e: fischerdesign@fids.net | www.fischerdesignllc.com

DATE: _____

TERRA SITE DEVELOPMENT, INC.
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3949
www.terraconsulting.com

DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

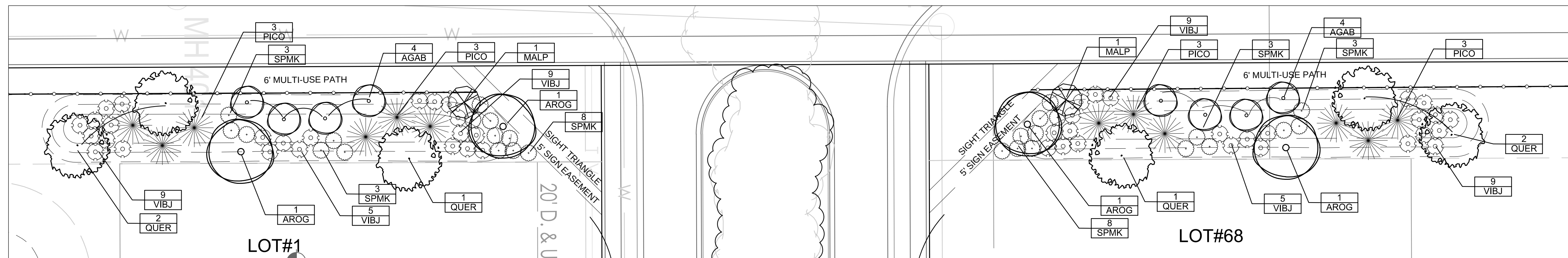
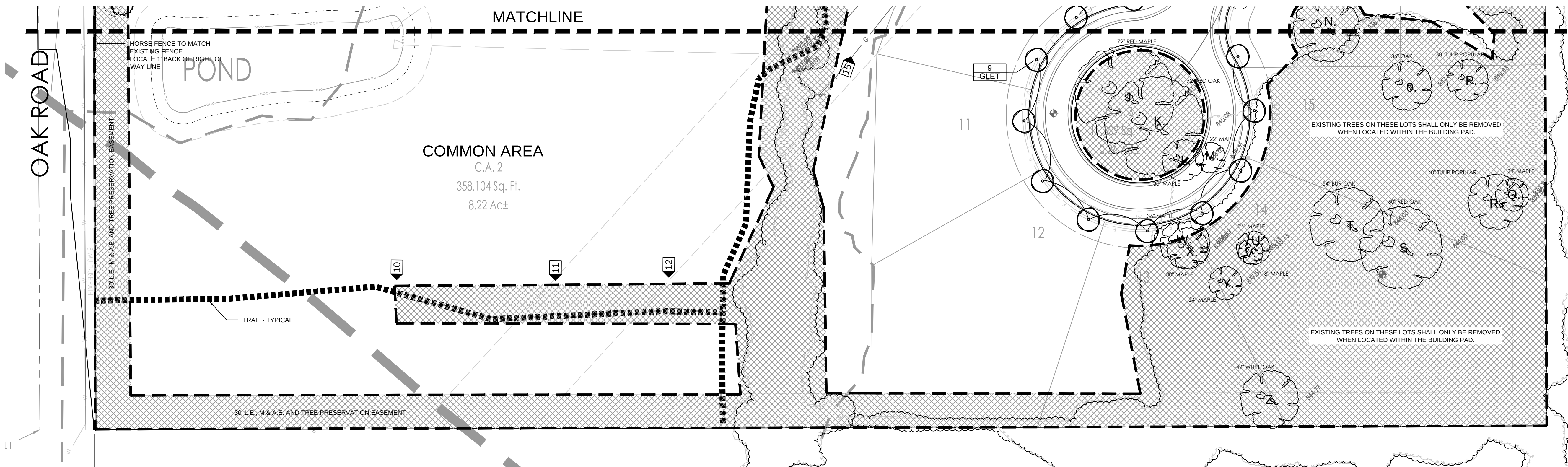
REVISIONS	DATE	BY	DESCRIPTION

DRAWING FILES: _____

DATE: March 24, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: **L101**
of 10



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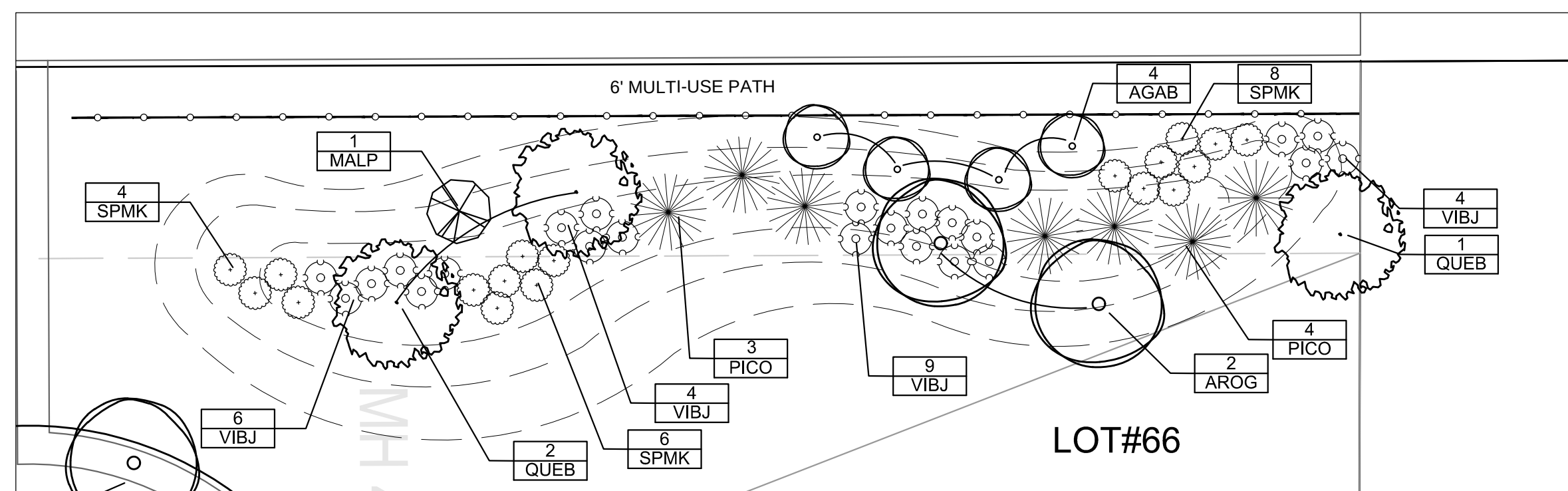
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LEGEND:

-
-  HORSE FENCE TO MATCH EXISTING FENCE
 EXISTING TREES TO REMAIN
 EXISTING TREE LINE
 TREE PRESERVATION AREA
 SIGNIFICANT TREES TO BE PRESERVED
 TREE PRESERVATION PHOTO - SEE SHEET L104

LOTS #1 & #68 EXTERNAL STREET FRONTAGE LANDSCAPE PLAN

EXTERNAL
PLAN ENLARGEMENT



EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS:

163' LF OF FRONTAGE =	7 EVERGREEN TREES (4 TREES/100 LF)	PROVIDED: 7 EVERGREEN TREES
	5 SHADE TREES (3 TREES/100LF)	5 SHADE TREES
	5 ORNAMENTAL TREES (3 TREES/100LF)	5 ORNAMENTAL TREES
	41 SHRUBS (25 SHRUBS/100LF)	41 SHRUBS

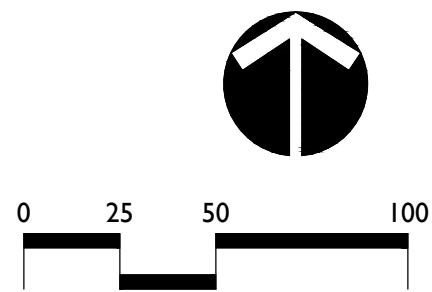
PROVIDED: 6 EVERGREEN TREES EACH SIDE
5 SHADE TREES EACH SIDE
5 ORNAMENTAL TREES EACH SIDE
37 SHRUBS EACH SIDE

EXTERNAL STREET FRONTAGE LANDSCAPING PLANT SCHEDULE:

Quantity	Botanical Name	Common Name	O.C. Spacing	Condition	Size
Trees					
12	Amelanchier x grandiflora 'Autumn Brilliance'	Clump Autumn Brilliance Serviceberry	12'	B&B	2" cal. min.
6	Acer rubrum 'October Glory'	October Glory Red Maple	/	B&B	2" cal. min.
3	Malus 'Prairifire'	Prairifire Crabapple	/	B&B	2" cal. min.
19	Picea omorika	Serbian Spruce	10' o.c.	B&B	6" ht. min.
3	Quercus bicolor	Swamp White Oak	/	B&B	2" cal. min.
6	Quercus rubra	Red Oak	/	B&B	2" cal. min.
Shrubs					
46	Syringa patula 'Miss Kim'	Miss Kim Lilac	5' o.c.	Cont.	18" min.
69	Viburnum x juddii	Judd's Viburnum	5' o.c.	Cont.	18" min.

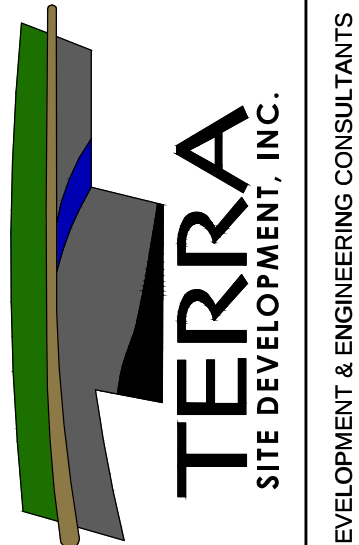
LOT # 66 EXTERNAL STREET FRONTAGE LANDSCAPE PLAN

2 EXTERNAL
LI02 PLAN ENLARGEMENT

 $1'' = 20'$ 

DATE _____

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3049
www.TERRAsitedev.com



MAPLERIDGE
Langston Development, LLC
151st & Oak Road

[illegible]

DATE:	
March 24, 2015	
PROJECT NUMBER:	
140827-1.001	
DRAWN BY:	CHECKED BY:
RAE	RAE

SHEET TITLE:

LANDSCAPE PLAN

SHEET #:
L102
of 10



5 TREE INVENTORY SIGNIFICANT TREES TO BE PRESERVED

Symbol	Quantity				Botanical Name	Common Name	Condition	Size
	L100	L101	L102	Total				
GLET	16	9	9	34	<i>Gleditsia triacanthos inermis</i> 'Skycole'	Skyline Honeylocust	B&B	2' cal/8' ht. min.
QUER	21	52	0	73	<i>Quercus rubra</i>	Red Oak	B&B	2' cal/8' ht. min.
ZSGV	36	40	0	76	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	B&B	2' cal/8' ht. min.

6 STREET TREE PLANT SCHEDULE

[illegible]

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

DATE:	
February 20th, 2015	
PROJECT NUMBER:	
140827-1.001	
DRAWN BY:	CHECKED BY:
RT	JDH
SHEET TITLE:	
PRIMARY PLAT	
SHEET #:	
P2	
of 2	



ORDINANCE NUMBER 14-50

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1412-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1412-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on December 16, 2014;

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

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

COPY

Section 1. Applicability of Ordinance.

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

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

- 2.1 Frontage Road: The road labeled as “Frontage Road” on the Concept Plan.
- 2.2 Loop Street: The Street labeled as “Loop Street” on the Concept Plan.
- 2.3 Oak Road Lot: The Lot labeled “ORL” on the Concept Plan.
- 2.4 Pie Shaped Lot: A Lot designed in a manner where the length of the Rear Lot Line is at least twenty-five percent (25%) longer than the length of the Front Lot Line.
- 2.5 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).
- 2.6 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan*.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF2: Single Family Low Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Minimum Lot Frontage: 20 feet.
- 6.2 Minimum Front Yard Building Setback Line: 20 feet
- 6.3 Minimum Lot Width for Pie Shaped Lots: 80 feet
- 6.4 Minimum Living Area:
 - A. Single story: 2,500 square feet
 - B. Two story: 2,800 square feet
- 6.5 Oak Road Lot. The standards of the Underlying Zoning District, as modified herein, shall apply to the Oak Road Lot, except as otherwise modified below.
 - A. The Oak Road Lot shall be accessed by a Driveway directly onto Oak Road.
 - B. Minimum Front Yard Building Setback Line: 150 feet
 - C. The landscaping standards (with the exception of the Minimum Lot Landscaping Requirements) of the UDO shall not apply.
 - D. The existing Accessory Building on the Oak Road Lot shall be permitted to remain, to be expanded, or to be replaced, so long as there shall only be one (1) Accessory Building permitted on the Oak Road Lot, unless otherwise permitted by the UDO.

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
 - A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to

be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

B. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

- i. The roofs of all Dwellings shall be covered with dimensional shingles or decorative wood or slate shake styled shingles.
- ii. Vinyl and aluminum siding shall be prohibited.

C. Garages:

- i. All Dwellings shall have a minimum of a three (3) car attached garage.
- ii. All Dwellings shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.

7.2 Article 6.5 Fence Standards: Shall apply. A wood fence (four to six feet in height) substantially similar in quality and character as the fence depicted to the right shall be installed where generally shown on the Concept Plan and labeled "Fence".



7.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. Article 6.8(K): Minimum Lot Landscaping Requirements: shall apply; however, the minimum number of shrubs per Lot shall be enhanced to require fifteen (15) shrubs per Lot.
- B. Article 6.8(M) External Street Frontage Landscaping Requirements shall only apply along Oak Road in the areas labeled on the Concept Plan.
- C. Article 6.8(N) Buffer Yard Requirements shall apply; however, the existing vegetation and Natural Areas, labeled as "Preserved Natural Buffer Yard" on the Concept Plan, shall be preserved and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height ("DBH")

in excess of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.

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

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

9.1 Article 8.7 Pedestrian Network Standards shall apply, except as otherwise modified or enhanced below:

- A. A sidewalk shall not be required on the west side of the Frontage Road or on the interior of the Loop Street.
- B. Trails shall be prohibited along the north and northwest property lines, as generally shown in **Exhibit D**.
- C. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations may be subject to existing easements (e.g., Mary Wilson Drain) and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the District's Open Space.

9.2 Article 8.9 Street and Right-of-Way Standards shall apply; however, subject to review and approval by the Public Works Department and Fire Department, as a part of the District's Overall Development Plan:

- A. The Frontage Road cul-de-sac shall be permitted to have a maximum length of nine hundred (900) feet.
- B. The Loop Street, as generally shown on the Concept Plan, shall be permitted.
- C. Right-of-way shall be dedicated to provide a future connection point in the

southeast and northeast portions of the Real Estate. The final location of the proposed future connections, shown generally on the Concept Plan, may be subject to final engineering.

D. A paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan.

9.3 Article 8.6 Open Space and Amenity Standards shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of sixteen percent (16%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

**[REMAINDER PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

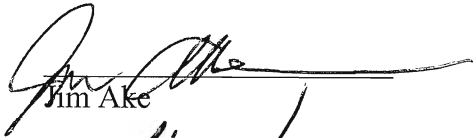
ALL OF WHICH IS ORDAINED/RESOLVED THIS 12TH DAY OF JANUARY, 2015.

WESTFIELD CITY COUNCIL

Voting For

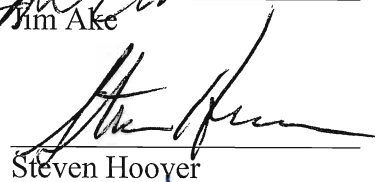
Voting Against

Abstain


Jim Ake

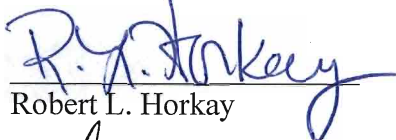
Jim Ake

Jim Ake


Steven Hoover

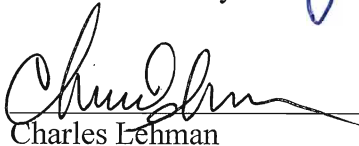
Steven Hoover

Steven Hoover


Robert L. Horkay

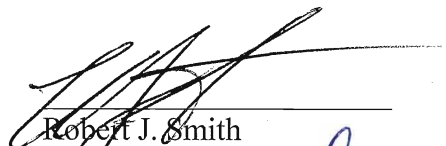
Robert L. Horkay

Robert L. Horkay


Charles Lehman

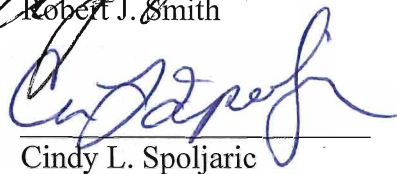
Charles Lehman

Charles Lehman


Robert J. Smith

Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

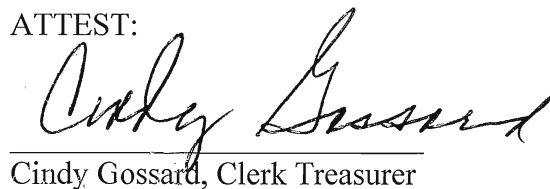
Cindy L. Spoljaric


Robert W. Stokes

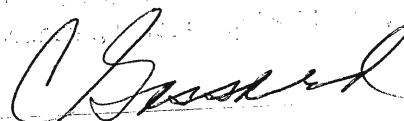
Robert W. Stokes

Robert W. Stokes

ATTEST:

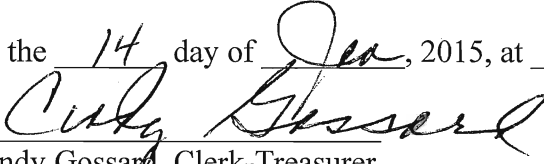

Cindy Gossard, Clerk Treasurer

"I affirm, under the penalties of perjury,
that I have taken reasonable care
to ascertain the contents of the foregoing
document and that it is a true and correct
copy of the original as presented to me."


Cindy Gossard

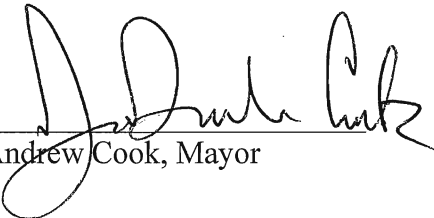
I hereby certify that **ORDINANCE 14-50** was delivered to the Mayor of Westfield

on the 14 day of Jan, 2015, at 9:30A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-50**

this 14 day of January, 2015.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-50**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Jim Langston, Langston Residential Development, LLC,
1132 S. Rangeline Road, Carmel, Indiana 46032 (317) 846-7017.

SCHEDULE OF EXHIBITS

- | | |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan |
| Exhibit C | Character Exhibit |
| Exhibit D | Trail Exhibit |

EXHIBIT A
REAL ESTATE

PARCEL I

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed bearing) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269.50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

EXHIBIT B MAPLERIDGE CONCEPT PLAN

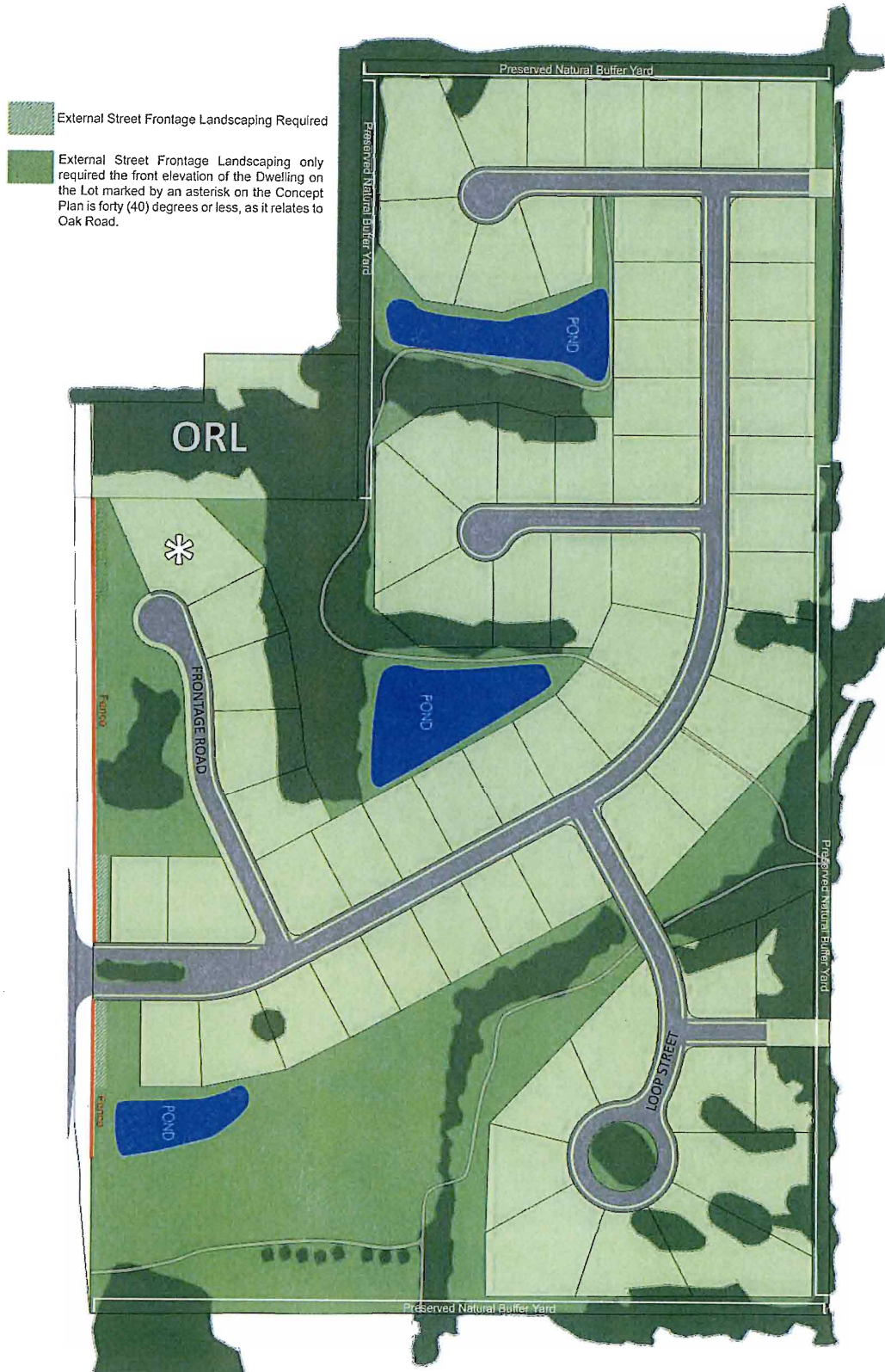


EXHIBIT C
CHARACTER EXHIBIT

Character Exhibit (All pictures are homes located in Brookside)



EXHIBIT C
CHARACTER EXHIBIT (CONT.)



EXHIBIT D



Jesse Pohlman

From: Jesse Pohlman
Sent: Monday, March 02, 2015 9:07 AM
To: Jesse Pohlman
Subject: FW: Fence (Mapleridge)

On Mar 1, 2015, at 10:13 AM, Julia Baxter <julia.baxter@costcontrolsoftware.com> wrote:

To Westfield Council Members,

It has just today come to our attention that you received a letter from Drs. Terry and Jay Park that **miss stated our view point** related to a 6 foot fence bordering the proposed Maple Ridge development.

The first we knew about a proposed fence was from Jim Langston about a week ago and we stated then that **we are very much opposed to a fence** that would obstruct the scenic view and natural migration of the wildlife. We have had NO discussions about a fence with the Parks or other neighbors and we were not copied when the Parks letter was sent to you.

As for the suggestion that the fence would be 30 feet into our property seemed preposterous. In our book, if you want to obtain more property then you pay for it, instead of trying to take advantage of the circumstance and requesting free land plus the land giver pays for a fence !

Our position is property lines that were purchased and taxes paid on it for over 30 years should be honored. Should there be a deed gap, then the gap be split 50/50. **If the neighbors want a fence, then they put it on their property and provide it at their cost.** But we really hope that they do not put up a fence as this will detracts from the open scenic view that we believe can be somewhat maintained by a good developer.

We are truly sorry that we are not there today to speak to you personally, however, our two(2) sons, Sam and Ben, are there and Ben will speak on our behalf.

Respectfully,

Rick and Julia Baxter

Jesse Pohlman

From: TerriParkDVM@aol.com
Sent: Thursday, February 26, 2015 9:25 AM
To: Council Members; jlangdev@langstondev.com; Alyson.Oliver@faegrebd.com; Steven.Hardin@FaegreBD.com; Jesse Pohlman; t.swinney@sbcglobal.net; micmead1@aol.com; kathleenrobertson@gmail.com; jsb37gazebo@frontier.com; dltberry@hotmail.com
Subject: Mapleridge PUD Update Opinion
Attachments: MapleridgePUDUpdateOpinionDecember22.pdf

Council Members, Jim Langston staff, and neighbors:

Below is partial reprint of a letter I sent to all of you dated Dec 22, 2014 and the entire letter is attached as I forward the original e-mail. I was hoping that Tim Sweeney's request of a few days ago would result in some current information concerning the privacy fence. Please let us know what is pending with this prior to the Meeting on March 2nd so that we may have the latest information as well.

Thank You,

Terri Park, DVM
15525 Oak Road
NW bordering property of Mapleridge PUD

The one issue that has not yet been addressed at all is the privacy fence for the neighbors in the north and NW corner of the property. Many of us feel that this is an important matter to deter trespassers exploring the "country" around the development. Some homes are very close to the property lines in some cases and an old, broken-down farm fence with a strand of barbed wire rusting away on top will not deter any industrious youngster ready to explore their new surroundings. All of us have out buildings with equipment and attractive properties with ponds that will tempt would-be trespassers. Below is what I have suggested prior to the December 1 Planning meeting:

Privacy fencing, height 6', should be erected to the interior of the 30' Preserved Natural Buffer Yard at the perimeter of Mapleridge beginning at the NE corner of the development and extending the entire north border to the NW corner, then continuing south to the NE corner of the ORL or beyond per request of that lot owner. The fence should not be installed within the 30' buffer because doing so would destroy existing trees. The tall trees will still be enjoyed by the new homeowners while ensuring that Mapleridge residents respect the privacy of the adjacent existing homeowners such as Joanne Robertson, Dan and Lori Thornberry, Tim Swinney, Jay and Terri Park, as well as Ben and Michelle Baxter. The fence must be maintained by Mapleridge neighborhood association including maintaining a dark brown stain to protect the wood and blend the fence into its more natural surroundings. A dark color allows it to recede from visual notice and will be the least obtrusive for all. We're not asking for an expensive stone or brick wall, just a secure wooden solid panel privacy fence to be maintained and repaired as needed. Nearly every subdivision I've observed has been required to have something similar to

appease the neighbors or block traffic noise and view. It needs to extend south to include at least the entire east border of Ben and Michelle Baxter's property in order to keep trespassers from just going around it and exploring. Most of us realize the Baxters will have trespassers attracted to their pond as well as the ponds owned by neighbors to the north. It seems to be an undeniable fact of human nature that this is predictable but can be deterred. It is not that we are un-neighborly, as most of us neighbors have asked and been given permission to have access to each other's properties because we all respect, do no damage and cause no harm.

Please take time to consider this last issue which is very important and is not an unusual request.

Terri Park, DVM

From: TerriParkDVM@aol.com
To: councilmembers@westfield.in.gov
Sent: 12/22/2014 4:15:01 P.M. Eastern Standard Time
Subj: Mapleridge PUD Update Opinion

From: TerriParkDVM@aol.com
To: jlangdev@langstondev.com, Alyson.Oliver@faegrebd.com, Steven.Hardin@FaegreBD.com, jpohlman@westfield.in.gov
CC: t.swinney@sbcglobal.net, micmead1@aol.com, kathleenrobertson@gmail.com, jsb37gazebo@frontier.com, dltberry@hotmail.com
Sent: 12/22/2014 4:08:48 P.M. Eastern Standard Time
Subj: Mapleridge PUD Update Opinion

To Jim Langston, City Council Members, and Neighbors:

Attached is a letter that evaluates the latest update. Please consider one last issue.

Thank You,

Terri Park, DVM

December 22, 2014

Jay and Terri Park
15525 Oak Road
Carmel, IN 46033
since 1978

across from Acorn Farm Antiques
and bordering Mapleridge to our east
ParkDVMs@aol.com

Jim Langston, City Council members, and fellow neighbors;

I have spoken with a few of the neighbors last week as we received and studied the revised plans for Mapleridge PUD on Oak Road. I think the revisions were well thought out. Changing the location entrance-exit will be much less bothersome with headlights and mail service for Roberston's; the more southern lots near the flood plane were adjusted to account for that it seems; the homes no longer have their backs facing Oak Road; the 4 board dark brown fence echoing Roberston's horse fence on the opposite side keeps neighborhood continuity; the loop drive instead of the private drive on top of the ridge is better—let's hope you can save the tree who's roots will be disrupted by the excavating the loop; the dead end for another connection with the Throgmartin property at the south end will be an asset to hopefully facilitate another exit on 161st St. in the future; the NO trail provision for the North and NW borders behind the neighbor's homes is also good. I am not as concerned as some about the size of the lots, since there is plenty of undevelopable greenspace for taking the dog for a walk, kicking the soccer ball around, or playing Frisbee or throwing and catching a baseball without having to get in the car to go to the park. Both adults and kids have a place to get some exercise after work or school and stay in their own neighborhood.

The one issue that has not yet been addressed at all is the privacy fence for the neighbors in the north and NW corner of the property. Many of us feel that this is an important matter to deter trespassers exploring the "country" around the development. Some homes are very close to the property lines in some cases and an old, broken-down farm fence with a strand of barbed wire rusting away on top will not deter any industrious youngster ready to explore their new surroundings. All of us have out buildings with equipment and attractive properties with ponds that will tempt would-be trespassers. Below is what I have suggested prior to the December 1 Planning meeting:

Privacy fencing, height 6', should be erected to the interior of the 30' Preserved Natural Buffer Yard at the perimeter of Mapleridge beginning at the NE corner of the development and extending the entire north border to the NW corner, then continuing south to the NE corner of the ORL or beyond per request of that lot

owner. The fence should not be installed within the 30' buffer because doing so would destroy existing trees. The tall trees will still be enjoyed by the new homeowners while ensuring that Mapleridge residents respect the privacy of the adjacent existing homeowners such as Joanne Robertson, Dan and Lori Thornberry, Tim Swinney, Jay and Terri Park, as well as Ben and Michelle Baxter. The fence must be maintained by Mapleridge neighborhood association including maintaining a dark brown stain to protect the wood and blend the fence into its more natural surroundings. A dark color allows it to recede from visual notice and will be the least obtrusive for all. We're not asking for an expensive stone or brick wall, just a secure wooden solid panel privacy fence to be maintained and repaired as needed. Nearly every subdivision I've observed has been required to have something similar to appease the neighbors or block traffic noise and view. It needs to extend south to include at least the entire east border of Ben and Michelle Baxter's property in order to keep trespassers from just going around it and exploring. Most of us realize the Baxters will have trespassers attracted to their pond as well as the ponds owned by neighbors to the north. It seems to be an undeniable fact of human nature that this is predictable but can be deterred. It is not that we are un-neighborly, as most of us neighbors have asked and been given permission to have access to each other's properties because we all respect, do no damage and cause no harm.

Please take time to consider this last issue which is very important and is not an unusual request.

Terri Park, DVM



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-PUD-04
Exhibit 1

Petition Number: 1504-PUD-04

Subject Site Address: 1207 Viking Topaz Court (the "Property")

Petitioner: G & G Custom Homes (the "Petitioner")

Representative: Joe Garcia

Request: G & G Custom Homes requests an amendment to the Viking Meadows PUD to modify the roof pitch standard to apply to lot 16 in the Valley View section.

Current Zoning: Viking Meadows PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 1.16 acres

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Location Map
Exhibit 3: Ordinance 15-06
Exhibit 4: Viking Meadows PUD (original) (Ord. 04-22)
Exhibit 5: Building Elevations

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The Property is Lot 16 in the Viking Meadows subdivision section, known as Valley View. The Valley View section is located on 156th Street, approximately a quarter of a mile west of US Highway 31.

Amendment Request: The requested amendment to the Viking Meadows PUD Ordinance (the "Original PUD", see **Exhibit 4**) would modify the Property's roof pitch requirement (the "PUD Amendment Ordinance", see **Exhibit 3**). The Original PUD lists specific standards for roof pitch which includes a minimum ratio of 8:12 (front to back roof pitch) and 10:12 (front gable roof pitch). The PUD Amendment Ordinance, as proposed and similar to previous amendments relating to roof pitch, would accommodate a home with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the home to be built on the Property is a Mediterranean style home with an approximate value of \$1.3 million. The Petitioner has engaged the Valley View neighbors regarding the proposal and has received no feedback in opposition. If the Advisory Plan Commission has specific questions regarding the Petitioner's correspondence with the neighbors, the Petitioner is happy to discuss if necessary.



PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The PUD Amendment Ordinance is scheduled to receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the April 6, 2015, public hearing was provided for in accordance with the APC 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.

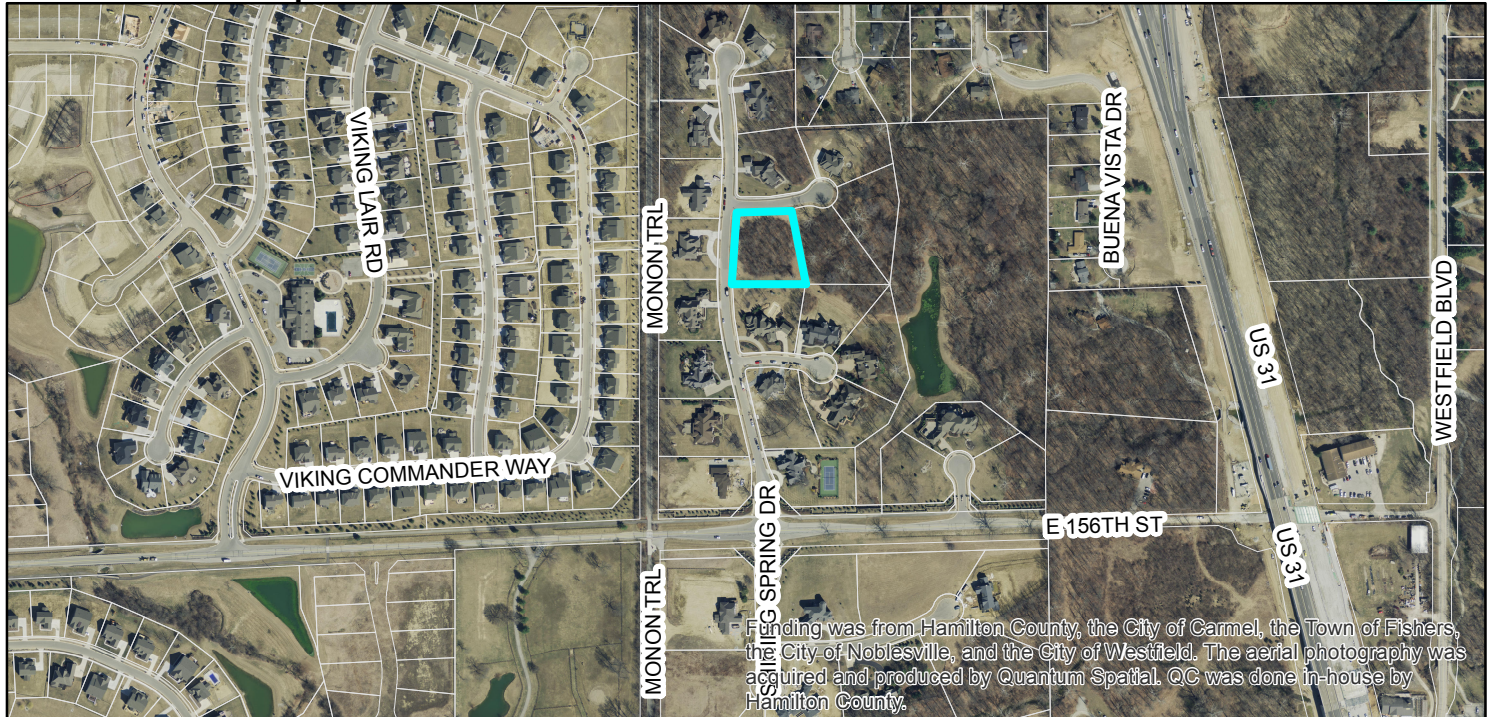
STAFF COMMENTS

1. Hold a public hearing at the April 6, 2015 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the Petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to public hearing, then please contact Andrew Murray at (317) 379-9080 or amurray@westfield.in.gov.

Viking Meadows PUD Amendment Location Map



Aerial Location Map



Zoning Map



Zoning

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

ORDINANCE NUMBER 15-06

Document Cross Reference No. 200500022608, 2010068626, 2012023476, 2013012833 and 2013065216

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

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Township Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance") and Ordinance No. 04-22, as amended by Ordinance No. 10-30, Ordinance No. 12-05, Ordinance 13-11 and Ordinance 13-25 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Docket 1504-PUD-05**), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded **Docket 1504-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall hereafter be referred to as the Valley View at Viking Meadows PUD Amendment Ordinance for Lot 16 (this "Ordinance").

- 1.2 This Ordinance applies only to the subject real estate, generally described as Lot 16 within Parcel C of the Viking Meadows PUD Ordinance, and more particularly described in Exhibit A attached hereto (the "Real Estate").
- 1.3 Any provisions of the Viking Meadows PUD Ordinance or Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All other provisions of the PUD Ordinance not affected by this Ordinance shall remain in effect with the adoption of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Viking Meadows PUD Ordinance or as otherwise ascribed to them in the Zoning Ordinance.

- 2.1 Original PUD Ordinance. Shall mean and refer to The Viking Meadows Planned Unit Development District Ordinance recorded as Instrument No. 200500022608 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield Town Council on June 14, 2004 as Ordinance No. 04-22.
- 2.2 Viking Meadows PUD Ordinance. Shall mean and collectively refer to the Original PUD Ordinance and the Viking Meadows Planned Unit Development Amendment Ordinance recorded as Instrument No. 2010068626 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield City Council on December 13, 2010 as Ordinance No. 10-30.

Section 3. **Architectural Standards.** Exhibit 19 ("Architectural Standards – Parcel C") of the Original PUD Ordinance is hereby amended and superseded with the attached Exhibit B ("Architectural Standards – Parcel C").

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

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

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoove

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify **ORDINANCE** 15-06 was delivered to the Mayor of Westfield on the ____ day of _____, 2015.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-06
this ____ day of _____, 2015.

I hereby VETO ORDINANCE 15-06
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
REAL ESTATE

Lots #16 of Valley View at Viking Meadows Section one per the plat thereof recorded as Instrument No. 200600035318 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
ARCHITECTURAL STANDARDS – PARCEL C

- 1) **Lot Width:**
Minimum of 100 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2600
Two-story home: 3200

- 3) **Side Yard Setbacks:**
10 ft. minimum
20 ft. minimum between residences

- 4) **Roof Pitch:**
Front to back: 8/12
Front gables 10/12

This requirement may be modified by the Department for homes with a historical style¹ which lends itself to a lower roof pitch.

Note: ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

- 5) **Roof Overhangs:**
Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.
 - C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front and rear facades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six (6) feet shall count toward this requirement.

8) Equipment Vents:

All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) Foundations:

No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) Windows:

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear facades to include a minimum of six (6) windows and each side façade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) Garages:

All homes shall have a minimum three-car attached garage.

12) Masonry Requirements:

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Department for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) Siding Requirements:

No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

14) Landscaping:

- A. Front landscaping:
 - 20 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod with hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said

elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) Miscellaneous:

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the Department prior to beginning construction.
- C. All driveways shall be concrete.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as Colonial, Cape Code, Craftsman, Farmhouse, French Country, Prairie, Mediterranean or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a home plan as a Historical architectural style.

ORDINANCE NO. 04-22

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

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

WHEREAS, the Westfield-Washington Township Plan Commission (“Commission”) considered a petition (docket 0311-PUD-07) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on May 25, 2004; and

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

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

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

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the Exhibit “A”, “The Viking Meadows PUD Ordinance”

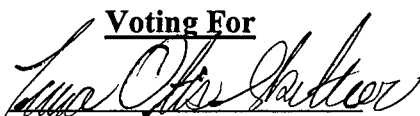
This real estate being subject to commitments and standards as detailed in the Exhibit “A”, “The Viking Meadows PUD Ordinance.”

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

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 14 DAY OF
June, 2004

WESTFIELD TOWN COUNCIL

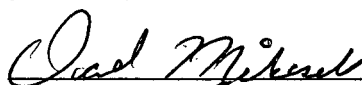
Voting For

Teresa Otis Skelton

Voting Against

Teresa Otis Skelton

Abstain

Teresa Otis Skelton

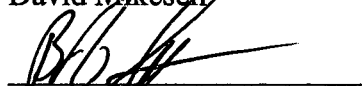
Jack Hart

David Mikesell

Jack Hart

David Mikesell

Jack Hart

David Mikesell

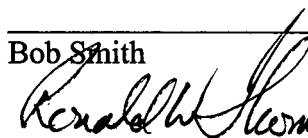


Bob Smith

Bob Smith

Bob Smith

Ron Thomas



Ron Thomas

Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

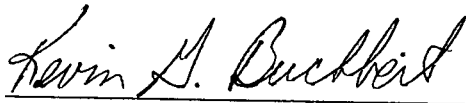
**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION
CERTIFICATION**

The Westfield Washington Plan Commission met in regular session on Monday, May 24, 2004, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on May 24, 2004, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from AG-SF1 to PUD,
at East 156th Street and Oak Ridge Road, generally.

A motion was approved to forward this request to the Westfield Town Council with a recommendation to approve (7-1-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield Washington Township Plan Commission held on May 24, 2004.



Kevin G. Buchheit, AICP, Secretary

May 25, 2004

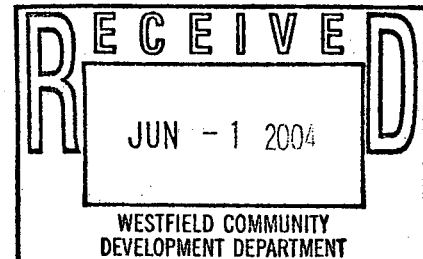
Date

**NELSON
&
FRANKENBERGER**
A PROFESSIONAL CORPORATION
ATTORNEYS-AT-LAW

JAMES J. NELSON
CHARLES D. FRANKENBERGER
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SUITE 220
INDIANAPOLIS, INDIANA 46280
317-844-0106
FAX: 317-846-8782

June 1, 2004



Kevin Buchheit
Town of Westfield
Planning Department
130 Penn Street
Westfield, IN 46074

Re: Precedent Residential Development, LLC – Viking Meadows
PUD Ordinance No. 04-22

Dear Kevin:

Enclosed are execution drafts of the PUD Ordinance, as well as two blacklined copies of the PUD evidencing the changes suggested by Plan Commission and made the basis of the favorable recommendation, including:

1. Parcel F cannot be developed commercially; and
2. Commercial buildings cannot exceed 40' in height unless they contain a live-work unit, in which case, they will not exceed 45' in height.

As you know, from working with the Plan Commission and the Comprehensive Plan Committee in numerous meetings, there have been many other changes, including the following:

1. With respect to neighborhood commercial development, the following changes were made:
 - (a) The prohibition of gasoline sales;
 - (b) The prohibition of free-standing, fast food, drive-in restaurants;
 - (c) The inclusion of meaningful architectural requirements, including the requirement that roofs be predominantly sloped; and
 - (d) Minimum building set back from 161st Street was increased from 25' to 65'.

Kevin Buchheit

June 1, 2004

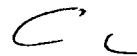
Page 2

2. With respect to multi-family development, the following changes were made:
- (a) There are additional architectural requirements, including the prohibition of garage doors on elevations of townhome buildings closest to and facing 161st Street; and
 - (b) The minimum building set back from 161st Street was increased from 25' to 65.

We look forward to presenting this to the Town Council on Monday, June 14, 2004. In the interim, should you have any questions or comments, please do not hesitate to call us. Thank you.

Very truly yours,

NELSON & FRANKENBERGER



Charles D. Frankenger

CDF/jlw
Enclosures

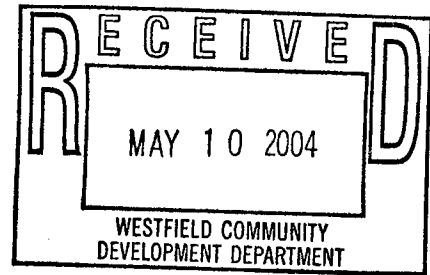


EXHIBIT "A" 04-022

PUD ORDINANCE
WESTFIELD, INDIANA

**THE VIKING MEADOWS
PUD ORDINANCE**

PUD ORDINANCE NO. 04-22

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

- Exhibit 1. Overall legal description
- Exhibit 2. Definitions
- Exhibit 3. Concept Plan
- Exhibit 4. Parcel A Legal Description
- Exhibit 5. Parcel B Legal Description
- Exhibit 6. Parcel C Legal Description
- Exhibit 7. Parcel D Legal Description
- Exhibit 8. Parcel E Legal Description
- Exhibit 9. Parcel F Legal Description
- Exhibit 10. Underlying Zoning for Parcels A, B, C. and D – SF2 – Single Family
- Exhibit 11. Underlying zoning for Parcel E and Parcel F – LB – Local Business
- Exhibit 12. Underlying zoning for Parcel E and Parcel F – MF2 – Multi-Family 2
- Exhibit 13. Permitted Use Exhibit
- Exhibit 14. Developmental Standards Matrix – Parcels A, B, C and D
- Exhibit 15. Developmental Standards Matrix – Parcels E and F
- Exhibit 16. Architectural Standards – Parcel A – 75' Lots
- Exhibit 17. Architectural Standards – Parcel A – 85' Lots
- Exhibit 18. Architectural Standards – Parcel B
- Exhibit 19. Architectural Standards – Parcel C
- Exhibit 20. Architectural Standards – Parcel D
- Exhibit 21. Illustration – 161st Street Buffer
- Exhibit 22. Signage Standards
- Exhibit 23. Main Entrance Illustration
- Exhibit 24. Lighting Standards
- Exhibit 25. Phasing Schedule

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Viking Meadows PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone Parcel designation filed by Precedent Residential Development, LLC for the real estate containing approximately 330 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the 10th day of May, 2004 and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

- 1.1 Encourage flexibility in the development of land in order to promote its most appropriate use;
- 1.2 Improve the design, character and quality of new development;
- 1.3 Encourage a harmonious and appropriate mixture of uses;
- 1.4 Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- 1.5 Preserve the natural environmental and scenic features of the Real Estate;
- 1.6 Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- 1.7 Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The terms, conditions, provisions and development standards created by this Viking Meadows PUD and its exhibits replace and supersede the terms, conditions, provisions, and development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. In addition to definitions of words specified throughout this Viking Meadows PUD, the definitions of words and terms specified in what is attached hereto and made a part hereof as Exhibit "2" shall apply throughout this Viking Meadows PUD.

SECTION 4. THE PARCELS. Attached hereto and incorporated herein by reference as Exhibit "3" is a concept plan (the "Concept Plan") which allocates the Real Estate into different use Parcels (collectively the "Parcels") established by this Viking Meadows PUD; namely (i) Parcel A, legally described in what is attached hereto and incorporated herein by reference as Exhibit "4" ("Parcel A"), (ii) Parcel B, legally described in what is attached hereto and incorporated herein by reference as Exhibit "5" ("Parcel B"), (iii) Parcel C, legally described in what is attached hereto and incorporated herein by reference as Exhibit "6" ("Parcel C"), (iv) Parcel D, legally described in what is attached hereto and incorporated herein by reference as Exhibit "7" ("Parcel D"), (v) Parcel E, legally described in what is attached hereto and incorporated herein by reference as Exhibit "8" ("Parcel E"), and (vi) Parcel F, legally described in what is attached hereto and incorporated herein by reference as Exhibit "9" ("Parcel F").

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each Parcel. To this end, the following underlying zoning classification are assigned:

- 5.1 The zoning classification of Parcel A is hereby reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2-Single Family Two district of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD. Attached hereto and incorporated herein by reference as Exhibit "10" (the "SF2 Provisions") is a copy of said provisions of the SF2-Single Family Two

District of the Zoning Ordinance which (i) were in force and effect at the time of the enactment of this Viking Meadows PUD and (ii) apply to Parcel A, except as modified by this Viking Meadows PUD.

- 5.2 The zoning classification of Parcel B is hereby reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2 Provisions. Except as modified by this Viking Meadows PUD, the SF2 Provisions apply to Parcel B.
- 5.3 The zoning classification of Parcel C is hereby reclassified on the Zone Map from the AG-SF1 Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2 Provisions. Except as modified by this Viking Meadows PUD, the SF2 Provisions apply to Parcel C.
- 5.4 The zoning classification of Parcel D is hereby reclassified on the Zone Map from the AG-SF1 and SF2-Single Family Two classifications to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2 Provisions. Except as modified by this Viking Meadows PUD, the SF2 Provisions apply to Parcel D.
- 5.5 The Developer may elect to develop Parcel E either (i) under the LB-Local Business classification of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD or (ii) under the MF2-Multi-Family Two classification of the Zoning Ordinance in force and effect at the time of the enactment of this Viking Meadows PUD:

- A. If the Developer elects to develop Parcel E under the LB-Local Business classification of the Zoning Ordinance in force and effect at the time of the enactment of this Viking Meadows PUD, then the zoning of Parcel E shall be and hereby is reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB-Local Business District of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD. Attached hereto and incorporated herein by reference as Exhibit "11" is a copy of the LB-Local Business District (the "LB Provisions") of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Viking Meadows PUD and (ii) apply to Parcel E, except as modified by this Viking Meadows PUD; and
- B. If, instead, the Developer elects to develop Parcel E under the MF2-Multi-Family Two classification of the Zoning Ordinance in force and effect at the time of the enactment of this Viking Meadows PUD, then the zoning of Parcel E shall be and hereby is reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the MF2-Multi-Family Two District of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD. Attached hereto and

incorporated herein by reference as Exhibit "12" is a copy of the MF2-Multi-Family Two District (the "MF2 Provisions") of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Viking Meadows PUD and (ii) apply to Parcel E, except as modified by this Viking Meadows PUD.

5.6 The Developer may elect to develop Parcel F either (i) under the LB Provisions or (ii) under the MF2 Provisions:

A. If the Developer elects to develop Parcel F under the LB Provisions, then the zoning of Parcel F shall be and hereby is reclassified on the Zone Map from the SF2-Single Family Two classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Provisions, except as modified by this Viking Meadows PUD; and

B. If, instead, the Developer elects to develop Parcel F under the MF2 Provisions, then the zoning of Parcel F shall be and hereby is reclassified on the Zone Map from the SF2-Single Family Two classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the MF2 Provisions which shall apply to Parcel F, except as modified by this Viking Meadows PUD.

5.7 Notwithstanding anything herein to the contrary, (i) the Developer may elect to develop all or any part of Parcel E for Detached Residences, in

which case the underlying zoning, landscape standards, development standards, and architectural standards applicable to Parcel A shall apply to Parcel E and (ii) the Developer may elect to develop all or any part of Parcel F for Detached Residences, in which case the underlying zoning, landscape standards, development standards, and architectural standards applicable to Parcel A shall apply to Parcel F.

SECTION 6. SIZE AND DIMENSIONS OF PARCELS. The size, dimensions, and acreage of each of the Parcels may be increased or decreased by up to 15%.

SECTION 7. PERMITTED USES. Permitted uses within each of the Parcels are as follows:

- 7.1 The permitted uses within Parcel A, Parcel B, Parcel C, and Parcel D, which replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by a corresponding "X" under Column A, Column B, Column C, and Column D on what is attached hereto and incorporated herein by reference as Exhibit "13" (the "Permitted Use Exhibit"); provided, however, that upon the sale of a Lot within Parcel A, B, C, or D, by the Developer to a third party for the purpose of construction of a Residence thereon, (i) Agricultural Uses specified on page 1 of the Permitted Use Exhibit shall no longer be permitted uses on said Lot and (ii) boarding houses shall not be permitted as a use on said Lot.
- 7.2 If Parcel E is developed residentially with an underlying zoning classification of the MF2 Provisions, then the permitted uses within Parcel

E, which shall replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by an "X" in Column E on pages 1, 2, 3 and 4 of the Permitted Use Exhibit; provided, however, that upon the commencement of development of Parcel E per the terms of this Viking Meadows PUD, Agricultural Uses specified on page 1 of the Permitted Use Exhibit shall no longer be permitted uses within Parcel E.

- 7.3 If Parcel E is developed commercially with an underlying zoning classification of LB Provisions, then the permitted uses within Parcel E, which shall replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by an "X" in Column E of the Permitted Use Exhibit; provided, however, that no single user shall occupy more than 15,000 square feet of a building.
- 7.4 If Parcel F is developed residentially with an underlying zoning classification of the MF2 Provisions, then the permitted uses within Parcel F, which shall replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by an "X" in Column F on pages 1, 2, 3 and 4 of the Permitted Use Exhibit; provided, however, that upon the commencement of development of Parcel F per the terms of this Viking Meadows PUD, Agricultural Uses specified on page 1 of the Permitted Use Exhibit shall no longer be permitted uses in Parcel F.
- 7.5 If Parcel F is developed commercially with an underlying zoning classification of the LB Provisions, then the permitted uses within Parcel F, which shall replace and supercede the permitted uses specified in

the Zoning Ordinance, are identified by an "X" in Column F of the Permitted Use Exhibit; provided, however, that no single user shall occupy more than 15,000 square feet of a building.

SECTION 8. DEVELOPMENT STANDARDS. The development standards which are applicable to each of the Parcels and which replace and supersede any conflicting provisions of the Zoning Ordinance are as follows:

- 8.1 Attached hereto and incorporated herein by reference as Exhibit "14" are the development standards applicable to Parcel A, Parcel B, Parcel C, and Parcel D.
- 8.2 Attached hereto and incorporated herein by reference as Exhibit "15" are the development standards applicable to (i) Parcel E, if Parcel E is developed residentially with an underlying zoning classification of the MF2 Provisions, (ii) Parcel E, if Parcel E is developed commercially with an underlying zoning classification of the LB Provisions, (iii) Parcel F, if Parcel F is developed residentially with an underlying zoning classification of the MF2 Provisions, and (iv) Parcel F, if Parcel F is developed commercially with an underlying zoning classification of the LB Provisions.
- 8.3 Private Streets, faux gates, and functioning gates shall be permitted in Parcel C and Parcel D. If faux gates are utilized, faux gate columns shall be permitted in public streets and private streets.

SECTION 9. ARCHITECTURAL STANDARDS. The architectural standards applicable to each of the Parcels are as follows:

- 9.1 Up to 43% of the Residences within Parcel A may be developed per the architectural standards set forth in what is attached hereto and incorporated herein by reference as Exhibit "16", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.2 At least 57% of the Residences within Parcel A shall comply with the architectural standards set forth in what is attached hereto and incorporated herein by reference as Exhibit "17", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.3 The Residences within Parcel B shall comply with the architectural standards set forth on what is attached hereto and incorporated herein by reference as Exhibit "18", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.4 The Residences within Parcel C shall comply with the architectural standards set forth on what is attached hereto and incorporated herein by reference as Exhibit "19", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.5 The Residences within Parcel D shall comply with the architectural standards set forth on what is attached hereto and incorporated herein by reference as Exhibit "20", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.6 If Parcel E is developed residentially with an underlying zoning classification of the MF2 Provisions, then the MF2-Multi-Family 2 District shall be allowed outside of the corporate limits of the Town of

Westfield and, subject to the following exceptions, the attached residences shall comply with the DPR Provisions and the MF2 Provisions:

- A. All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). Permitted exterior building materials are brick, Hardi-Plank, wood and exterior insulation and finish system (EIFS). At least fifty (50) percent of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building may be Hardi-Plank, wood, or EIFS, in such percentages and amounts determined by the Developer in its sole discretion;
- B. Neither vinyl siding nor aluminum siding are permitted; and
- C. While multiple buildings containing two (2) or more single family residences shall be permitted, no one (1) building shall contain more than ten (10) attached single family residences.
- D. The builder shall install a light on the front of each Attached Residence at a location, having a height, and of a type, style, and manufacturer approved by the Developer's architectural review board. Each such light shall be equipped with a photoelectric cell or similar device to insure automatic illumination from dusk until dawn.

- E. All mailboxes within Parcel E shall be uniform in design, coloring, lettering, and numbering, and all mailboxes within Parcel F shall be uniform in design, coloring, lettering, and numbering.
- F. The number of the street address of each Attached Residence shall be placed on the Attached Residence and the mailbox for that Attached Residence. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the Attached Residence shall be etched in stone, concrete, or other brass-type plate.
- G. Design elements and detailing shall be continued completely around each building containing Attached Residences. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.
- H. Roof form and design will include, where appropriate, varied pitches and ridge levels.
- I. Each Attached Residence shall have eaves on a minimum of 8" overhang.
- J. Buildings containing Attached Residences shall have windows on at least 3 sides; provided, however, that in the event a side of a building containing Attached Residences does not have a window,

it shall have at least 2 architectural breaks, such as a chimney or corner break.

K. All multi-family buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.

L. With respect to the multi-family buildings closest to 161st Street, there shall be no garage doors on the elevation of a multi-family building facing 161st Street.

9.7 If Parcel E is developed commercially with an underlying zoning classification of LB-Local Business, then, subject to the following exceptions, the development of Parcel E shall comply with the DPR Provisions and the LB Provisions:

A. Required side and rear yards adjacent to residential districts may include interior access drives, provided that a minimum of twenty (20) feet of said required side or rear yard shall be maintained as green space free from buildings, structures, or pavement;

B. The permitted building materials shall be either (a) all brick (excluding window, display window, door, roofing, fascia, and soffit materials) or (b) two (2) or more building materials (excluding window, display window, door, and roofing materials), provided, however, that the primary building materials shall be brick, exterior insulation and finish system (EIFS), or concrete block, and shall constitute a minimum of 60% of each facade

visible from a public street or an adjoining residential district.

Vinyl siding is prohibited.

C. All buildings shall have a residential architectural style facade which shall include the following:

- A sloped roof, with a minimum pitch of 5/12 (5 vertical to 12 horizontal) on the east side, west side, and north side of each building, and that portion of the south side of each building reasonably visible from the Monon Trail; provided, however, that such sloped roof may be a parapet or faux roof, and the roof area supporting mechanical structures may be flat;
- All shingles on sloped roofs shall be of the same color and style;
- The brick on all buildings shall be the same color and size;
- Any exterior building material, other than brick, may be of different but compatible colors; and
- A consistent exterior window glazing and frame material shall be incorporated into each building.

9.8 If Parcel F is developed residentially with an underlying zoning classification of the MF2 Provisions, then the MF2-Multi-Family 2 District shall be allowed outside of the corporate limits of the Town of Westfield and, subject to the following exceptions, the attached residences shall comply with the DPR Provisions and the MF2 Provisions:

- A. All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). Permitted exterior building materials are brick, Hardi-Plank, wood, and exterior insulation and finish system (EIFS). At least fifty (50) percent of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building may be Hardi-Plank, wood, or EIFS, in such percentages and amounts as determined by the Developer in its sole discretion;
- B. Neither vinyl siding nor aluminum siding are permitted; and
- C. While multiple buildings containing two (2) or more single family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.
- D. The builder shall install a light on the front of each Attached Residence at a location, having a height, and of a type, style, and manufacturer approved by the Developer's architectural review board. Each such light shall be equipped with a photoelectric cell or similar device to insure automatic illumination from dusk until dawn.
- E. All mailboxes within Parcel F shall be uniform in design, coloring, lettering, and numbering, and all mailboxes within Parcel F shall be uniform in design, coloring, lettering, and numbering.

- F. The number of the street address of each Attached Residence shall be placed on the Attached Residence and the mailbox for that Attached Residence. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the Attached Residence shall be etched in stone, concrete, or other brass-type plate.
- G. Design elements and detailing shall be continued completely around each building containing Attached Residences. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.
- H. Roof form and design will include, where appropriate, varied pitches and ridge levels.
- I. Each Attached Residence shall have eaves on a minimum of 8" overhang.
- J. Buildings containing Attached Residences shall have windows on at least three (3) sides; provided, however, that in the event a side of a building containing Attached Residences does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or corner break.

K. All multi-family buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.

L. With respect to the multi-family buildings closest to 161st Street, there shall be no garage doors on the elevation of a multi-family building facing 161st Street.

9.9 If Parcel F is developed commercially with an underlying zoning classification of LB-Local Business then, subject to the following exceptions, the development of Parcel F shall comply with the LB Provisions and the DPR Provisions:

A. Required side and rear yards adjacent to residential districts may include interior access drives, provided that a minimum of twenty (20) feet of said required side or rear yard shall be maintained as green space free from buildings, structures, or pavement;

B. The permitted building materials shall be either (a) all brick (excluding window, display window, door, roofing, fascia, and soffit materials) or (b) two (2) or more building materials (excluding window, display window, door, and roofing materials), provided, however, that the primary building materials shall be brick, exterior insulation and finish system (EIFS), or concrete block, and shall constitute a minimum of 60% of each facade visible from a public street or an adjoining residential district. Vinyl siding is prohibited.

C. All buildings shall have a residential architectural style facade which shall include the following:

- A sloped roof, with a minimum pitch of 5/12 (5 vertical to 12 horizontal) on the east side, west side, and north side of each building, and that portion of the south side of each building reasonably visible from the Monon Trail; provided, however, that such sloped roof may be a parapet or faux roof, and the roof area supporting mechanical structures may be flat;
- All shingles on sloped roofs shall be of the same color and style;
- The brick on all buildings shall be the same color and size;
- Any exterior building material, other than brick, may be of different but compatible colors; and
- A consistent exterior window glazing and frame material shall be incorporated into each building.

SECTION 10. LANDSCAPING. With the following exceptions, the development of the Real Estate shall comply with the Landscape Standards:

- 10.1 The minimum number of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted (i) in Parcel A, Parcel B, Parcel C, and Parcel D shall be four (4) shade trees per Detached Residence, two (2) ornamental or evergreen trees per Detached Residence, and four (4) shrubs per Detached Residence; (ii) in Parcel E, if Parcel E is developed for multi-family use, and in Parcel F, if Parcel F is developed for multi-family

use, shall be one (1) shade tree per Attached Residence, one (1) ornamental tree or evergreen per Attached Residence, and four (4) shrubs per Attached Residence, and (iii) in Parcel E, if Parcel E is developed for business uses, and in Parcel F, if Parcel F is developed for business uses, shall be ten (10) shade trees per acre, ten (10) ornamental or evergreen trees per acre, and twenty-five (25) shrubs per acre.

10.2 For Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E if Parcel E is developed residentially under the MF2 Provisions, and Parcel F if Parcel F is developed residentially under the MF2 Provisions, the buffer yard requirements contained in the Landscaping Standards are modified as follows:

- A. Neither buffer yards nor buffer yard landscaping shall be required in those areas along the perimeter of the Real Estate which are occupied by a common area which is greater than or equal to fifty feet (50') in width;
- B. Neither buffer yards nor buffer yard landscaping shall be required on lots which abut the perimeter of Parcel C and/or Parcel D and which are greater than or equal in size to three-quarters (3/4) of an acre;
- C. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of the Real Estate abutting the Monon Trail;
- D. A landscape berm, which shall undulate between three (3) and four (4) feet in height, shall be installed, at the Developer's discretion,

along the perimeter open space along the existing perimeter roadways where the proposed Residences back up to the road, provided that the grade of the land reasonably permits such berming.

- E. Within buffer yards, at least one (1) evergreen tree will be planted per twenty (20) linear feet, and no shrubs shall be required.
- F. Per the Landscape Standards, at least one (1) shade tree per thirty (30) lineal feet of road frontage shall be planted adjacent to 161st Street, Oakridge Road, and 156th Street.
- G. Attached hereto and incorporated herein by reference as Exhibit "21" is an illustration of typical landscape buffering along 161st Street. As illustrated, the 161st Street buffer shall include (i) a landscape berm which shall undulate between three (3) and four (4) feet in height and (ii) one (1) evergreen tree per twenty (20) lineal feet and one (1) shade tree per thirty (30) lineal feet. Also illustrated on Exhibit "21" is the conceptual column detail for the intersection of Oakridge Road and 161st Street.
- H. Perimeter parking lot landscaping within Parcel E and Parcel F shall comprise shrubbery placed along the northern edge of all parking areas adjacent to 161st Street. Said shrubbery shall be installed per the Landscape Standards and shall be placed 4 feet on center and shall be permitted to grow to and be maintained at a minimum of 36 inches in height.

10.3 If Parcel E is developed commercially under the LB Provisions, then the buffer yard requirements contained in the Landscape Standards are modified as follows:

- A. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of Parcel E abutting the Monon Trail.
- B. Trees shall be preserved within an area 30 feet in width, by parallel lines, off of the entire south side of Parcel E. Along the eastern line of Parcel E, starting at a point 100 feet south of the centerline of 161st Street and extending south to the northern boundary of the tree preservation area stated above; a 6' high shadow-box fence, with masonry pillars every 100 feet, shall be installed. From the centerline of 161st Street to a point 350 feet south of the centerline of 161st Street, the fence/pillar structure can be eliminated or removed by the Developer, in the Developer's sole discretion, if a limited access intersection is installed at 161st Street and U.S. 31. One evergreen tree per 20 lineal feet shall be installed along the fence/pillar structure. Across the 161st Street road frontage of Parcel E, a shade tree shall be planted every 40 feet, and all such trees shall be planted in the Fall of the calendar year 2005. Perimeter parking lot landscaping within Parcel E shall comprise shrubbery along the northern edge of all parking areas adjacent to 161st Street. Said shrubbery shall be installed per the Landscape Standards and shall be placed 3 feet on center and shall be

permitted to grow to and be maintained at a minimum of 48 inches in height.

- C. The interior parking lot landscaping provisions of the Landscape Standards are modified so that required landscaping within parking lot islands shall be one (1) tree and no shrubs.

10.4 If Parcel F is developed commercially under the LB Provisions, then the buffer yard requirements contained in the Landscape Standards are modified as follows:

- A. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of Parcel F abutting the Monon Trail.
- B. Across the 161st Street road frontage of Parcel F, a shade tree shall be planted per 40 feet. Perimeter parking lot landscaping within Parcel F shall comprise shrubbery placed along the northern edge of all parking areas adjacent to 161st Street. Said shrubbery shall be installed per the Landscape Standards and shall be placed 4 feet on center and shall be permitted to grow to and be maintained at a minimum of 36 inches in height.
- C. The interior parking lot landscaping provisions of the Landscaping Standards are modified so that required landscaping within parking lot islands shall be one (1) tree and no shrubs.

SECTION 11. SIGNAGE. With the following exceptions, all signage on the Real Estate shall comply with the Signage Standards existing within the Zoning

Ordinance existing on the date hereof, a copy of which Signage Standards are attached hereto and incorporated herein by reference as Exhibit "22" (the "Signage Standards").

- 11.1 Subsection 16.08.010(F)(1) is hereby modified to provide that a monument sign for a residential complex or subdivision entrance shall not exceed thirty-two (32) square feet and that two (2) such signs, each not to exceed thirty-two (32) square feet, shall be permitted on each side of each entrance.
- 11.2 Subsection 16.08.010(G)(7) is hereby replaced and superceded by the following:
 - A. In all nonresidential zoning districts, total sign area allocation permitted for any commercial or industrial property shall be one (1) square foot of sign area for each one (1) linear foot of building on a front elevation.
- 11.3 Notwithstanding anything in the Sign Standards to the contrary, (i) with respect to buildings located on Parcel E and Parcel F, wall signs shall be permitted on the elevation of the building facing the Monon Trail, not to exceed twenty-five (25) square feet per business, and (ii) the square footage of such rear wall sign shall be in addition to the total sign and allocation permitted per the terms of Subsection 16.08.010(I)(8).
- 11.4 Permanent subdivision signs shall be permitted at each street entrance, the southeast corner of 156th Street and Oak Ridge Road, the northeast corner of 156th Street and Oak Ridge Road, and the southeast corner of 161st Street and Oak Ridge Road.

- 11.5 Attached hereto and incorporated herein by reference as Exhibit "23" is a conceptual illustration of a typical main entrance wall, signage, and column, at least three (3) of which will be installed by the Developer at main entrances selected by the Developer. Other entries and secondary entrances into individual neighborhoods within the Real Estate shall, in the Developer's discretion, receive similar treatment, but on a smaller scale. All subdivision columns shall be permitted to be a maximum of fifteen (15) feet in height.

SECTION 12. LIGHTING. With the following exceptions, all lighting on the Real Estate shall comply with the Lighting Standards existing within the zoning Ordinance on the date of the enactment of this Viking Meadows PUD, a copy of which Lighting Standards are attached hereto and incorporated herein as Exhibit "24" (the "Lighting Standards"):

- 12.1 Coach lights, dusk to dawn yard lights, and landscape lighting shall be allowed.

SECTION 13. OPEN SPACE/GREEN SPACE. A minimum of 62.29 acres of the Real Estate shall be open/green space. The open/green space, which includes retention/detention ponds, shall be as follows:

- 13.1 Within Parcel A, there shall be at least 20.37 acres of open space/green space;
- 13.2 Within Parcel B, there shall be at least 18.13 acres of open space/green space;

13.3 Within Parcel C, there shall be at least 11.5 acres of open space/green space;

13.4 Within Parcel D, there shall be at least 9.99 acres of open space/green space;

13.5 Within Parcel E, there shall be at least 1.63 acres open/green space; and

13.6 Within Parcel F, there shall be at least 1.02 acres of open/green space.

SECTION 14. U.S. Highway 31 Overlay Zone. The U.S. Highway 31 Overlay Zone shall not apply to the Real Estate and, as such, the Real Estate shall be exempt from (i) the U.S. Highway 31 Overlay Zone provisions of the Zoning Ordinance and (ii) the Sign Ordinance.

SECTION 15. ROAD CUTS. The following entrances and road cuts shall be permitted:

15.1 Parcel A: One (1) road cut shall be permitted off of 161st Street into Parcel A; one (1) road cut shall be permitted off of Oak Ridge Road into Parcel A; two (2) road cuts shall be permitted off of 156th Street into Parcel A.

15.2 Parcel B: One (1) road cut shall be permitted off of 156th Street into Parcel B; and one (1) road cut shall be permitted off of Oak Ridge road into Parcel B.

15.3 Parcel C: Two (2) road cuts shall be permitted off of 156th Street into Parcel C.

15.4 Parcel D: One (1) road cut shall be permitted off of 156th Street into Parcel D; and one (1) road cut shall be permitted off of Greyhound Pass into Parcel D.

15.5 Parcel E: One (1) road cut shall be permitted off of 161st Street into Parcel E.

15.6 Parcel F: One (1) road cut shall be permitted off of 161st Street into Parcel F.

SECTION 16. AMENITY COMMITMENTS. The Developer shall install the following within a common area, all of which shall hereafter be referred to as the Improvements:

16.1 One (1) swimming pool of approximately one thousand nine hundred fifty (1950) square feet;

16.2 One (1) wading pool of approximately one hundred forty (140) square feet;

16.3 One (1) pool house;

16.4 One (1) basketball court;

16.5 One (1) playground containing playground equipment appropriate for preschool children through grade school children;

16.6 Landscaping to provide shade around seeding areas, playgrounds, and parking lots, and to define pedestrian ways. Such landscaping shall include, but shall not be limited to, a combination of deciduous trees, evergreens, and ornamental flowering species. The Improvements shall be available for use by all residents in all Parcels A, B, C, D, E and F, and

shall be credited toward any amenity requirements applicable to Parcel E and Parcel F.

The Improvements shall be of a type, location, size, design, configuration, architecture, and composition determined by the Developer in the Developer's sole discretion.

SECTION 17. ANNEXATION. There are rectangular parcels of land located between Parcel B and Parcel D and identified, on the date of the enactment of this Viking Meadows PUD, as Parcel number 0809130000004.000 (collectively the "Additional Parcel"), but which are not part of the Real Estate. In the Developer's discretion, the Additional Parcel, once acquired by the Developer, may be annexed to the Viking Meadows PUD, subject to the provisions of this Viking Meadows PUD applicable to Parcel B.

SECTION 18. THE MONON TRAIL. On or before the 31st day of December, 2005, the owner of the Real Estate shall quitclaim to the Town of Westfield, Indiana, all of its right, title and interest in and to a strip of real estate comprising that segment of the Monon Trail existing between the southernmost boundary line of the Real Estate and northernmost boundary line of the Real Estate, which strip shall not exceed 66 feet in width. Whoever improves this 66 foot strip by installing the trail shall endeavor to preserve trees. The Developer shall have the right to cross the Monon Trail, within Parcel E and Parcel F, with streets connecting Parcel E and Parcel F, and shall have the right to connect to the Monon Trail the trail system installed and internal to the Real Estate.

SECTION 19. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit "25" is a description of the phasing of development.

Upon motion duly made and seconded, this Viking Meadows PUD was fully
passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY:	AYE		NAY
	_____	Teresa Otis Skelton	_____
	_____	John Hart	_____
	_____	David Mikesell	_____
	_____	Robert Smith	_____
	_____	Ronald Thomas	_____

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Exhibit 1

EXHIBIT 1

OVERALL LEGAL DESCRIPTION

The Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, containing forty (40) acres (39.552 acres, more or less measured) except two (2) rods off the West side for railroad, leaving 39 acres (38.547 acres, more or less measured) in Hamilton County, Indiana.

Also,

Part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, range 3 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds East (assumed bearing) on the West line thereof 1,307.24 feet; thence North 87 degrees 13 minutes 40 seconds East 13.79 feet to the West line of real estate described in a Warranty Deed, recorded in Deed Record 206, page 219, in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 42 minutes 15 seconds West on said West line 1306.83 feet to the Northwest corner of said real estate; thence South 88 degrees 22 minutes 33 seconds West on the North line of the Northeast Quarter of said Northeast Quarter Section 6.76 feet to the beginning point; containing 0.308 acres more or less.

Part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on and along the West line of said Northeast Quarter 190.0 feet to the centerline of Greyhound Pass (an undedicated road); thence South 85 degrees 57 minutes 33 seconds East on and along said centerline 275.80 feet to the point of curvature of a curve to the right having a radius of 300.00 feet, the radius point of which bears South 04 degrees 02 minutes 27 seconds West from said point; thence Southeasterly on and along said centerline and curve to the right 53.95 feet to the centerline of Ascot Hill North (an undedicated road); thence North 14 degrees 20 minutes 40 seconds East on and along said centerline 147.98 feet to the point of curvature of a curve to the left having a radius of 250.00 feet, the radius point of which bears North 75 degrees 39 minutes 20 seconds West from said point; thence Northerly on and along said curve and centerline 63.53 feet to the point of tangency thereof; thence North 00 degrees 12 minutes 55 seconds West on and along said centerline 336.60 feet to the place of beginning of this tract; thence North 89 degrees 15 minutes 24 seconds East 25.00 feet to the East right of way line of the said Ascot Hill North; thence continuing North 89 degrees 15 minutes 24 seconds East 910.88 feet; thence North 00 degrees 18 minutes 28 seconds East 667.83 feet; thence South 87

degrees 13 minutes 40 seconds West 942.88 feet; thence South 00 degrees 12 minutes 55 seconds East 273.28 feet to a point on the North right of way line of said Ascot Hill North; thence continuing South 00 degrees 12 minutes 55 seconds East 361.00 feet to the place of beginning, containing 14.03 acres, more or less.

Subject to an easement over the following described real estate.

Beginning at the Southwest corner of the above described tract; thence North 00 degrees 12 minutes 55 seconds West 361.00 feet to the point of curvature of a curve with a radius of 50 feet, the radius point of which bears South 00 degrees 12 minutes 55 seconds East from said point; thence Southeasterly on and along said curve 78.54 feet to the point of tangency thereof; thence South 00 degrees 12 minutes 55 seconds East 74.92 feet to the point of curvature of a curve to the right with a radius of 50.00 feet, the radius point of which bears South 89 degrees 47 minutes 05 seconds West from said point; thence Southwesterly on and along said curve 52.36 feet to a point which bears South 59 degrees 07 minutes 10 seconds East from said radius point; thence south 00 degrees 12 minutes 55 seconds East 192.55 feet; thence South 89 degrees 15 minutes 24 seconds West 25.00 feet to the place of beginning.

Together with an easement for ingress and egress over undedicated roads known as Ascot Hill North and Greyhound Pass as shown on a survey attached to Covenants and Restrictions recorded February 8, 1978, in Miscellaneous Record 153, page 133-139, and Miscellaneous Record 153, page 140-143 in the Office of the Recorder of Hamilton County, Indiana, to a public dedicated highway or road.

Subject to and together with an easement for trail and public utilities and incidental purposes over a 30 foot strip across the north side and east side of caption real estate as disclosed by survey prepared by Allan H. Weihe, Registered Land Surveyor, Dated July 27, 1979.

Subject to and together with area covenants and restrictions recorded February 8, 1978 in Miscellaneous Record 153, page 133-139 and Miscellaneous Record 153, page 140-153. Violation thereof will not result in forfeiture or reversion of title.

Subject to a pipe line easement for Roy E. Steel and Madeline J. Steele, husband and wife, to Indiana Gas Transmission Corporation, dated October 4, 1935, recorded October 25, 1936 in Miscellaneous Record 32, page 213, assigned to Michigan Gas Transmission Corporation by assignment dated August 10, 1936, recorded August 15, 1936, in Miscellaneous Record 32, page 429 and further assigned to Panhandle Eastern Pipeline Company by General Deed and bill of Sale dated March 31, 1943, recorded April 2, 1943 in Miscellaneous Record 36, page 401 et seq. and amended by Amendment and Restriction of Right-of-Way Grants, executed by Thirty One Realty Investment Company and Panhandle Eastern Pipeline Company dated May 9, 1977, recorded July 8, 1977, in Miscellaneous Record 151, page 620.

ALSO:

Part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 32.32 feet to the True Beginning Point of the real estate herein described on the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of said railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way line 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58 feet to the North line of property described in a Warranty Deed recorded in Deed Record 266, page 362 in the Office of the Recorder of Hamilton County, Indiana, thence North 87 degrees 13 minutes 40 seconds East on said North line 342.49 feet to the Northerly prolongation of the centerline of Ascot Hill North; thence South 00 degrees 12 minutes 55 seconds East on said prolongation and centerline 634.36 feet to a point that is 336.60 North 00 degrees 12 minutes 55 second West of the point of tangency of a curve in said Ascot Hill North, thence North 89 degrees 15 minutes 24 seconds East 388.72 feet; thence South 01 degrees 27 minutes 05 seconds East 638.43 feet to the centerline of Greyhound Pass; thence South 88 degrees 32 minutes 55 seconds West on said centerline 140.17 feet to the point of curvature of a curve having a radius length of 375.00 feet which bears North 01 degrees 27 minutes 05 seconds West; thence Westerly and Northwesterly on said curve to the right 170.83 feet to the point of tangency thereof; thence North 65 degrees 21 minutes 07 seconds West on said centerline 100.39 feet to the point of curvature of a curve having a radius length of 300.00 feet which bears South 24 degrees 38 minutes 53 seconds West; thence Westerly on said centerline and curve 107.90 feet to the point of tangency thereof; thence North 85 degrees 57 minutes 33 seconds west on said centerline 243.48 feet to the True Beginning Point; containing 14.729 acres, more or less.

AND ALSO:

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 second East on said centerline 32.32 feet to the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of the railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line and curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58

feet to the True Beginning Point of the parcel herein described on the North line of property described in Warranty Deed recorded in Deed Record 266, page 362 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 13 minutes 40 seconds East on said North line 261.12 feet thence North to the South line of the Northwest Quarter of said Northeast Quarter, thence 88 degrees 26 minutes 01 seconds West on said South line 260.93 feet to the East right-of-way line of the Monon Railroad; thence South 00 degrees 08 minutes 29 seconds East on said right-of-way line 5.50 feet to the True Beginning Point; containing 0.016 acre, more or less.

RECORD LAND DESCRIPTIONS

Parcel West of the Monon Railroad (north of 156th Street)

Part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows;

Beginning at the Southwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East; thence North 00 degrees 04 minutes 52 seconds West (assumed bearing) on and along the West line of said Southwest Quarter 2663.29 feet to the Northwest corner thereof; thence North 87 degrees 45 minutes 13 seconds East on and along the North line of said Southwest Quarter 2554.24 feet to the West right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on and along said West right-of-way line 2611.15 feet to the South line of said Southwest Quarter; thence South 87 degrees 15 minutes 41 seconds West on and along aforesaid South line 2558.83 feet to the place of beginning, containing 153.76 acres, more or less.

EXCEPTING THEREFROM the real estate granted to the Board of Commissioners of Hamilton County, Indiana in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way lines described as follows:

Beginning on the west line of said section North 0 degrees 00 minutes 48 seconds West (bearing based on the location Control Route Survey Plat recorded as Instrument #9809865686, in the Office of the Recorder of Hamilton County, Indiana) 837.03 feet from the southwest corner of said section, said southwest corner being designated as point "510" on said plat; thence North 00 degrees 00 minutes 48 seconds West 390.00 feet along the west line of said section; thence North 89 degrees 59 minutes 55 seconds East 17.63 feet to point "5549" designated on said plat which point is on the east boundary of Oak Ridge Road; thence South 15 degrees 26 minutes 05 seconds East 46.68 feet to point "5551" designated on said plat; thence South 0 degrees 00 minutes 05 seconds East 90.00 feet to point "5552" designated on said plat; thence South 23 degrees

45 minutes 03 seconds East 54.63 feet to point "5553" designated on said plat; thence South 0 degrees 00 minutes 05 seconds East 25.00 feet to point "5554" designated on said plat; thence South 34 degrees 01 minutes 05 seconds West 48.26 feet to point "5555" designated on said plat; thence South 00 degrees 00 minutes 05 seconds East 95.00 feet to point "5556" designated on said plat; thence South 09 degrees 04 minutes 33 seconds West 45.57 feet to point "5539" designated on said plat, which point is on the east boundary of Oak Ridge Road; thence South 89 degrees 59 minutes 55 seconds West 17.78 feet to the point of beginning and containing 0.276 acres, more or less, inclusive of the presently existing right of way which contains 0.158 acres, more or less. The portion of the above described real estate, which is not already embraced within public rights of way, contains 0.118 acres, more or less.

ALSO

Parcel East of the Monon Railroad (north of 156th Street)

Part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows;

Beginning at a point on the South line of the Southeast Quarter of Section 12, Township 18 North, Range 3 East which is 33.01 feet North 88 degrees 22 minutes 33 seconds East (assumed bearing) of the Southwest corner thereof; said point also being on the East right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on and along said East right-of-way line 2611.49 feet to the North line of said Southeast Quarter; thence North 87 degrees 25 minutes 54 seconds East on and along aforesaid North line 448.24 feet to a point which is 495.00 feet North 87 degrees 25 minutes 54 seconds East of the Northwest corner of said Southeast Quarter; thence South 00 degrees 27 minutes 45 seconds East parallel with the West line of said Southeast Quarter 1309.27 feet to the North line of the Southwest Quarter of said Southeast Quarter; thence North 87 degrees 54 minutes 14 seconds East on and along the North line of the Southwest Quarter of said Southeast Quarter 801.97 feet to the East line thereof; thence South 00 degrees 25 minutes 38 seconds East on and along the East line of the Southwest Quarter of said Southeast Quarter 1315.92 feet to the South line of said Southeast Quarter; thence South 88 degrees 22 minutes 33 seconds West on and along aforesaid South line 1262.74 feet to the place of beginning, containing 51.44 acres, more or less.

ALSO

(Parcel south of 156th Street)

Part of the North Half of the Northwest Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

The Northwest Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana.

The West Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana.

Part of the West Half of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 13; thence North 00 degrees 07 minutes 03 seconds West (assumed bearing) North 00 degrees 02 minutes 44 seconds East (measured) along the West line of said Quarter Section 1312.77 feet (deed), 1312.98 feet (measured), to the North line of the South Half of said Quarter Section; thence North 87 degrees 34 minutes 59 seconds East (deed), North 87 degrees 44 minutes 25 seconds East (measured), along said North line 1945.13 feet (deed), 1945.323 feet (measured), to the Point of Beginning of this Description; said point being the Southwest corner of the East Half of the Northeast Quarter of said Quarter Section; thence North 00 degrees 11 minutes 28 seconds West (deed), North 00 degrees 02 minutes 11 seconds West (measured), 1323.62 feet (deed), 1323.72 feet (measured), on and along the West line of the said Half Quarter Quarter to the Northwest corner of said Half Quarter Quarter; thence North 87 degrees 15 minutes 41 seconds East (deed), North 87 degrees 25 minutes 19 second East (measured), on and along said North line 9.06 feet (deed & measured); thence South 00 degrees 03 minutes 06 seconds East (deed), South 00 degrees 06 minutes 11 seconds West (measured), 1323.80 feet (deed), 1323.90 feet (measured), to the South line of the Northeast Quarter of the Northwest Quarter of said Section; thence South 87 degrees 34 minutes 59 seconds West (deed), South 87 degrees 44 minutes 25 seconds West (measured), on and along said South line of said Quarter Quarter Section 5.83 feet (deed & measured), to the point of beginning.

EXCEPTING THEREFROM the real estate granted to the Board of Commissioners of Hamilton County, Indiana in Instrument No. 2001-22530 in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines, described as follows:

Beginning at the southwest corner of said quarter-quarter section; thence North 0 degrees 02 minutes 59 seconds West (bearing is based on the Location Control Route Survey Plat recorded as Instrument #9809865686, in the Office of the Recorder of Hamilton County, Indiana) 291.35 feet along the west line of said quarter-quarter section; thence South 90 degrees 00 minutes 00 seconds East 24.11 feet to point "5531" designated on said plat; thence South 0 degrees 00 minutes 00 seconds West 90.00 feet to point "5530" designated on said plat; thence South 11 degrees 46 minutes 06 seconds East 122.58 feet to point "5529" designated on said plat; thence South 15 degrees 15 minutes 18 seconds West 57.01 feet to point "5528" designated on said plat; thence South 0 degrees 00 minutes 00 seconds West 24.96 feet to the south line of said quarter-quarter section; thence South 87 degrees 39 minutes 03 seconds West 33.89 feet along said southern line to the point of beginning and containing 0.222 acres, more or less, inclusive of the presently existing right of way which contains 0.104 acres, more or less. The portion of the above described real estate which is not already embraced within the presently existing right of way contains 0.118 acres, more or less.

Exhibit 2

EXHIBIT 2

Definitions

1. "Attached Residence" shall mean a residence attached to one or more other residences.
2. "Boulevard" shall mean a Street, internal to the subdivision, which is partially divided by a raised median.
3. "BZA" shall mean the Board of Zoning Appeals of the Town of Westfield and Washington Township, Indiana.
4. "Department" shall mean the Department of Community Development of the Town..
5. "Detached Residence" shall mean a residence that is not attached to another residence.
6. "Developer" shall mean Precedent Residential Development, LLC and its successors and assigns.
7. "DPR Provisions" shall mean the Development Plan Review Provisions in the Zoning Ordinance specified under WC 16.04.165.
8. "Landscape Standards" shall mean the Landscape Standards of the Zoning Ordinance specified in Chapter 6 of the Zoning Ordinance.
9. "Live Work Units" shall mean a structure in which residential and commercial spaces co-exist, and where the commercial space is relegated to the ground story frontage. Although the structure has a single ownership, the commercial space may be owner-occupied or separately leased. Architecture may be residential or commercial in appearance and construction.
10. "Private Street". Private Streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.

11. "Public Street". All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Viking Meadows PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
12. "Residence" shall mean a dwelling unit intended for occupancy by a single family. The term "residence" includes both an attached residence and a detached residence.
13. "Street" shall mean any street, whether public or private.
14. "Town" shall mean the Town of Westfield, Indiana.

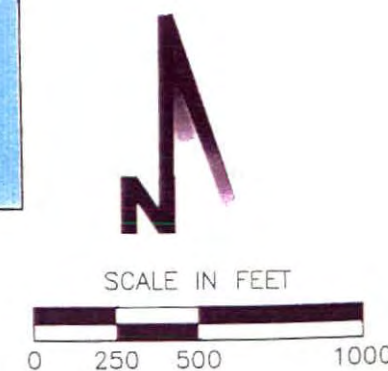
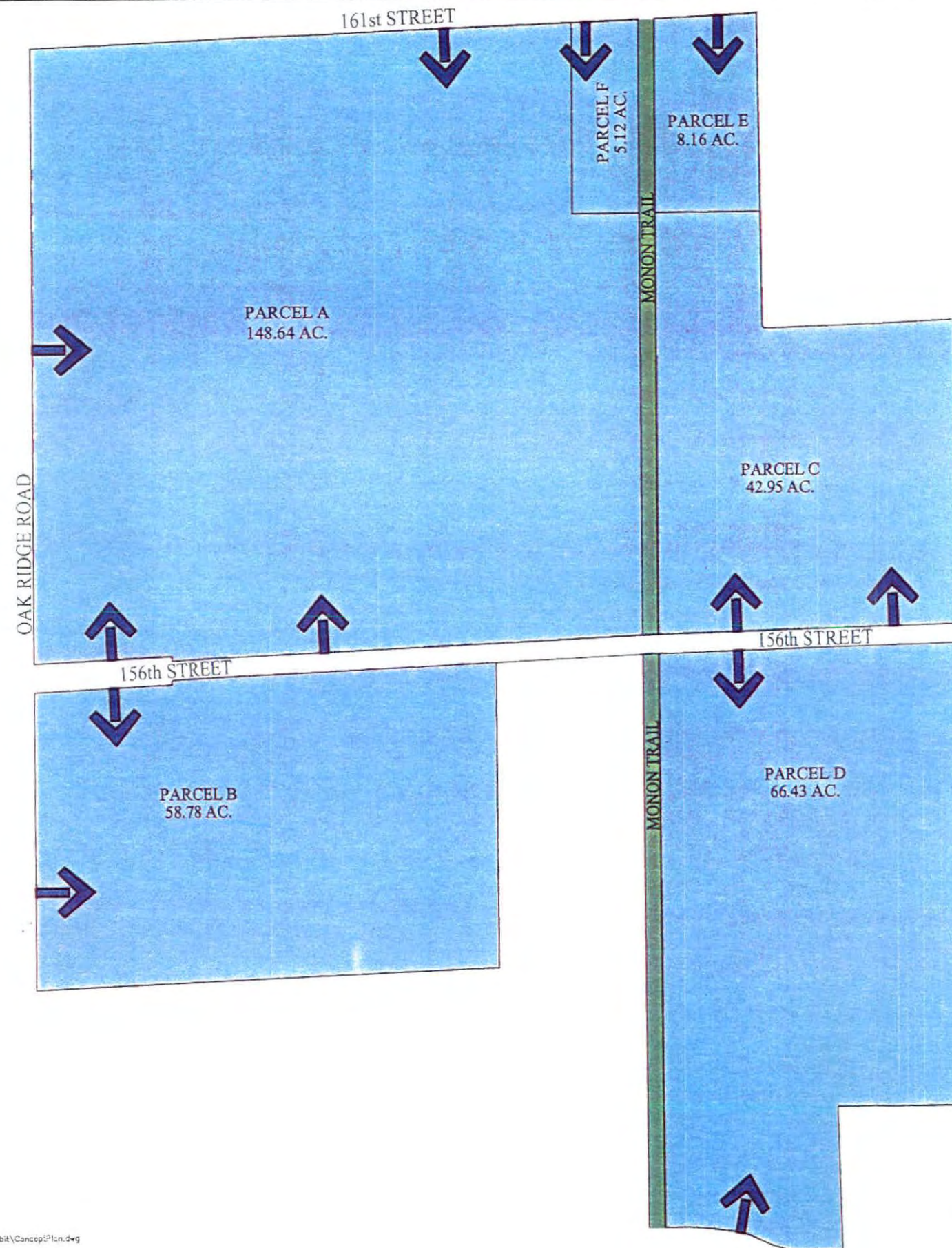
Exhibit 3

VIKING MEADOWS CONCEPT PLAN

LEGEND

➔ = APPROXIMATE LOCATION OF
ACCESS POINTS

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE
OR
RESIDENTIAL/ MULTIFAMILY DENSITY = 1.83 LOTS/ACRE



PRECEDENT
RESIDENTIAL DEVELOPMENT, LLC

WEIHE ENGINEERS, INC.

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
LANDSCAPE ARCHITECTS



18605 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46250
(317) 844-6511 FAX: (317) 844-2516
TOLL-FREE (800) 432-6423

Exhibit 4

PARCEL "A"

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said west right-of-way line 1810.31 feet to a point on the south line of said Southwest Quarter; thence South 87 degrees 16 minutes 25 seconds West on said south line 2558.29 feet to the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on the west line of said Southwest Quarter 837.03 feet to a corner of the real estate described in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana; thence the following nine calls on the perimeter of said real estate: 1.) North 89 degrees 55 minutes 23 seconds East 17.78 feet; 2.) North 09 degrees 00 minutes 01 seconds East 45.57 feet; 3.) North 00 degrees 04 minutes 37 seconds West 95.00 feet; 4.) North 33 degrees 56 minutes 33 seconds East 48.26 feet; 5.) North 00 degrees 04 minutes 37 seconds West 25.00 feet; 6.) North 23 degrees 49 minutes 35 seconds West 54.63 feet; 7.) North 00 degrees 04 minutes 37 seconds West 90.00 feet; 8.) North 15 degrees 30 minutes 37 seconds West 46.68 feet; 9.) South 89 degrees 55 minutes 23 seconds West 17.63 feet to a point on the west line of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on said west line 1406.55 feet to the Point of Beginning, containing 148.37 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Exhibit 5

PARCEL "B"

A part of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 16 minutes 25 seconds East (assumed bearing) on the north line of said Northwest Quarter 1952.56 feet to a point which is on the easternmost line of the real estate described in Instrument No. 97-45676 (Exhibit D) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 41 seconds East on the east line of said real estate 1323.73 feet to a point on the south line of the North Half of said Northwest Quarter; thence South 87 degrees 36 minutes 09 seconds West on said south line 1917.12 feet to the southeast corner of the real estate described in Instrument No. 2001-22530; thence the following five calls on the perimeter of said real estate: 1.) North 00 degrees 02 minutes 27 seconds West 24.96 feet; 2.) North 15 degrees 12 minutes 51 seconds East 57.01 feet; 3.) North 11 degrees 48 minutes 33 seconds West 122.58 feet; 4.) North 00 degrees 02 minutes 27 seconds West 90.00 feet; 5.) South 89 degrees 57 minutes 33 seconds West 24.11 feet to a point on the west line of said Northwest Quarter; thence North 00 degrees 05 minutes 26 seconds West on said west line 1021.12 feet to the Point of Beginning, containing 58.78 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Exhibit 6

Parcel "C"

Real Estate titled to Viking Meadows, L.P. per Instrument No. 97-45674 & 97-45676 (Exhibit A)

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the intersection of the Easterly right-of-way line of the Monon Railroad and the North line of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, said intersection being located 33.00 feet East of and parallel with the West line of said Northeast Quarter, and being measured on said North line 33.01 feet North 88 degrees 22 minutes 33 seconds East (assumed bearing) from the Northwest corner of said Northeast Quarter; thence North 88 degrees 22 minutes 33 seconds East on said East line 50.02 feet to a line that is parallel with and 83.00 feet East of, being measured perpendicular with the West line of said Northeast Quarter; thence South 00 degrees 12 minutes 55 seconds East on said line and measured parallel with the West line of said Northeast Quarter 665.80 feet; thence North 88 degrees 22 minutes 33 seconds East parallel with the North line of said Northeast Quarter to the East line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 23 minutes 47 seconds East on the East line of the Northwest Quarter of said Northeast Quarter 662.70 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 88 degrees 26 minutes 01 seconds West on the South line of the Northwest Quarter of said Northeast Quarter 1266.91 feet to the aforesaid Easterly right-of-way line of the Monon Railroad; thence North 00 degrees 12 minutes 55 seconds West on said right-of-way line and parallel with the West line of said Northeast Quarter 1327.27 feet to the place of beginning, containing 20.00 acres, more or less.

Real Estate titled to Howard C. and Dolores M. Peterson per Deed Book 347, Page 160

The Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, containing forty (40) acres, more or less, except two (2) rods off the West side for railroad, leaving 39 acres, more or less in Hamilton County, Indiana.

Also,

Part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds East (assumed bearing) on the West line thereof 1307.24 feet; thence North 87 degrees 13 minutes 40 seconds East 13.79 feet to the West line of real estate described in a Warranty Deed, recorded in Deed Record 206, page 219, in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 42 minutes 15 seconds West on said West line 1306.83 feet to the Northwest corner of said real estate; thence South 88 degrees 22 minutes 33 seconds West on the North line of the Northeast Quarter of said Northeast Quarter Section 6.76 feet to the beginning point; containing 0.308 acre more or less.

EXCEPTING THEREFROM the real estate titled to Viking Meadows, L.P. and described in Instrument No. 97-45674 & 97-45676 (Exhibit A), being more particularly described as follows;

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the intersection of the Easterly right-of-way line of the Monon Railroad and the North line of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, said intersection being located 33.00 feet East of and parallel with the West line of said Northeast Quarter, and being measured on said North line 33.01 feet North 88 degrees 22 minutes 33 seconds East (assumed bearing) from the Northwest corner of said Northeast Quarter; thence North 88 degrees 22 minutes 33 seconds East on said East line

minutes 55 seconds East 273.28 feet to a point on the North right of way line of said Ascot Hill North; thence continuing South 00 degrees 12 minutes 55 seconds East 361.00 feet to the place of beginning, containing 14.03 acres, more or less.

ALSO

Part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 32.32 feet to the True Beginning Point of the real estate herein described on the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of said railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way line 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58 feet to the North line of property described in a Warranty Deed recorded in Deed Record 266, Page 362 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 13 minutes 40 seconds East on said North line 342.49 feet to the Northerly prolongation of the centerline of Ascot Hill North; thence South 00 degrees 12 minutes 55 seconds East on said prolongation and centerline 634.36 feet to a point that is 336.60 feet North 00 degrees 12 minutes 55 seconds West of the point of tangency of a curve in said Ascot Hill North; thence North 89 degrees 15 minutes 24 seconds East 388.72 feet; thence South 01 degrees 27 minutes 05 seconds East 638.43 feet to the centerline of Greyhound Pass; thence South 88 degrees 32 minutes 55 seconds West on said centerline 140.17 feet to the point of curvature of a curve having a radius length of 375.00 feet which bears North 01 degrees 27 minutes 05 seconds West; thence Westerly and Northwesterly on said curve to the right 170.83 feet to the point of tangency thereof; thence North 65 degrees 21 minutes 07 seconds West on said centerline 100.39 feet to the point of curvature of a curve having a radius length of 300.00 feet which bears South 24 degrees 38 minutes 53 seconds West; thence Westerly on said centerline and curve 107.90 feet to the point of tangency thereof; thence North 85 degrees 57 minutes 33 seconds West on said centerline 243.48 feet to the True Beginning Point; containing 14.729 acres, more or less.

AND ALSO

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 32.32 feet to the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of the railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way line 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line and curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58 feet to the True Beginning Point of the parcel herein described on the North line of property described in a Warranty Deed recorded in Deed Record 266, Page 362 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 13 minutes 40 seconds East on said North line 261.12 feet; thence North to the South line of the Northwest Quarter of said Northeast Quarter; thence South 88 degrees 26 minutes 01 seconds West on said South line 260.93 feet to the East right-of-way line of the Monon Railroad; thence South 00 degrees 08 minutes 29 seconds East on said right-of-way line 5.50 feet to the True Beginning Point; containing 0.016 acre, more or less.

LESS

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line of said

Northeast Quarter 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 275.80 feet to the point of curvature of a curve to the right having a radius of 300.00 feet, which bears South 04 degrees 02 minutes 27 seconds West from said point; thence Southeasterly on said centerline and curve to the right 53.95 feet to the centerline of Ascot Hill North; thence North 14 degrees 20 minutes 40 seconds East on said centerline 147.98 feet to the point of curvature of a curve to the left having a radius of 250.00 feet which bears North 75 degrees 39 minutes 20 seconds West from said point; thence Northerly on said curve and centerline 63.53 feet to the point of tangency thereof; thence North 00 degrees 12 minutes 55 seconds West on said centerline 580.96 feet to the True Beginning Point of the real estate herein described; continuing thence North 00 degrees 12 minutes 55 seconds West 240.00 feet; thence North 89 degrees 47 minutes 05 seconds East 181.50 feet; thence South 00 degrees 12 minutes 55 seconds East 240.00 feet to a line that bears North 89 degrees 47 minutes 05 seconds East of the True Beginning Point; thence South 89 degrees 47 minutes 05 seconds West on said line 181.50 feet to the True Beginning Point; containing 1.00 acre, more or less.

All of the above described real estate is subject to all easements, restrictions, and rights-of-way of record.

Exhibit 7

PARCEL "D"

A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 88 degrees 22 minutes 33 seconds East (assumed bearing) on the south line of said Southeast Quarter 33.01 feet to a point on the east right-of-way line of the Monon Railroad, said point also being the Point of Beginning of the herein described real estate; thence North 00 degrees 09 minutes 41 seconds West on said east right-of-way line 1807.99 feet; thence North 89 degrees 50 minutes 19 seconds East 452.17 feet to a point on the east line of the real estate described in Instrument No. 97-45676 (Exhibit C) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 45 seconds East on said east line 486.82 feet to a point on the north line of the Southwest Quarter of said Southeast Quarter; thence the following two calls on the perimeter of said Quarter-Quarter: 1.) North 87 degrees 54 minutes 25 seconds East 802.03 feet; 2.) South 00 degrees 25 minutes 37 seconds East 1315.99 feet to a point on the south line of said Southeast Quarter; thence South 88 degrees 22 minutes 33 seconds West on said south line 1262.81 feet to the Point of Beginning, containing 43.05 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Exhibit 8

PARCEL "E"

A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 88 degrees 22 minutes 33 seconds East (assumed bearing) on the south line of said Southeast Quarter 33.01 feet to a point on the east right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on said east right-of-way line 1807.99 feet to the Point of Beginning of the herein described real estate; thence North 89 degrees 50 minutes 19 seconds East 452.17 feet to a point on the east line of the real estate described in Instrument No. 97-45676 (Exhibit C) in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 27 minutes 45 seconds West on said east line 822.59 feet to a point on the north line of said Southeast Quarter; thence South 87 degrees 26 minutes 20 seconds West on said north line 448.24 feet to a point on said east right-of-way line of said Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said east right-of-way line 803.81 feet to the Point of Beginning, containing 8.40 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Exhibit 9

PARCEL "F"

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet to the Point of Beginning of the herein described real estate; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on said west right-of-way line 801.15 feet to a point on said north line of said Southwest Quarter; thence South 87 degrees 45 minutes 58 seconds West on said north line 279.41 feet to the Point of Beginning, containing 5.12 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Exhibit 10

EXHIBIT 10

UNDERLYING ZONING FOR PARCELS A, B, C, and D
SF2-SINGLE FAMILY

WC § 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
 - a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
 - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building Height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

~~6. Minimum Setback Lines -~~

- Front yard - 50 feet
- Side yard - 12 feet; 50 feet if corner lot
- Rear yard - 30 feet
- Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

- Single story - 1350 square feet
- Two-story - 800 square feet
- Tri-level - 800 square feet (basement and first level)
- Story and one-half - 800 square feet

~~9. Parking - Off street parking shall be a minimum of two (2) spaces for each dwelling~~

D. SF 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations
- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

6. Minimum setback lines - all construction -

- Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
- not less than 80 feet on all other streets.
Subdivisions - not less than 30 feet
- Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
Three acre lots - 30 feet
- Rear yard -Subdivision - 30 feet
Three acre lots - 30 feet
- Minimum lot width at building line - Subdivisions - 100 feet
Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single family -

- Single story - 1200 square feet
- Two story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. **Parking** - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

E. ~~SE 3 - This district is established for residential homes medium density, single family with available public water and sewer facilities.~~

1. Permitted Uses -

- Single family dwellings
- Churches
- Public or private schools without dormitory accommodations
- Public parks - not to exceed five acres
- Fire station
- Accessory buildings as they relate to above uses
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body

Exhibit 11

EXHIBIT 11

UNDERLYING ZONING FOR PARCEL E AND PARCEL F
LB-LOCAL BUSINESS

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

- D. LB - Local and Neighborhood Business District - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. Special Requirements

Development Plan – Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. Permitted Uses - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. Special Exception Uses – None.

4. Minimum Lot Area – Five (5) acres.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements

a. Front Yard Adjacent to All Districts –

Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts -

Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts -

Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts -

Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts -

Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

a. Front Yard Adjacent to Non-Residential Districts -

Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts -

Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts -

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts –

Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

- a. Minimum Business Size – 800 square feet.
- b. Maximum Business Size – 30,000 square feet.
- c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

- a. See WC 16.04.120, Off-Street Loading and Parking; and,
- b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

a. Pedestrian Access and Orientation:

Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

b. Building Fascia:

All buildings and structures within a Local Business District development shall share a common architectural style.

c. Vehicle Access:

Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and parking area(s), including maintenance thereof.

Exhibit 12

EXHIBIT 12

UNDERLYING ZONING FOR PARCEL E AND PARCEL F
MF2-MULTI-FAMILY 2

B. MF2 – Multi-Family 2 -This district is established for medium density multi-family housing units. The purpose of the MF2 district is to provide affordable rental housing alternatives within the community.

1. Permitted Uses -

- Accessory buildings related to uses listed below
- Assisted living facilities
- Churches
- Day care centers
- Fire Stations
- Hospices
- Nursing homes
- Public parks
- Schools - public and private with or without dormitories
- Temporary buildings for construction purposes for a period of time not to exceed time of construction
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body

2. Special Exceptions -

- Convents, monasteries, theological schools, rectories and parish houses
- Manufactured home parks (in accordance with the provisions of the WC 16.04.090)
- Sanitariums

3. Permitted Home Occupations -

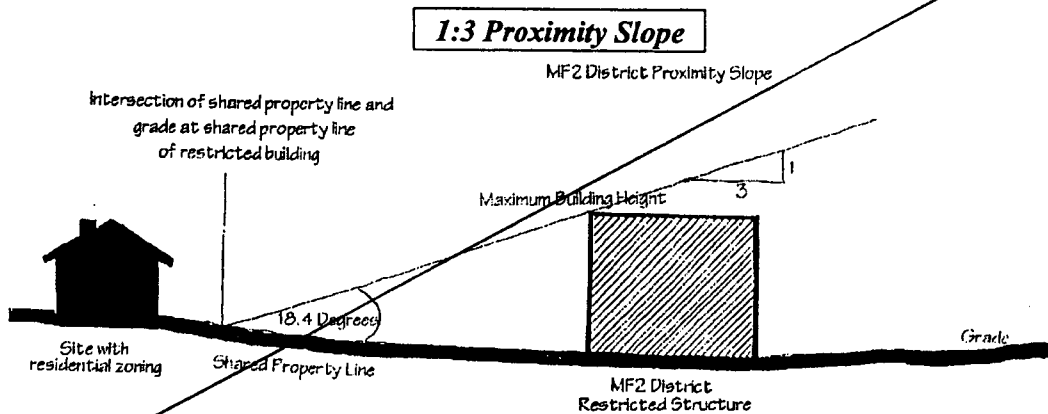
- Art studio
- Beauty shop - one chair operated by resident
- Business conducted entirely by mail
- Dressmaking
- Home garage sales not to exceed 7 days per year
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Repairing, servicing, or refurbishing equipment or parts, excluding motor vehicles, as long as the work is performed entirely within the home located in this district and performed by a member of the household living in the dwelling
- Teaching – such as musical instruments or dancing
- Typing and other office services

Permitted home occupations shall not include the employment of persons in addition to occupants of the dwelling unit in performance of such services, and shall not include exterior display of signs, except as permitted by the sign regulations for residential districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

4. Location – The following criteria shall be met for a rezone to MF2 to be granted:
 - a. MF2 districts shall be located within the corporate limits of the Town of Westfield.
 - b. ~~MF2 districts shall not be located within three quarters (.75) of a mile of another MF1 or MF2 district.~~
 - c. MF2 districts shall utilize water and sewer facilities of adequate capacity, connected to a public utility.
 - d. MF2 districts shall be contiguous to an existing developed parcel.
5. Maximum Dwelling Density - ten (10) dwelling units per acre
 6. Maximum Number of Dwelling Units Per Structure - ten (10) units
7. Maximum Number of Dwelling Units Per MF2 District - one hundred fifty (150) units
8. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
9. ~~Minimum Road Frontage - seventy (70) feet~~
10. Minimum Setback Requirements
 - a. Front Yard - thirty (30) feet
 - b. Side Yard - twelve (12) feet
 - c. Rear Yard - twenty (20) feet

11. ~~Proximity Slope~~ The angle of projection of the proximity slope for multi-family developments under this Section shall be at 18.4 degrees or a 1:3 slope, as illustrated in the following figure:



~~No MF2 structure shall be erected above the projected 1:3 proximity slope line. The maximum height of any structure will be thirty-five (35) feet.~~

12. Minimum Distance Between Structures - twenty (20) feet

Development Amenities - MF2 districts shall be provided with development amenities in accordance with the following requirements:

- a. At least twenty (20) percent of the gross land area within each MF2 district shall be designated as secondary green space areas. The ownership of green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.
- ~~b. In accordance with Table 16.04.040-1 below, MF2 districts shall be provided with the following number of amenities within their secondary green space.~~
- ~~c. The number of amenities required shall be proportional to the size of MF2 developments and may include, but is not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and raequetball courts. Picnic/barbecue areas and playgrounds are permitted as amenities in accordance with the following standards:~~
 - 1.) One picnic/barbecue area, that shall include at least one barbecue grill and one picnic table, per 50 dwelling units
 - 2.) One large playground at least 5,000 square feet in area per 150 units. The amount of square feet required is the total play area including safe fall zones. Play equipment should include a variety of elements within a designated area mulched

Table 16.04.040-1

Number of Units in Development	Minimum Number of Amenities Provided
1-60	2
61-90	3
91-120	4
121-150	5

~~14. Parking - In addition to the off street parking requirements in WC 16.04.120, the following provisions shall apply:~~

- ~~a. Parking lots and spaces exposed to public streets or adjacent to one and two family neighborhoods shall be screened by walls or other solid materials in addition to landscaping required in WC 16.06.~~
- ~~b. Solid screens or landscape materials shall be installed to protect the privacy of residents when parking spaces are located within ten (10) feet of residential units and to prevent headlights from shining directly into windows.~~

~~15. Building Materials - At least seventy-five (75) percent of building exteriors shall be covered with masonry materials, excluding all windows and doorways.~~

16. Transportation Accessibility -

- a. Street infrastructure within MF2 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles.
- b. Streets within MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.
- ~~c. At least two street accesses shall be provided for each MF2 development and adequate accessibility for emergency vehicles and school buses shall be ensured.~~
- d. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials.
- e. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels.
- f. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents.

~~17. Landscaping and Buffering - MF2 developments shall comply with the landscaping requirements in WC 16.06, Landscaping and Tree Preservation.~~

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

18. ~~Lighting~~ — see WC 16.07, Lighting

19. Other Requirements - see WC 16.04.100, Multi-Family Development Plans, Fencing, and Accessory Building Requirements.

Exhibit 13

AGRICULTURAL USES

A	B	C	D	E	F
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.

Agricultural Uses, Land Animal Related

Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.

Agricultural Uses, Non-Animal Related

Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.

Aquaculture

The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.

Commercial Non-Farm-Animals

Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.

Equine Services

Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.

Feed Lot

An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.

Feed Mill

A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

RESIDENTIAL USES

A	B	C	D	E	F
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
				X	X
		X	X		
X	X	X	X		
X	X	X	X	X	X
X	X	X	X	X	X

Accessory Apartment

A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.

Accessory Livestock, Non-Farm Animals

Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.

Boarding House

A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.

Elderly Housing

The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.

Guest House

An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.

Home Occupation

An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. There are three classifications of home occupation:

Home Occupation, Class I – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site.

Home Occupation, Class II – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted.

Home-based Business – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.

A	B	C	D	E	F
				X	X
X	X	X	X	X	X
				X	X

Manufactured Home Park

A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.

Multifamily Dwelling

The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.

Single Family Dwelling

The use of a lot for only one (1) dwelling unit, including site-built housing or manufactured housing.

Temporary Dwelling

The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.

Two Family Dwelling

The use of a lot for two (2) dwelling units within a single building.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

[illegible]

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.

Airport

A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.

Assisted Living Facilities

Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.

Camping Facility

A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.

Cemetery

Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.

Cemetery, Pet

Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.

Charitable, Fraternal, or Social Organization

A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.

Community Center

A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

Cultural Facility

A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Day Care Facility

A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.

Funeral Home

An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.

Governmental Facility

A government owned or operated building, structure, or land used for public purpose.

- (a) Group Home, Class I. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older, and maternity homes.
- (b) Group Home, Class II. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals.

An establishment primarily engaged in the provision of supportive care for terminally ill patients in a homelike facility.

A facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees, and visitors.

An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.

An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.

An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.

A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.

A building or structure, or group of buildings or structures, that by design and construction is primarily intended for conducting organized religious services **and associated accessory uses!!!**

A facility designed for educational, recreational, social, and other similar types of activities for retired persons.

A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, that teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.

Any facility used to provide telephone or telegraph services to the public, but not including general offices or wireless communication facilities.

A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.

Generating plants, electrical switching facilities and primary substations, and other services which are necessary to support principal development and involve minor structures such as lines and poles.

Facility designed for the treatment and discharge of wastewater.

Facilities designed for the collection, treatment, and transport of potable water.

Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

BUSINESS AND PERSONAL SERVICES

A	B	C	D	E	F
				X	X
				X	X
				X	X
				X	X

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.

Aircraft Charter Service

An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.

Airport Transportation Service

An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.

Appliance Repair

An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.

Auction House

A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

Bed and Breakfast

A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.

Boat Storage

A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of four or more boats.

Bottled Gas Storage and Distribution

Gas Storage and Distribution. An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.

Cargo and Package Service

An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.

Catalog and Mail-Order Sales

Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.

Caterer

A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.

Cleaning and Maintenance Services for Buildings

Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.

A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.

X	X
---	---

A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.

X	X
---	---

An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.

An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.

X | X

An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.

X | X

An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.

An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.

An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.

X	X
---	---

A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.

X X

Exterminating Service
A service related to the eradication and control of rodents, insects, and other pests.

X

An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.

An individual who designs, makes or repairs small firearms.

A	B	C	D	E	F	
						Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
				X	X	Insurance Agency An agency whose business is to underwrite, sell or broker insurance policies.
				X	X	Interior Decorating An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
				X	X	Legal Service An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
				X	X	Locksmith An establishment engaged in making or repairing locks.
						Lodging A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X				X	X	Meeting Facilities Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
				X	X	Office Equipment Repair An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
						Parking Facility An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
				X	X	Personal Grooming Services An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
				X	X	Pet Services Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
				X	X	Photographic Service An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

A	B	C	D	E	F	
				X	X	Real Estate Agency An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	X	X	X	X	Real Estate Sales Office or Model Home Office The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
				X	X	Security Systems Services Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.
				X	X	Shoe Repair A place of business primarily engaged in repairing footwear.
						Small Engine and Motor Repair An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
				X	X	Tailoring An establishment primarily engaged in making and selling men's and women's clothing to individual order.
				X	X	Tanning Salons Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.
						Taxidermist One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.
				X	X	Travel Agency An agency engaged in selling and arranging personal transportation and accommodations for travelers.
				X	X	Upholstery Service An establishment offering reupholstery and repair services and specific upholstery materials for sale.
				X	X	Veterinary Service (Indoor) An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.
						Veterinary Service (Outdoor) An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

See page 23 of this Exhibit 13 for additional uses permitted in Parcel E, if Parcel E is developed commercially, and in Parcel F, if Parcel F is developed commercially.

RETAIL AND WHOLESALE TRADE[illegible]

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal retail or wholesale trade use on the same lot.

Agricultural Sale Barn

Agricultural Sale Barn
A facility where a livestock auction market is conducted and may include agricultural products or equipment sold on a consignment basis.

Agricultural Supply

Natural Supply
An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seeds and other farm supplies, and non-mechanized equipment.

Apparel Shop

Shop
An establishment involved in selling clothing and clothing accessories.

Appliance Sales

Appliance Sales
Establishments involved in selling instruments or devices designed for a particular use, such as stoves, fans or refrigerators, that are operated by gas or electric current.

Audio/Video Store

Video Store
An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.

Automotive Sales

otive Sales
Establishments primarily engaged in the retail sale of new and used automobiles, noncommercial trucks, motor homes or recreational vehicles, including incidental storage, maintenance and servicing.

Automotive Supply

Automotive Supply
An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.

Bakery (Retail)

(Retail)
An establishment primarily engaged in the production and/or retail sale of bakery products.

Bakery (Wholesale)

(Wholesale)
An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.

Bookstore

A place of business where books and magazines are the main items offered for sale.

Building Materials

g Materials
Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.

Cabinet Sales

at Sales
Establishments primarily engaged in selling cabinets, none of which are made on the premises.

An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.

Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, ~~gasoline sales~~, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

Places of business where draperies are the main product offered for sale.

An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work.

Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.

Establishments involved in the sale of packaged fertilizer and fertilizer materials.

An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.

An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.

An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	E	F	
				X	X	Flooring, General Sales Places of business where floor coverings or hard wood flooring are the main products offered for sale.
				X	X	Furniture Sales Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
				X	X	Gallery An establishment primarily engaged in displaying and selling artistic work to the general public.
				X	X	Garden Centers Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
				X	X	Gift Shop An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
				X	X	Grocery Store A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
				X	X	Handicrafts Places of business that sell articles fashioned by those engaged in handicrafts.
				X	X	Hardware An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
						Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
				X	X	Hobby, Toy, and Game Shops Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
						Home Improvement Center An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
				X	X	Housewares and Home Furnishings Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

A	B	C	D	E	F	
						Industrial Supplies Establishments primarily engaged in marketing industrial supplies, such as bearings, boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
				X	X	Jewelry An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as rings, bracelets and brooches; sterling and plated silverware; and watches and clocks.
				X	X	Leather Goods and Luggage Stores Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods, except clothing.
				X	X	Liquor Store An establishment primarily engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine and whiskey, for off-premises consumption.
						Marine Supply An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.
						Manufactured Housing Sales Establishments primarily engaged in the retail sale of new and used mobile homes, new manufactured houses, and new modular homes, including incidental storage.
				X	X	Meat Market A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.
						Motorcycle Sales Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.
				X	X	Music Store An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.
				X	X	Office Supplies Places of business where stationer and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.
				X	X	Optical Goods Establishments involved in selling visual devices or products.
				X	X	Pet Shop A place of business where domestic animals, and products for the health and care of domestic animals, are sold.
						Petroleum Products An establishment primarily engaged in the retail sale of petroleum products, such as fuel oil and kerosene, from bulk liquid storage facilities.

A	B	C	D	E	F
				X	X
				X	X
				X	X
				X	X
				X	X
				X	X

Restaurant

An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only.

Restaurant (Drive-in)

An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.

Sporting Goods

Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.

Tavern

A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.

Tobacco Shops, Specialty

Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.

Used Merchandise (Antiques)

A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.

Used Merchandise (Flea Market)

An open-air market for secondhand articles and antiques.

Used Merchandise (General)

A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

See page 23 of this Exhibit 13 for additional uses permitted in Parcel E, if Parcel E is developed commercially, and in Parcel F, if Parcel F is developed commercially.

AUTOMOTIVE AND TRANSPORTATION SERVICES

A	B	C	D	E	F

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal automotive or transportation service use on the same lot.

Automotive Paint Shop

An establishment primarily engaged in automotive painting and refinishing.

Automotive Rentals

Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.

Automotive/Boat Repair/Service Shop 4

An establishment primarily engaged in general or specialized automotive, motorcycle, or watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing and like services.

Automotive Tire Sales/Repair

An establishment primarily engaged in the retail sale and repair of automotive tires.

Bus Terminal \

A facility designed to accommodate passengers who arrive and depart on commercial buses, which may include management offices, bus parking or storage areas and personal services for passengers.

Car Wash

An area or structure equipped with automatic or self-service facilities for washing automobiles.

Cold Storage Facility

A facility designed for storing perishable goods in a cold place.

Gasoline Service Station

An establishment primarily engaged in selling gasoline and lubricating oils and which may sell other incidental merchandise or perform minor repair work.

Grain Elevator

A building for buying, selling, storing, discharging and sometimes processing grain.

Refueling Center ,

An establishment engaged in selling automotive fuel only. Such an establishment may be affiliated with a shopping center anchor tenant.

Taxicab Base Facility、

An establishment primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules.

Transfer or Storage Terminal ✓

An establishment primarily engaged in furnishing local and long distance trucking and storage services, including parking and storage areas for vehicles used in the operation of the terminal.

A	B	C	D	E	F

Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

AMUSEMENT AND RECREATIONAL SERVICES

[illegible]

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.

Amphitheater

An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.

Club or Lodge

A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.

Park and Recreational Services, For Profit

Commercially-operated, for-profit, park and recreational uses which may include:

- ~~establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds;~~
- ~~sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs;~~
- physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.

Park and Recreational Services, Not For Profit

Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

Private Recreational Facility

A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.

Resorts

A facility for temporary guests where the primary attraction is generally recreational features or activities.

Theater, Indoor

A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.

Transient Amusement Enterprises

Carnivals, circuses or other similar transient amusement enterprises.

MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

[illegible]

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal manufacturing, mining, construction, or industrial use on the same lot.

Apparel

An establishment primarily engaged in manufacturing clothing and clothing accessories.

Appliance Assembly

An establishment primarily engaged in manufacturing instruments or devices for a particular use, such as stoves, fans or refrigerators, that are operated by gas or electric current.

Beverage Products

Establishments primarily engaged in manufacturing beverages, beverage bases and beverage syrups.

Bottling Machinery

An establishment primarily engaged in manufacturing machinery for use by the food products and beverage manufacturing industries in washing, sterilizing, filling, capping, labeling, and so forth, of food and beverage products; and parts and attachments for the machinery.

Cans and Metal Containers

Establishments primarily engaged in manufacturing metal cans and metal shipping containers such as barrels drums, kegs, and pails, from purchased materials.

Cement Products

A use engaged in processing and manufacturing materials or products predominantly from cement.

Commercial Printing

Establishments primarily engaged in letterpress and screen commercial or job printing, including flexography; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.

Construction Trailer

The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.

Cut Stone and Stone Products

Establishments primarily engaged in cutting, shaping and finishing marble, granite, slate and other stone for building and miscellaneous uses.

Dairy Products

Establishments primarily engaged in manufacturing creamery butter, natural cheese, condensed and evaporated milk, ice cream, and frozen desserts, and special dairy products, such as processed cheese and malted milk; and processing (pasteurizing, homogenizing, vitaminizing, bottling) fluid milk and cream, and related products, for wholesale or retail distribution.

Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Establishments involved in manufacturing instruments used in engineering and scientific procedures.

Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.

Establishments involved in manufacturing or processing food products.

An establishment involved in manufacturing, repairing and/or refinishing furniture.

Contractor. An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.

Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.

Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.

Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.

An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.

Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.

An establishment involved in manufacturing and assembling machinery.

A workshop in which materials are machined to size and assembled.

Working Machinery
An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

Extraction:
The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.

Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.

Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.

Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.

Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

Boat Building

Signs and Advertising Displays

Stamping, Metal and Automotive

Structural Steel Fabrication

Warehousing and Distribution Activities

Watches and Clocks

Welding

Wood Products

22

A	B	C	D	E	F	
				X	X	Specialty Department Store not to exceed 10,000 square feet.
				X	X	Local Neighborhood Pub.
				X	X	Day Spa.
				X	X	Quick Print Sign Store.
X	X	X	X	X	X	Construction Trailer – The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
				X	X	Paint and Wall Paper Stores.
				X	X	Picture Framing.
				X	X	Plumbing Showrooms and Shops.

NOTE – Free-standing, fast food, drive-in restaurants are prohibited in all Parcels A, B, C, D, E and F.

Exhibit 14

VIKING MEADOWS
Residential Development Standards Matrix

5/10/04

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear					
A	SF-2	138	75'	50'	9,250 sq.ft.	35'	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	1,800 sq. ft.	2,200 sq. ft.	148.64	2.2 Units Per Acre	See Exhibit 16
A	SF-2	188	85'	50'	10,500 sq.ft.	35'	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	2,200 sq. ft.	2,600 sq. ft.			See Exhibit 17
B	SF-2	70	95'	50'	12,000 sq.ft.	35'	25'	9' min. 18' Aggregate Side Yard Between Structures	25'	2,400 sq. ft.	3,000 sq. ft.	58.78	1.2 Units Per Acre	See Exhibit 18
C	SF-2	43	3/4 acre lots 100'	50'	32,670 sq.ft.	35'	25'	10' min. 20' Aggregate Side Yard Between Structures	25'	2,600 sq. ft.	3,200 sq. ft.	42.95	1 Unit Per Acre	See Exhibit 19
D	SF-2	33	1 3/4 acre lots 110'	50'	1.75 acres	35'	30'	10' min. 20' Aggregate Side Yard Between Structures	25'	2,800 sq. ft.	3,600 sq. ft.	66.43	1 Unit Per 2 Acres	See Exhibit 20
Total:		472										316.8	1.49 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.

Exhibit 15

VIKING MEADOWS

Development Standards Matrix for Parcels E and F: Commercial and Multi-Family Options

6/1/2004

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear					
E	LB	N/A	50'	N/A	43,560	40' **	60'****	50'****	60'****	N/A	N/A	8.16	N/A	See Section 9.7 of PUD Ordinance
E	MF-2	82	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min. ****	20'****	1200 sq.ft.	1500 sq.ft.	8.16	10 Units Per Acre	See Section 9.6 of PUD Ordinance
F	MF-2	51	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min. ****	20'****	1500 sq.ft.	1800 sq.ft.	5.12	10 Units Per Acre	See Section 9.8 of PUD Ordinance
Total:		133										13.28	10 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.

**Note: Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.

***Note: These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.

****Note: Provided, however, that the minimum building setback shall be 65' from the proposed right-of-way line along 161st Street.

Exhibit 16

EXHIBIT 16

ARCHITECTURAL STANDARDS
PARCEL A - 75' LOTS

1) Lot Width:

Minimum of 75 ft. at front building line

2) Minimum Square Footage:

One-story home: 1800

Two-story home: 2200

3) Side Yard Setbacks:

5 ft. minimum

15 ft. minimum between residences

4) Roof Pitch:

Front to back: 6/12

Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) Roof Overhangs:

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) Roof Ridgeline:

- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
- B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
- C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**

- A. Each home shall have a minimum of three (3) corner breaks on the front and rear facades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six feet (6') shall count toward this requirement.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. Slabs, crawl space and basements will be permitted.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of four (4) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum two-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on 50% of the front façade (exclusive of windows, doors and garage doors). Any homes which immediately back up to 156th Street, 161st Street or Oak Ridge Road shall either have masonry on 50% of the rear façade (exclusive of windows, doors and garage doors), or a screen porch or sunroom on the rear facade.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 8 shrubs (18" planted)
 - 1 yard tree (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 17

EXHIBIT 17

ARCHITECTURAL STANDARDS
PARCEL A – 85' LOTS

1) **Lot Width:**

Minimum of 85 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 1800

Two-story home: 2200

3) **Side Yard Setbacks:**

5 ft. minimum

15 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 6/12

Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.

C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear facades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six feet (6') shall count toward this requirement.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. Slabs, crawl space and basements will be permitted.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of four (4) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum two-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on 50% of the front façade (exclusive of windows, doors, and garage doors). Any homes which immediately back up to 156th Street, 161st Street or Oak Ridge Road shall either have masonry on 50% of the rear façade (exclusive of windows, doors, and garage doors), or a screen porch or sunroom on the rear facade.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 8 shrubs (18" planted)
 - 1 yard tree (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public

street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 18

EXHIBIT 18

ARCHITECTURAL STANDARDS – PARCEL B

1) **Lot Width:**

Minimum of 95 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2400

Two-story home: 3000

3) **Side Yard Setbacks:**

9 ft. minimum

18 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear facades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six feet (6') shall count toward this requirement.

8) Equipment Vents:

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) Foundations:

- A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) Windows:

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of six (6) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) Garages:

- A. All homes shall have a minimum three-car attached garage.

12) Masonry Requirements:

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) Siding Requirements:

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) Landscaping:

- A. Front landscaping:
 - 16 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public

street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a historical architectural style.

Exhibit 19

EXHIBIT 19

ARCHITECTURAL STANDARDS – PARCEL C

1) **Lot Width:**

Minimum of 100 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2600

Two-story home: 3200

3) **Side Yard Setbacks:**

10 ft. minimum

20 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six feet (6') shall count toward this requirement.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) **Windows:**

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear facades to include a minimum of six (6) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum three-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 20 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public

street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 20

EXHIBIT 20

ARCHITECTURAL STANDARDS – PARCEL D

1) **Lot Width:**

Minimum of 110 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2800

Two-story home: 3600

3) **Side Yard Setbacks:**

10 ft. minimum

20 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six feet (6') shall count toward this requirement.

8) Equipment Vents:

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) Foundations:

- A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) Windows:

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of six (6) windows and each side façade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) Garages:

- A. All homes shall have a minimum three-car attached garage.

12) Masonry Requirements:

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) Siding Requirements:

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) Landscaping:

- A. Front landscaping:
 - 24 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage)
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the

public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

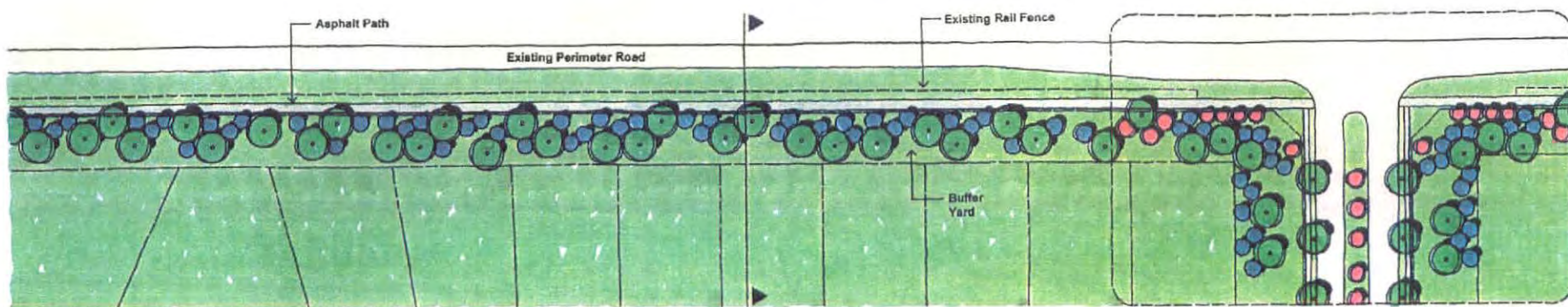
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes and (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by the Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

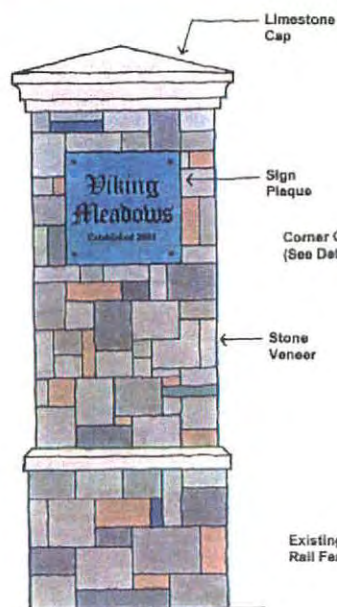
¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 21



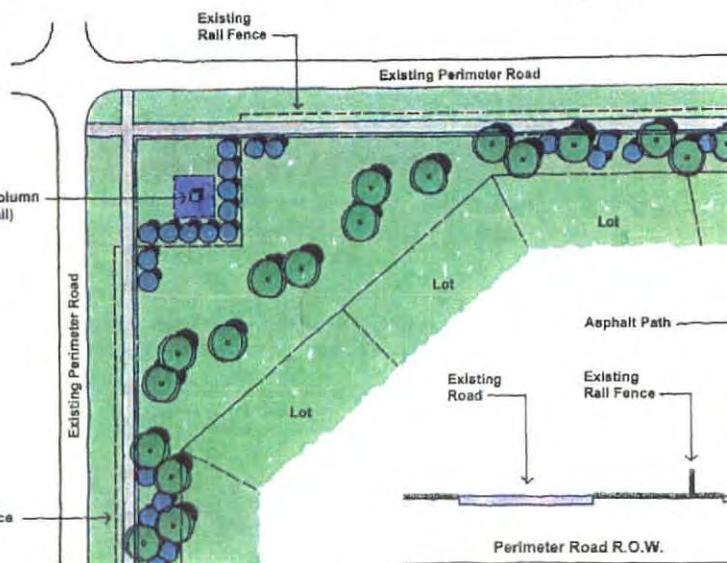
Buffer Yard Plan

Scale: 1" = 40'



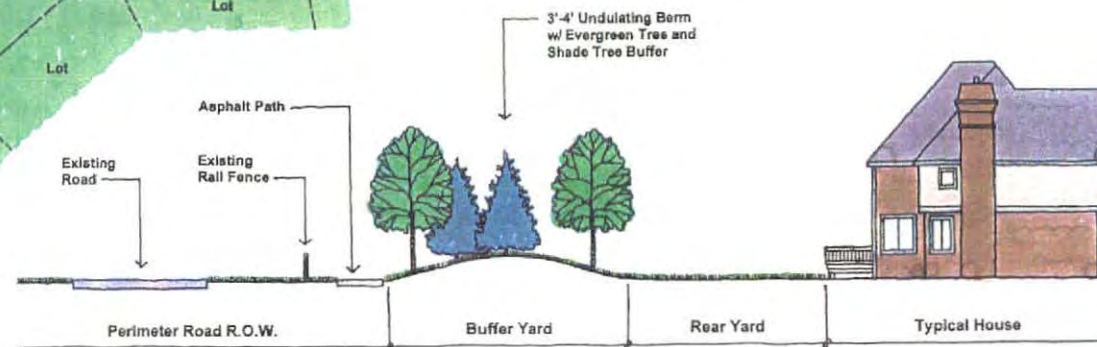
Column Detail

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



Corner Column Plan

Scale: 1" = 40'



Buffer Yard Section

Scale: 1" = 10'

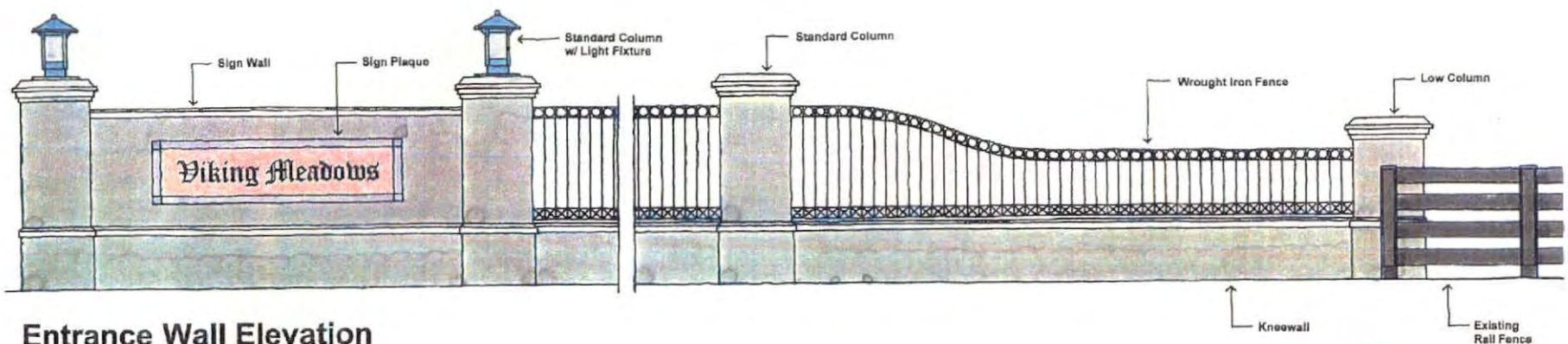
Viking Meadows
Westfield, Indiana

Perimeter Treatments



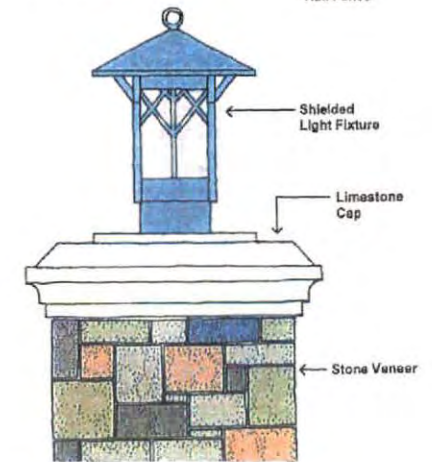
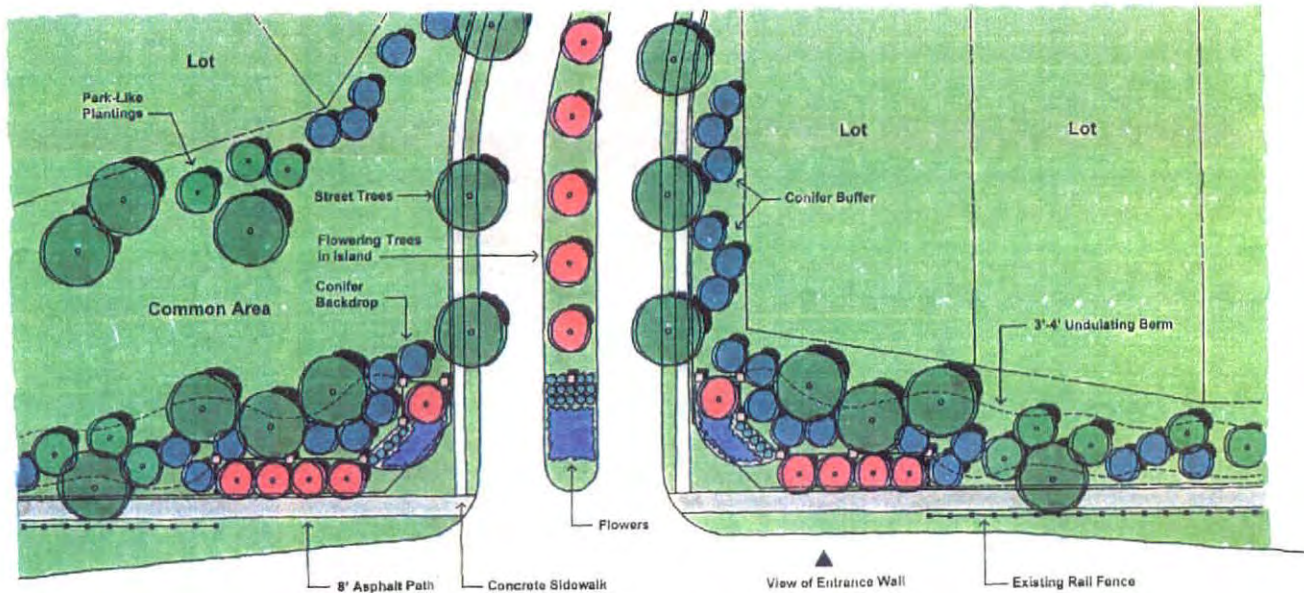
January 21, 2004

Exhibit 22



Entrance Wall Elevation

Scale: 1/2" = 1'-0"



Column Detail

Scale: 1-1/2" = 1'-0"

January 21, 2004

Viking Meadows
Westfield, Indiana

Entrance Treatments



Scale in Feet:

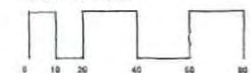


Exhibit 23

WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;
5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and
7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;
2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

Exhibit 24

WC 16.08.010 Sign Standards - General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to establish sign regulations for the design, placement, and maintenance of signs in Washington Township which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along thoroughfares and at intersections, enhance the aesthetic environment of Westfield-Washington Township, safeguard property values, minimize possible adverse effects of signs on nearby property, protect public and private investment in buildings and open spaces and implement relevant provisions of the comprehensive plan as updated on an annual basis.

Westfield Washington Township wishes to balance the rights of businesses to identify themselves with the rights of the public to have uncluttered, safe and attractive public rights-of-way. The responsible regulation of signs will foster business opportunities and improve the quality of life in Westfield-Washington Township.

B. Applicability.

These regulations shall be applicable to all signs within Westfield-Washington Township, which:

1. Are newly constructed, erected, or placed into operation after the effective date of this chapter; and
2. Involve relocation or replacement of existing sign structures or supports commenced after the effective date of this chapter.

C. Exceptions.

All signs require a sign permit from the Community Development Department. Exceptions to the sign standards and permit requirements under this chapter shall include:

1. All regulatory, informational, identification, or directional signs required by law or government entity;
2. Scoreboards for public and private recreational facilities and institutions that do not provide for commercial or business advertising displays;
3. Postal signs, historic site makers or plaques, flags of government or noncommercial institutions, gravestones, and address numbers;
4. Structures and/or containers intended for separate use such as phone booths, waste management containers, and point-of-purchase advertising displays;
5. Lettering or symbols placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes;
6. Private informational signs such as "no trespass," "private," "sale," etc. which do not exceed four (4) square feet in surface area;

7. Signs not more than two (2) square feet in area provided, that no more than one such sign shall be permitted per premises;
8. Signs offering residential property for sale, lease, or rent, provided that such signs shall not exceed eight (8) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage;
9. Signs offering commercial or industrial property for sale, lease, or rent, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, and are limited to a maximum of one (1) sign per street frontage;
10. Signs advertising construction projects, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) sign per street frontage, and shall be removed at the end of construction;
11. Political signs which do not impair lines of sight for vehicles or pedestrians provided that the signs are removed within seven (7) days following the subject event; and
12. Seasonal decorations within the appropriate holiday season or civic festival season

D. Prohibitions.

Prohibitions to these sign standards shall include the following:

1. No signs or sign structure shall be similar in coloring, shape, function or location nor resemble, conflict with or be confused with any approved traffic-control sign or device;
2. No sign shall create a safety hazard for vehicles or pedestrians as determined by the Town Engineer or designee;
3. No sign shall be placed in any public right-of-way except publicly owned traffic-control and transit signs, informational, identification, and directional signs;
4. No pole signs shall be permitted within Westfield-Washington Township;
5. No off-premise sign shall be permitted within Westfield-Washington Township;
6. No display of temporary signs such as banners, flags, posters, pennants, ribbons, streamers, spinners, strings of lights, balloons or inflatable signs shall be permitted except on a limited basis pursuant to Section WC 16.08.010 L;
7. No sign shall project into the public right-of-way; except that a business sign mounted on a building may be permitted to project eighteen (18) inches from the face of a building elevation. Relief from this standard may be granted by the Town Council or designee;
8. No sign shall be mounted on a roof or extend above an eave or parapet of a building wall;
9. No sign shall be permitted to revolve, flash, blink, swing or appear to move;
10. No sign shall be affixed to trees, fence posts, utility poles or other support structures; and
11. No sign shall be placed on a personal or commercial vehicle or trailer which is then parked or positioned for the primary purpose of displaying the said sign.

E. General Sign Regulations.

All signs shall conform to the following regulations:

1. Signs must be kept clean, painted, in working operation and free of hazards, such as but not limited to, faulty wiring and loose fastenings, and must be maintained at all times in a safe condition so as not to be detrimental to the public health, safety or general welfare;
2. All monument signs shall be designed and located to maintain clear lines of sight along public rights-of-way;
3. Illumination of signs shall be regulated per Section WC 16.07 of the Westfield-Washington Township Zoning Ordinance;
4. Illuminated signs shall be setback a minimum distance of twenty-five (25) feet from any residential district;
5. Maximum sign height shall be measured from the ground upon which the sign is placed or crown height of the adjacent roadway whichever is higher;
6. Notwithstanding other provisions of these regulations, a single nonresidential use within a commercial or industrial zoning district may not be restricted to less than twenty-five (25) square feet of sign area nor shall any single nonresidential use be permitted to display more than five (500) hundred square feet of sign area;
7. Sign area shall be computed as the smallest continuous regular geometric figure needed to circumscribe a sign display including writing, representations, emblems, logos or other displays, exclusive of the supporting framework, base, or structural bracing clearly incidental to the sign display;
8. Abandoned sign copy shall be removed by the owner or lessees of a site upon which the sign is located within three (3) months after the business or service advertised by the sign ceases operations; and
9. Sign foundations and structures with copy removed may remain upon a site for twenty-four (24) months with the property owner's written consent provide that the foundations and structure are maintained pursuant to WC 16.08.010 E, 1.

F. Residential District Signs.

No sign shall be erected in a residential district except for the following:

1. Residential complexes and subdivisions shall be permitted one (1) monument sign per residential complex or subdivision entrance, which shall not exceed nine (9) feet in height, and shall not exceed thirty-two (32) square feet per sign face;
2. Residential complex or subdivisions entrances shall be permitted a maximum of two (2) separate sign display areas provided that the sign display areas are directly incorporated into an entrance landscape feature, wall, or other decorative feature. In no instance shall the sign display area exceed fifteen (15) feet in height or total more than one hundred (100) square feet of sign area;
3. Home occupations shall be permitted one (1) sign per residence which shall not exceed 4 square feet in total sign area; and
4. Home occupation signs shall only be affixed to a wall or door of a residence.

G. Individual Nonresidential Signs.

1. A maximum of one (1) monument sign shall be permitted for each public street frontage per lot in all zoning districts;

2. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face;
3. Monument sign display area may have a maximum height dimension of six (6) feet and a maximum width dimension of twelve (12) feet;
4. Monument signs may have a maximum sign height of nine (9) feet only when incorporating a sign base and sign cap features;
5. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet;
6. Sign caps and bases shall not be used for sign display or advertising purposes;
7. In all nonresidential zoning districts, total sign area allocation permitted for any commercial or industrial property shall be one (1) square foot of sign area for each one linear foot of building fronting on a public street;
8. The total sign area allocation may then be divided between monument, wall, and awning signs permitted by Chapter 16.08;
9. Walls signs located on a side wall are limited in size to one-half (0.5) square feet of sign area for each one (1) linear foot of building frontage on a public street and shall reduce the overall total sign area allocation by said amount;
10. All signs shall conform to the side and rear yard setback requirements for structures as set forth in Chapter 20.07 of this zoning ordinance; and
11. Signs shall have a minimum front yard or right-of-way setback requirement of five (5) feet from a property line or right-of-way.

H. Downtown Center.

The Local Business Historical District (LB-H) shall be regulated per Section WC 16.08.010, G of the Westfield-Washington Township Zoning Ordinance. In addition to these signs standards the following signs are also permitted within the Downtown Center:

1. Projecting signs which do not exceed sixteen (16) square feet per sign face.

I. Nonresidential Center Signs.

1. Nonresidential centers less than 25,000 square feet in size shall be permitted one monument sign per nonresidential center, which shall be no greater than nine (9) feet in height and have no more than sixty (60) square feet of sign area per face;
2. Nonresidential centers which range in size from 25,000 square feet to one hundred thousand (100,000) square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face;
3. Nonresidential centers greater than one hundred thousand (100,000) square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face;

4. Nonresidential center signs shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed six (6) feet;
5. Sign caps and bases shall not be used for display or advertising purposes;
6. In addition to a nonresidential center sign, a nonresidential center shall be permitted one (1) entrance sign per point of ingress;
7. Nonresidential center entrance signs shall be limited to a maximum of six (6) feet in height, a sign area of thirty (30) square feet per sign face;
8. In all nonresidential zoning districts, total sign area allocation permitted for any commercial or industrial property shall be one (1) square foot of sign area for each one (1) linear foot of building on a front elevation;
9. The total sign area allocation may then be divided between monument, wall, and awning signs permitted by Chapter 16.08;
10. Walls signs in nonresidential centers shall be located on front building elevations except that those tenants with corner locations are permitted to place one sign on a side wall;
11. Any side wall sign shall be deducted from the total sign allocation for the tenant space and shall be limited to one-half (0.5) the total sign area permitted for the tenant space;
12. Outlots within a nonresidential center shall not be permitted monument signs; and
13. Outlot wall signs are limited to four (4) square feet of sign area for each one (1) linear foot on the longest building elevation.

SIGN DEVELOPMENT STANDARDS				
Land Use	Maximum Number of Signs per Street Front	Maximum Sign Area per Face	Maximum Sign Height	Total Sign Area Ratio
DISTRICTS				
Residential Complex & Subdivision	1	32	9	--
Individual Nonresidential Use	1	60	9	1:1 + Bonus
Downtown Center				
Small Nonresidential Center	1	60	9	1:1 + Bonus
Medium Nonresidential Center	1	120	15	1:1 + Bonus
Large Nonresidential Center	1	250	25	1:1 + Bonus

J. Sign Area Bonus.

The total sign allotment for an individual nonresidential use or a nonresidential center may be increased by a specified percentage for compliance with design criteria listed below. Percentage increases shall be based on the original sign allotment calculation. If more than one criterion is met, then sign area bonuses will be granted cumulatively.

1. Sign Number. A five (5%) percent area bonus shall be granted for limiting the total number of signs to three (3) or less;
2. Individual Letters. A ten (10%) percent area bonus shall be granted for wall signs which consist of individual letters mounted directly on a building surface;
3. Wall Signs. A ten (10%) percent area bonus shall be granted for not having a monument sign;
4. Monument Signs. A ten (10%) percent area bonus shall be granted for using brick, stone or equivalent substitute in the construction of a sign base, cap and supporting structure;
5. Landscaping. A ten (10%) percent area bonus shall be granted for landscaping the area around a base of a monument sign. Refer to Section 16.06.010 of the Zoning Ordinance for landscaping details;
6. Alternative Materials. A ten (10%) percent area bonus shall be granted for wall and ground signs which for using decorative wood, sculpted metal, or equivalent substitutes;
7. Matching Materials. A ten (10%) percent area bonus shall be granted if over fifty (50%) percent of the sign base, cap, and supporting structure matches building materials used on a front elevation of a building; and
8. Nonresidential Centers. A ten (10%) percent area bonus shall be granted if nonresidential center management mandates a uniform and complimentary sign color scheme so long as the color scheme has been approved by the Planning Director or designee.

K. Sandwich Board Signs.

Sandwich board signs shall only be permitted in commercial zoning districts and shall conform to the following regulations:

1. The placement of sandwich board signs shall not impede pedestrian or vehicular traffic;
2. One (1) sandwich board sign shall be permitted per individual commercial or business use;
3. Sandwich board signs shall count toward the total sign allotment for a commercial use or business;
4. Sandwich board signs shall not exceed six (6) square feet per sign face;
5. Sandwich board sign faces shall be constructed of a chalk board type material or equivalent substitute which permit the application of any identification, message or information with a non-permanent type of text, design or logo;
6. Sandwich board sign width shall not exceed three and one-half (3.5) feet when measured from the outside of a sign support and/or sign face;
7. Sign height shall not exceed five (5) feet when measured from the ground to the top of a sign face or sign support structure;
8. Sandwich board signs shall have a base support and the base support shall be weighted with a minimum ten (10) pound ballast to ensure sign stability;

9. Sandwich board signs shall not be permanently affixed to any structure or sidewalk, and must be removed at the end of each business day;
10. Signs shall only be placed on sidewalks six (6) feet in width or greater;
11. Placement of sandwich board signs in a public right-of-way shall require approval by the Westfield Town Council, or designee; and
12. More than two (2) sign violations in one calendar year shall result in the termination of the sandwich board sign permit and require removal of the sandwich board for that calendar year.

L. Temporary and Special Event Signs.

Temporary and special event signs shall only be permitted in commercial zoning districts and shall conform to the following regulations.

1. New businesses, seasonal businesses, grand openings or special events may display signs prohibited in subsection 16.08.010 D, 6, after having applied for and received a sign permit;
2. All existing business shall be limited to one (1) temporary sign permit annually;
3. All temporary signs shall be placed on the property on which the commercial or industrial use or business is being conducted;
4. Temporary sign permits shall be limited to fifteen (15) calendar days per quarter; and
5. Temporary sign permits may be issued for a calendar year or renewed on a quarterly basis at the Community Development Department

M. Nonconforming Signs.

All existing signs which do not conform to this section are designated lawfully nonconforming and shall either be removed or brought into compliance with these regulations at such a time when new development or expansion is proposed, or when a change in signage is proposed for the property upon which the sign is located. Lawful nonconforming signs shall not be relocated, expanded, or altered except to permit routine maintenance and repairs. In no case shall the replacement of individual tenant name panels on a non-residential center sign constitute the need to bring the non-residential center sign into compliance with these sign regulations.

N. Permits.

After the effective date of the ordinance codified in this title, and except as otherwise provided, no person shall erect any sign as defined herein without first obtaining a sign permit from the Community Development Department. Signs which shall not require a permit include all signs or displays permitted in Section 16.08.010 C, Exceptions. Application for a permit shall be made in writing, upon forms prescribed and approved by the Director and shall contain the following information:

1. Name, address, and telephone number of applicant or business;
2. Site address;

3. Graphic scale;
4. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
5. A site plan indicating the location of any existing or proposed monument signs;
6. A square footage calculation of any proposed sign(s), as well as the location and square footage of all existing on-site sign(s);
7. Elevation of proposed signs including size, materials, color and dimensions;
8. A true color rendering of the proposed signs;
9. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination;
10. Indication of sign-type(s) as defined in this chapter;
11. Written consent of the owner of the building, structure, or land on which the sign is to be erected if the applicant is not the owner; and
12. Temporary and special event sign displays shall provide a schedule for sign displays which indicate the dates and duration of the sign displays.
13. Any other information necessary to support a thorough review of the project and as requested in writing by the Director

All applications for permits shall be accompanied by payment of fees. The fee schedule shall be kept on file in the Community Development Department. If the proposed sign plan is in compliance with all the requirements of this zoning ordinance, a permit shall be issued.

O. Violations and Enforcement.

The Director or designee is authorized to enforce all provisions of this chapter. Violations of this Ordinance shall be subject to the enforcement remedies and penalties provided by this Ordinance, by other Town ordinances, and by state law. Remedies of the Town shall include

1. The Director or designee shall advise the owner of the sign, business, building, structure or premise in writing of a violation of this chapter and specify a date for compliance which shall not exceed thirty (30) days;
2. The written notice shall describe the violation, appeal process, and enforcement provisions including penalties that may be assessed;
3. Issuing a stop work order for any and all work on any signs on a site;
4. Seeking an injunction or other restraint that requires the removal of the sign or correction of the nonconformity;
5. Imposing civil penalties in accordance with the following schedule:
 - a. \$50 for the first day of the violation;
 - b. \$100 for the second day of the violation;
 - c. \$250 for the third day of the violation; and
 - d. \$500 a day each day thereafter that violation continues; and
6. And other remedies provided for or allowed by state law or Town Codes.

Exhibit 25

EXHIBIT 25

PRELIMINARY/ANTICIPATED CONSTRUCTION PHASING

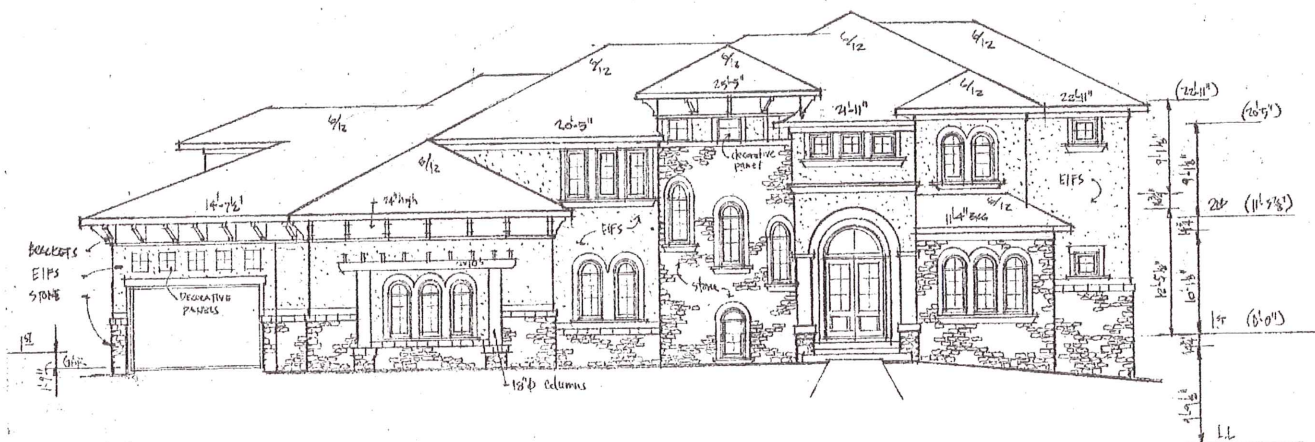
Viking Meadows is a 317-acre, high-end residential community serving five different price points in the housing market. Also included is 13.5 acre local business district intended to serve as a neighborhood center for the community and a potential gathering hub for the Monon Trail. The Monon Trail, which bisects the property, serves as a pedestrian trail to the neighborhood center and also serves to separate the exclusive estate lots from the remaining subdivision.

The phasing of construction will be influenced by several factors. The availability and location of the utilities, specifically the sanitary lift station, has yet to be determined and may change the following projections. The existing horse farm operations will be phased out gradually over the next few years and will dictate the availability of certain portions of the real estate. The construction of U.S. 31 into a limited access interstate and the potential interchange at 161st Street would affect not only how we develop the local business but also its timing. And finally the occupation and future move of both Peterson families will determine the development of the estate lots.

In the summer of 2004, our initial plan is to develop a 30 to 35-lot section of 75' to 85' wide lots in the northwest corner along the intersection of Oak Ridge Road and 161st Street. The entry to this section will be off of 161st Street. Simultaneously with the above section, a 25 to 30-lot section of 85' to 100' wide lots will be developed north of 156th Street. The initial entrance will be from 156th Street. Based on our annual sales volume we would develop similar sections of both neighborhoods moving south and east with each section. The actual horse track would be one of the last areas developed. Averaging approximately 45 to 50 sales per year would extend our construction and sales out seven to eight years.

The 3/4 acre estate lots would potentially be offered in the fall of 2005 and be constructed in two sections with sales projected through the year 2011. The 1-3/4 estate lots would be offered in the fall of 2005 or 2006 and begin along 156th Street and move south toward Greyhound Pass. Sales of these exclusive lots are anticipated to be slow at 1 to 2 lots per year.

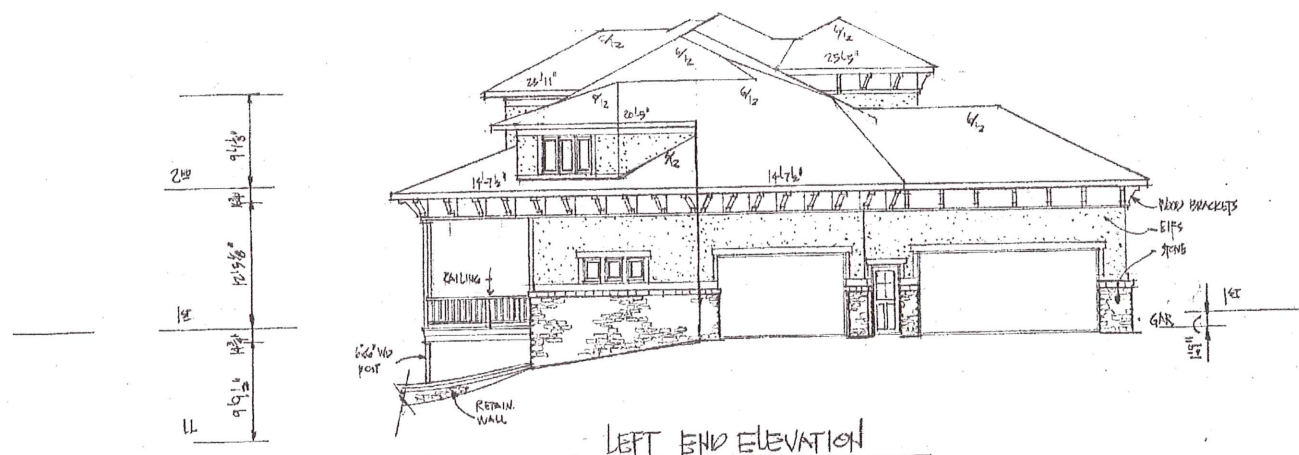
The local business, as suggested earlier, may hinge on the potential interstate along U.S. 31. This area is also north of a large ravine and may be delayed due to sanitary sewer availability. Assuming all things progressed as planned, this area would be available for sales during the summer of 2006 or 2007.



FRONT ELEVATION

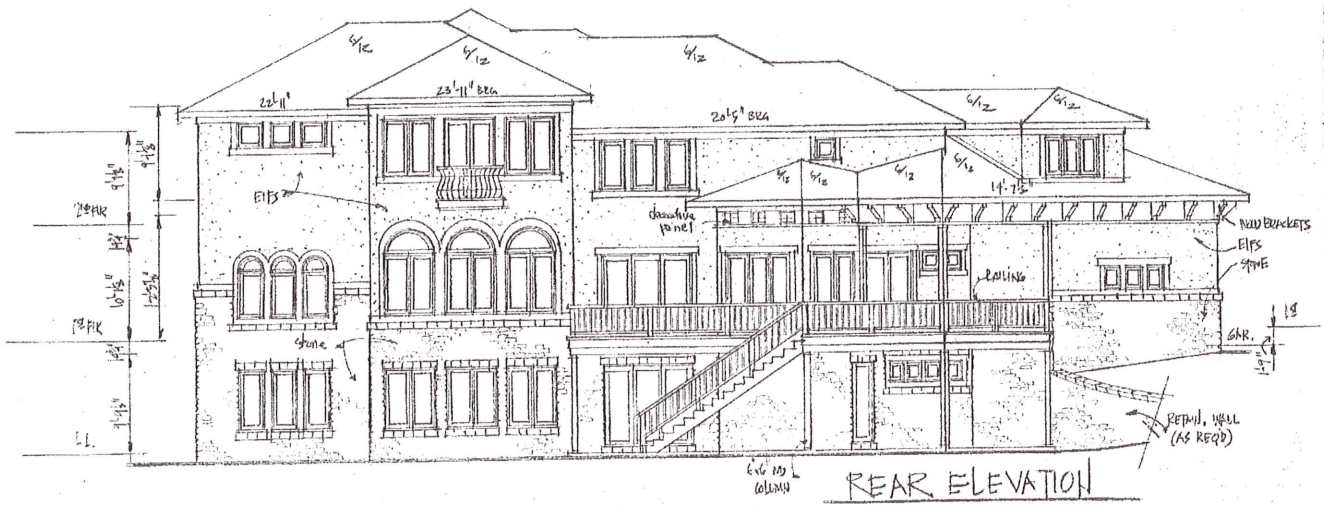
$\frac{1}{8}$ " scale

#14-140 (1-28-15)

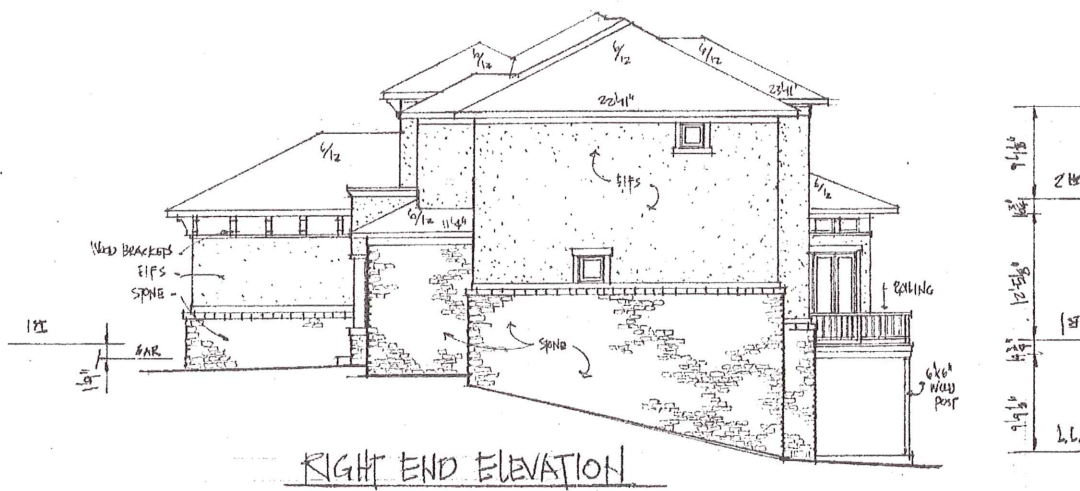


LEFT END ELEVATION

#14-140 (1-28-15)



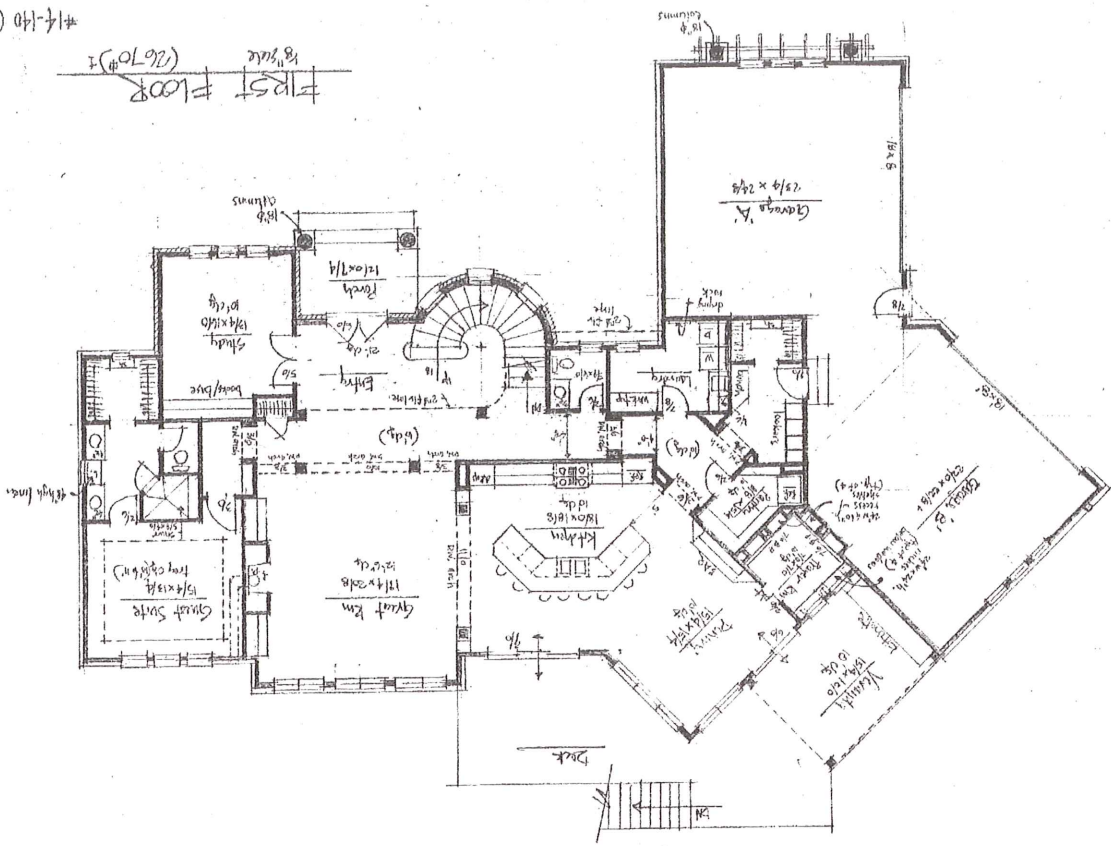
#14-140 (1-28-15)



#14-140 (1-28-15)

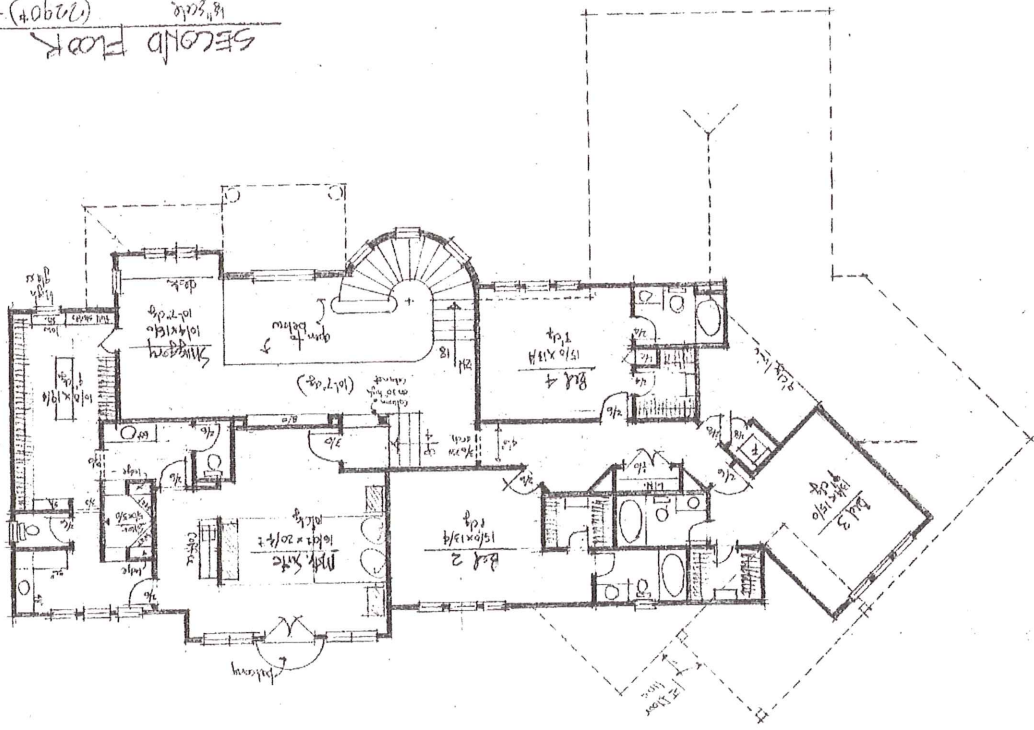
#14-140 (1-28-15)

1/8" scale
FIRST FLOOR
(2670#) ±



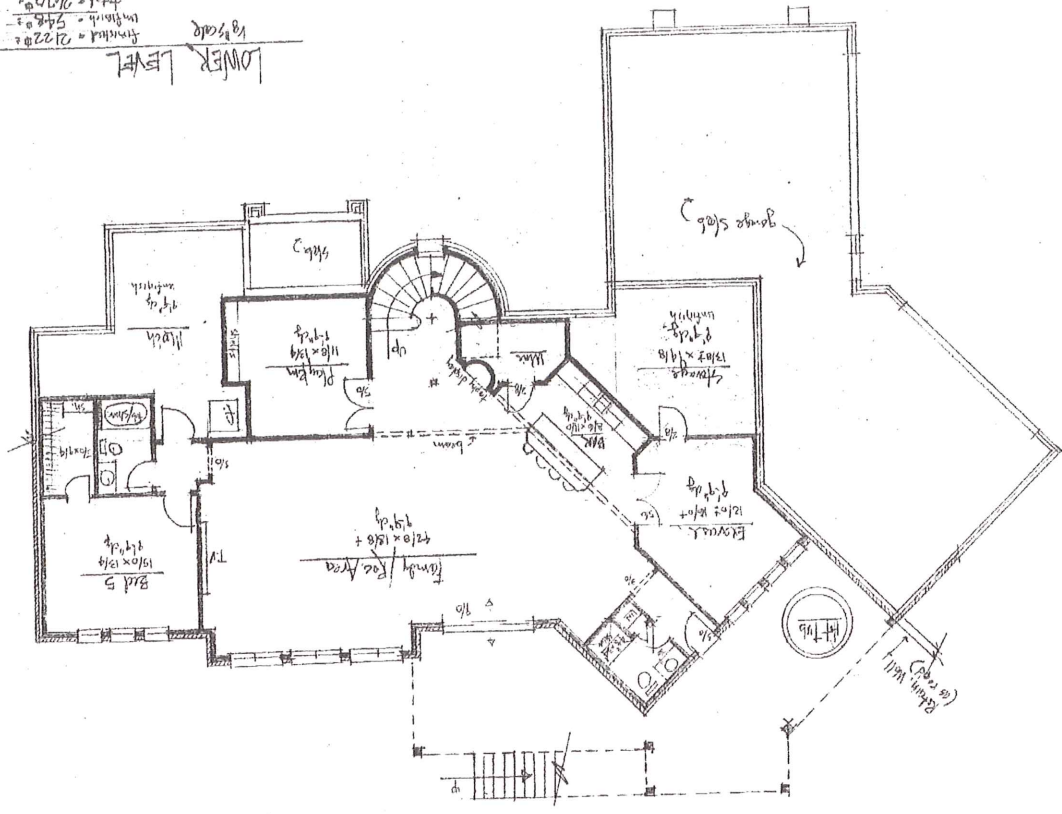
#14-140 (1-28-15)

1/8" scale
SECOND FLOOR
(2290#) ±



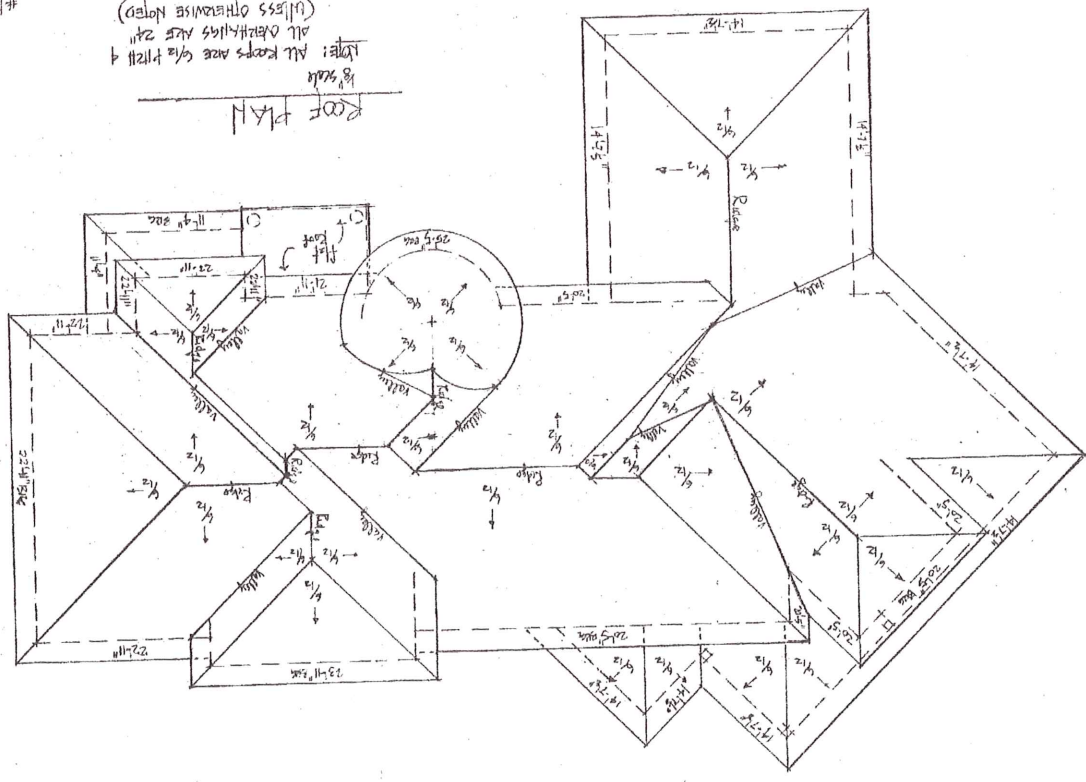
#14-140 (1-28-15)
 finished = 22.22'±
 unfinish = 24.80'±
 total = 26.970'±

1/8" scale
 LOWER LEVEL



#14-140 (1-28-15)

1/8" scale
 ROOF PLAN
 Note: All Roofs are gable pitch 4
 unless otherwise noted





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

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

SPRING ORCHARD NORTH

AT SPRINGMILL TRAILS

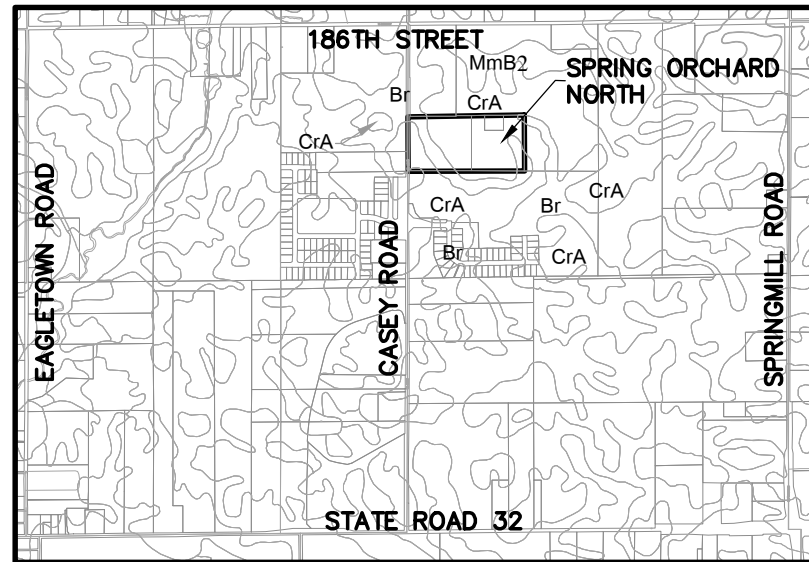
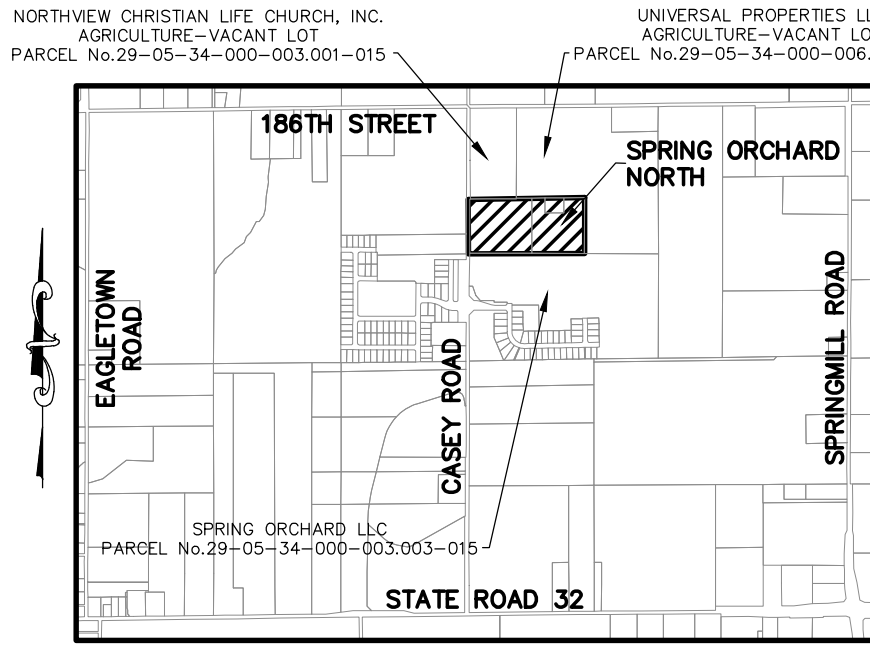
AMENDED PRELIMINARY PLAT

ZONING PUD

PRIMARY PLAT

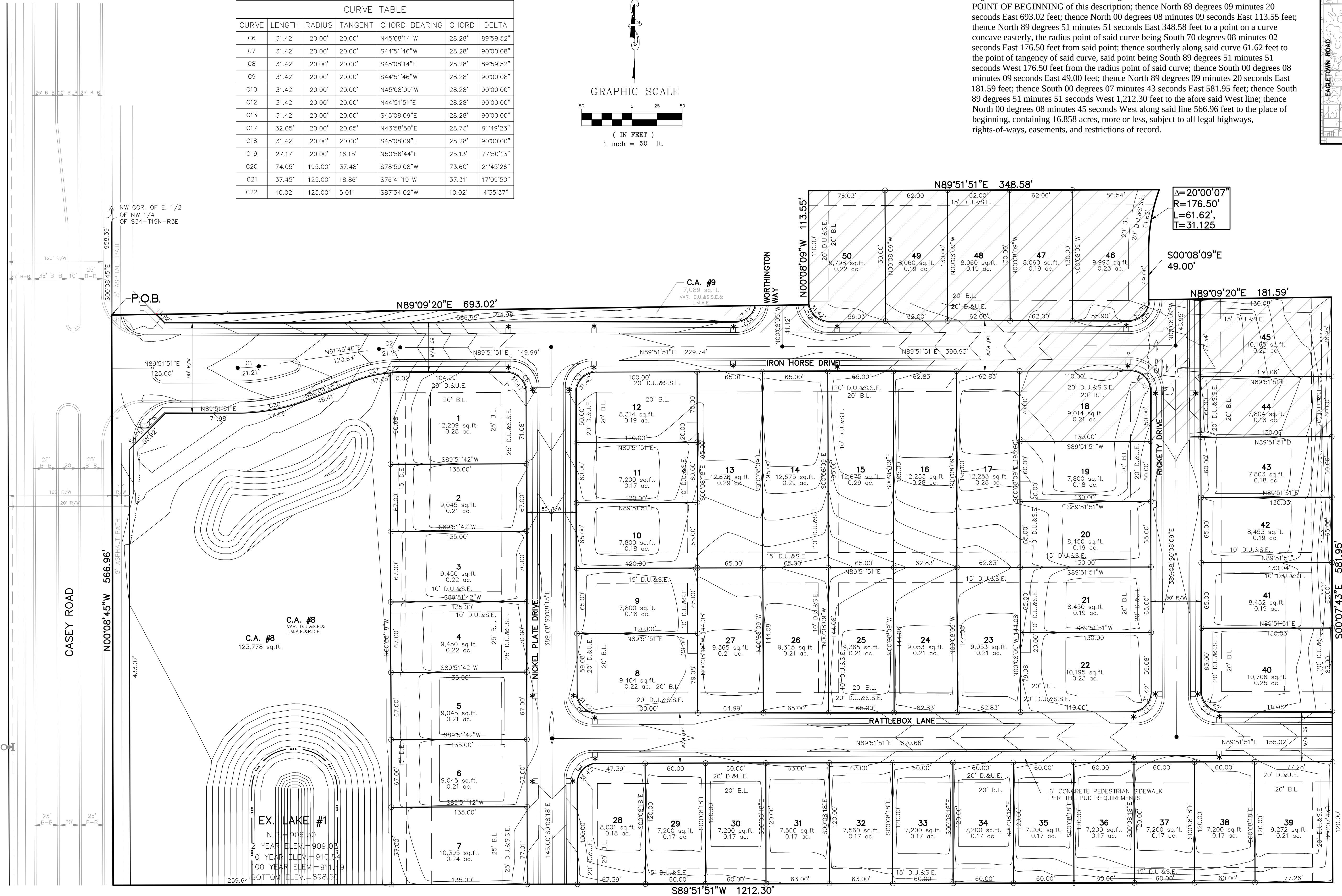
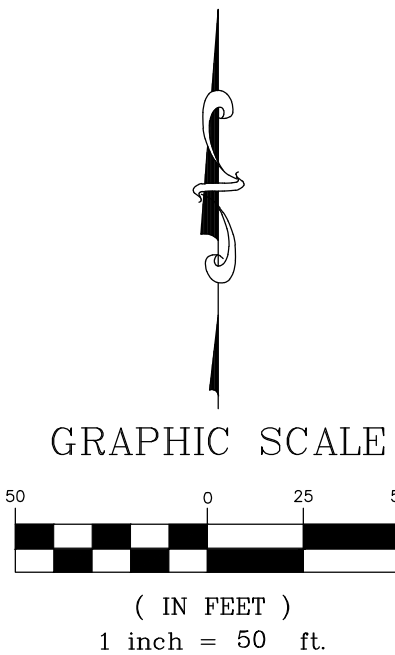
A part of the Northwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Townships, Hamilton County, Indiana, more particularly described as follows:

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



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

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



DESIGN DATA

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

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

IRON HORSE DRIVE = 1,003.00 L.F.
RICKETY DRIVE = 435.04 L.F.
WORTHINGTON WAY = 41.12 L.F.
RATTLEBOX LANE = 534.08 L.F.
NICKE PLATE DRIVE = 1,058.78 L.F.

TOTAL STREET LENGTH = 3,072.02 L.F.
ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. Ft.

- LEGEND
- 30 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&L.M.A.E. DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.L. BUILDING LINE
 - C.A. COMMON AREA
 - * HANDICAP RAMP



Know what's below.
Call before you dig.



AMENDED PRELIMINARY PLAT
PREPARED FOR: SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS

SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 1
OF 1 SHEET
5 & A 08 08
62390PLA-S5

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR A CORRECTION OF A PREVIOUS SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 02/27/2015

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

HAM BY
03/27/15 REVISED PER TAC COMMENTS REVISIONS
DATE

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

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

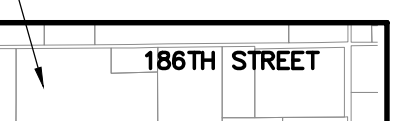
SPRING ORCHARD NORTH

AT SPRINGMILL TRAILS

AMENDED DEVELOPMENT PLAN

ZONING PUD

NORTHVIEW CHRISTIAN LIFE CHURCH, INC.
AGRICULTURE-VACANT LOT
PARCEL No. 29-05-34-000-003.001-015



STATE ROAD 32

LOCATION MAP

SCALE: 1"=2000'

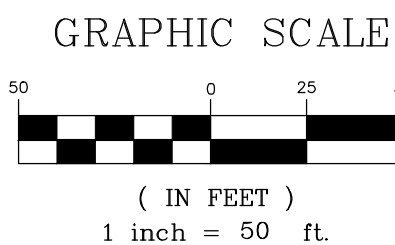


STATE ROAD 32

SOILS MAP

CrA, Br

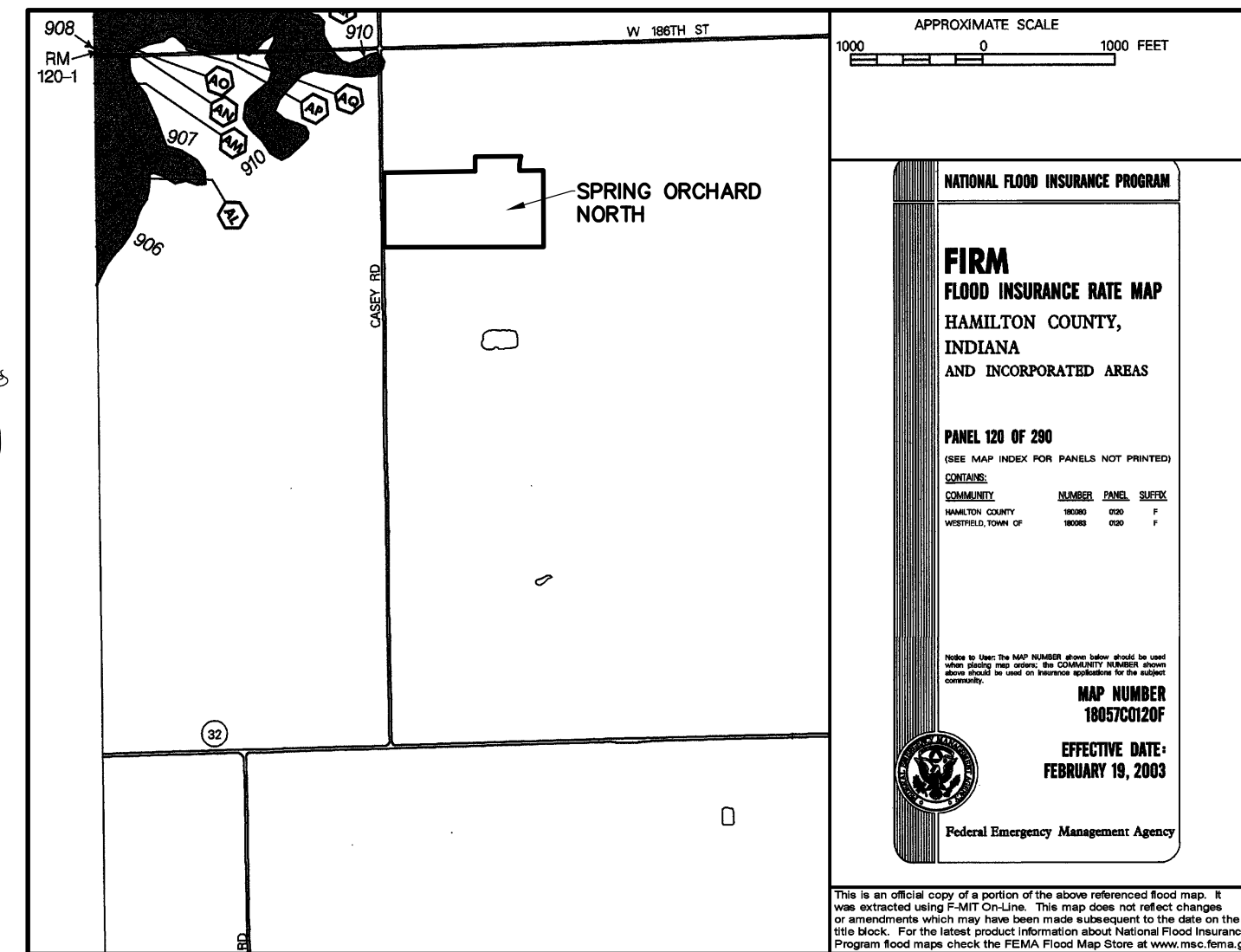
(N.T.S.)



GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.



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

- LEGEND
- LOT NUMBER
 - DRAINAGE EASEMENT
 - DRAINAGE UTILITY & SEWER
 - D.U.&S.E.
 - DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - DRAINAGE & UTILITY EASEMENT
 - DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.L.
 - C.A.
 - F.P.E.
 - *

- LEGEND
- EXISTING POWER POLES
 - EXISTING FORCE MAIN
 - CABLE TELE.
 - EXISTING ELECTRIC LINES
 - EXISTING BURIED TELE. & CABLE
 - EXISTING WOODS
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING CONTOUR
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING FENCE LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED SWALE

SPRING ORCHARD NORTH AT SPRINGMILL TRAILS SECTION 1	
LOTS	40
COMMON AREAS	5
C.A. #1	151,332 sq.ft.
C.A. #2	17,984 sq.ft.
C.A. #3	51,995 sq.ft.
C.A. #4	978 sq.ft.
C.A. #5	842 sq.ft.
SECTION 2	
LOTS	34
COMMON AREAS	1
C.A. #6	136,372 sq.ft.
SPRING ORCHARD NORTH AT SPRINGMILL TRAILS SECTION 1	
LOTS	50
COMMON AREAS	2
C.A. #8	123,778 sq.ft.
C.A. #9	7,089 sq.ft.

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

TOTAL C.A. = 3,004 Ac±
LAKE AREA = 0.248 Ac±
USABLE OPEN SPACE = 2.756 Ac± (16.35%)

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

TOTAL STREET LENGTH = 3,072.02 L.F.

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



AMENDED DEVELOPMENT PLAN

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS

SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 1
OF 1 SHEETS
62390PLA-S5

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 02/27/2015

DENNIS D. OLMSTEAD

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2305

Phone: (317) 849-5935 Fax: (317) 849-5942

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

REVISIONS

DATE

REASON

BY

DATE

REASON

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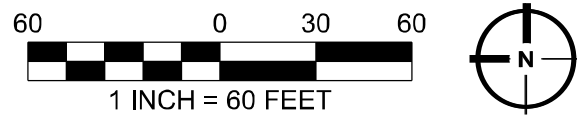
REASON

BY

DATE

REASON

BY



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

LANDSCAPING REQUIREMENTS FOR SPRING ORCHARD NORTH

	ON-SITE REQUIREMENTS (DEVELOPMENT TOTAL)	ON-SITE REQUIREMENTS (PROPOSED ON LOTS BY BUILDER)*	ON-SITE REQUIREMENTS (PROPOSED IN COMMONS BY DEVELOPER)*	ON-SITE REQUIREMENTS (PROPOSED IN BUFFER YARDS)
SHADE TREES	49 DWELLINGS X 6 TREES = 294	49 DWELLINGS X 4 TREES = 196	49 DWELLINGS X 2 TREES = 98**	N/A***
ORNAMENTAL and/or EVERGREEN TREES	49 DWELLINGS X 4 TREES = 196	49 DWELLINGS X 2 TREE = 98	49 DWELLINGS X 2 TREES = 98	N/A***
SHRUBS	49 DWELLINGS X 16 SHRUBS = 784	49 DWELLINGS X 14 SHRUBS = 686	49 DWELLINGS X 2 = 98****	N/A***
NOTES:	* THE NUMBER OF PLANTS ASSIGNED TO THE LOTS AND COMMONS MAY CHANGE, BUT THE PER-LOT MINIMUM (SPRING ORCHARD SECTION 1-4 STANDARD OF 2 SHADE TREES, 1 EVERGREEN/ORNAMENTAL TREE, 14 SHRUBS) AND DEVELOPMENT TOTAL REQUIREMENTS WILL BE MET BETWEEN THE TWO LOCATIONS CATEGORIES. ** 19 OF THESE SHADE TREES SHALL BE LOCATED ALONG CASEY ROAD AT ROUGHLY ONE TREE PER THIRTY LINEAL FEET OF FRONTAGE. *** NOT REQUIRED PER 8.3. OF PUD. **** THE 55 JUNIPERS SHOWN ON SHEET C903 DO NOT MEET THE MINIMUM SIZE STANDARD AND, THEREFORE, COUNT NEITHER TOWARDS THE FULFILLMENT OF THE ON-SITE REQUIREMENTS, NOR ARE THEY ACTUALLY REQUIRED (THEIR INCLUSION IS DISCRETIONARY).			

SHEET SCHEDULE

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

LANDSCAPE PLAN - REQUIREMENTS

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

SECTION: TOWNSHIP: RANGE:
DRAWN BY: EWS DATE: 05.02.14
SHEET NO: C900
S & A JOB NO: 62390PLA

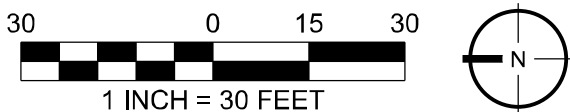
CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 819-5935 Fax: (317) 819-5942

REVISIONS
DATE BY

Added note regarding PUD to landscaping requirements.
Modified Planting Requirements Chart per Worksheet Comments.
Modified Landscaping Requirements per PUD Ordinance and Amended Site Plan.

EWS
EWS
EWS



SHADE TREES

- | | |
|---|---|
|  | Acer saccharum 'Green Mountain' - 25 @ 2"
(Rubyred Horsechestnut) |
|  | Betula nigra - 25 @ 43' Clump Form
(River Birch) |
|  | Gleditsia triacanthos inermis 'Imcole' - 24 @ 2"
(Imperial Honey Locust) |
|  | Quercus rubra - 24 @ 2"
(Red Oak) |

- Amelanchier x grandiflora 'Autumn Brilliance' - 21 @ 2"
(Autumn Brilliance Serviceberry)
- Cercis canadensis - 16 @ 6' Clump Form
(Eastern Redbud)
- Malus 'Golden Raindrops' - 18 @ 2"
(Golden Raindrops Crabapple)
- Syringa reticulata 'Ivory Silk' - 21 @ 2"
(Ivory Silk Japanese Tree Lilac)

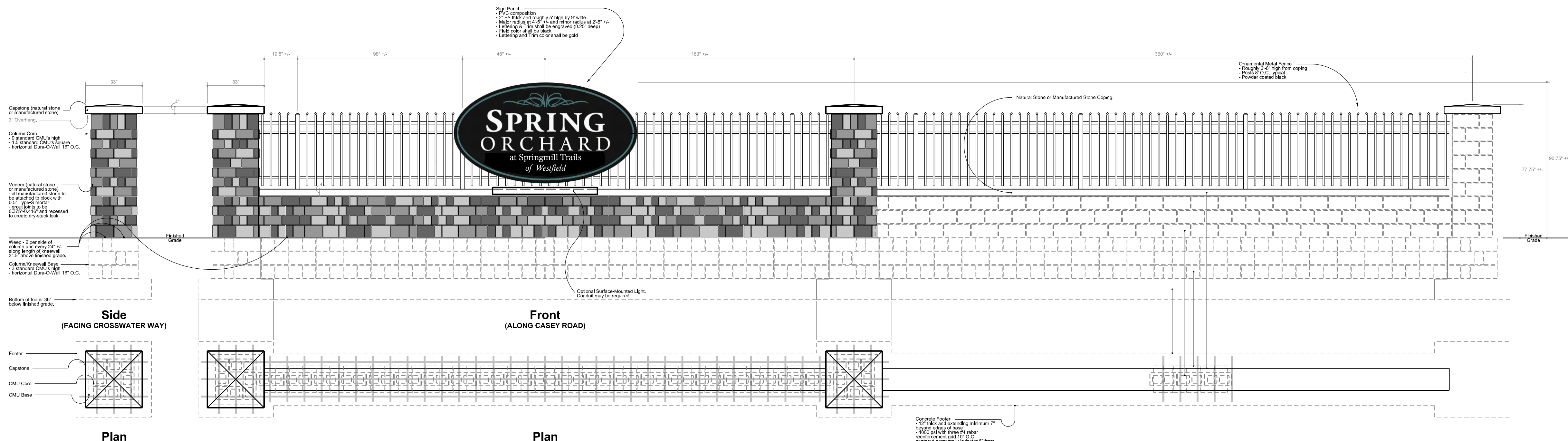
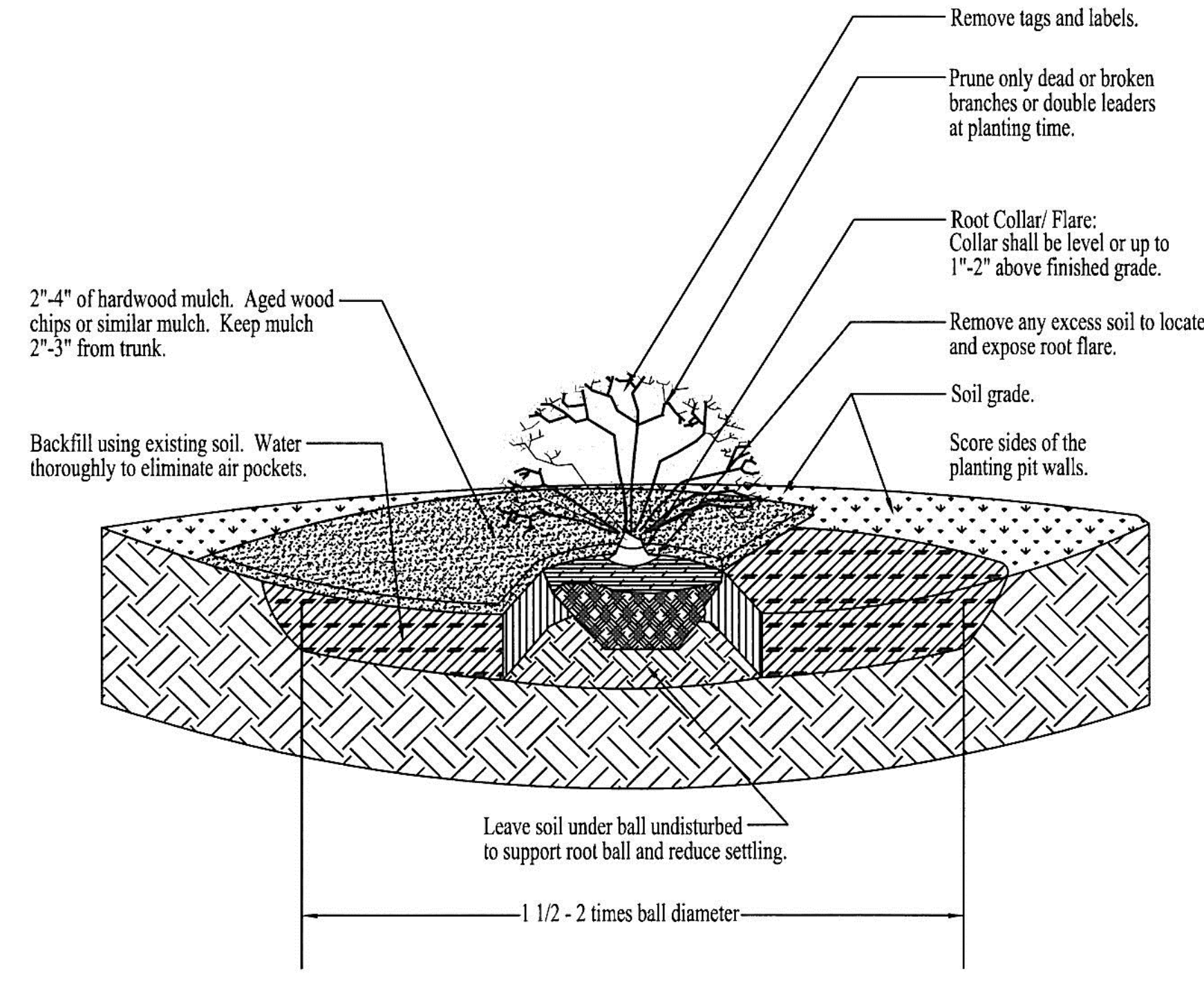
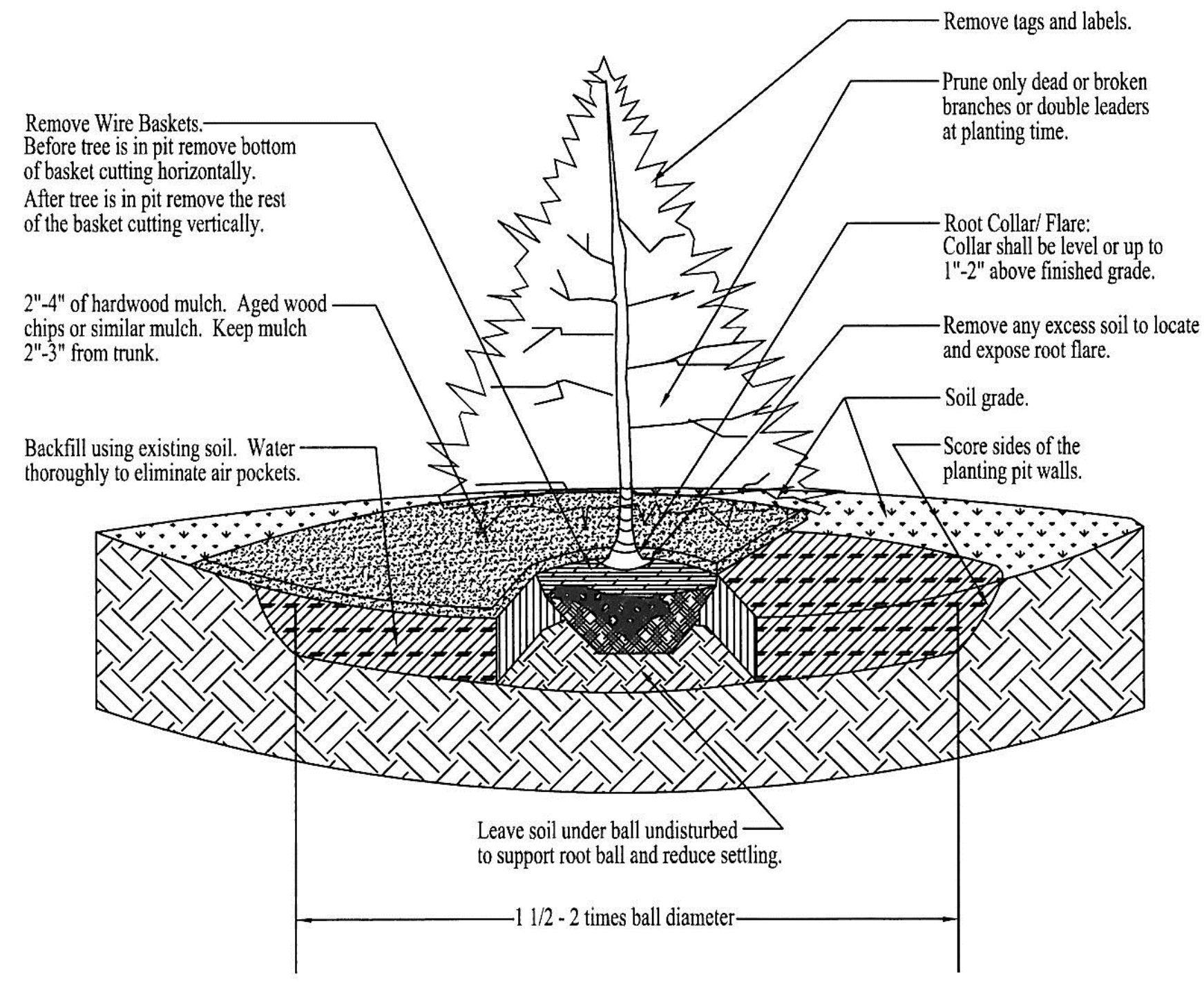
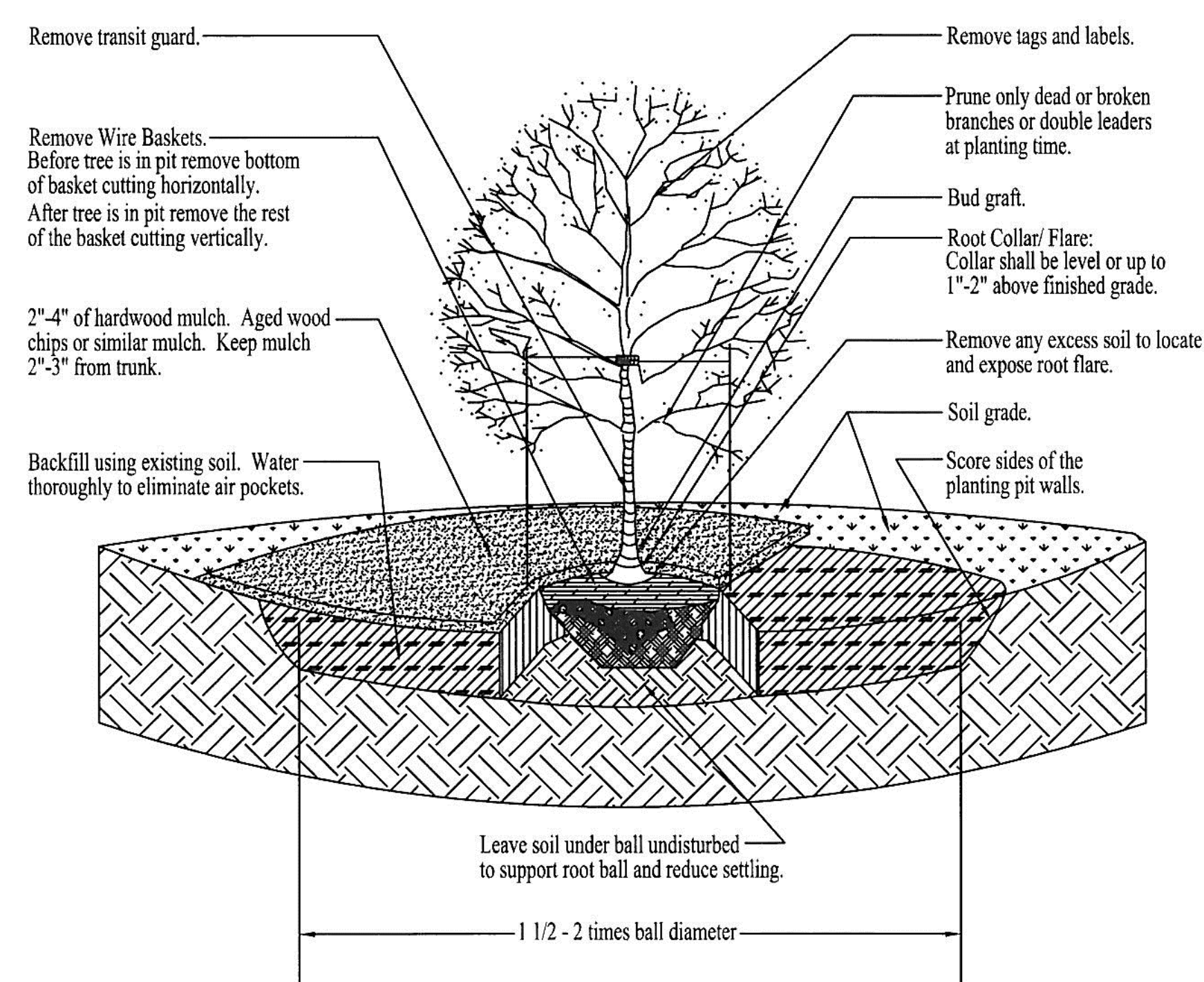
 Picea abies - 11 @ 6'
(Norway Spruce)

 Picea pungens glauca - 11 @ 6'
(Colorado Blue Spruce)

 Pinus nigra - 7 @ 6'
(Austrian Pine)

- Buddleia x 'Blue Chip' 50 @ 3 Gallon
(Lo & Behold Blue Chip Butterfly Bush)
- Juniperus horizontalis 'Mother Lode' - 55 @1 Gallon
(Mother Lode Juniper)
- Physocarpus opulifolius 'Seward' - 40 @ 5 Gallon
(Summer Wine Ninebark)
- Viburnum x burwoodii - 10 @ 5 Gallon
(Burkwood Viburnum)
- Viburnum dentatum 'Christom' - 22 @ 5 Gallon
(Blue Muffin Viburnum)

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



ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

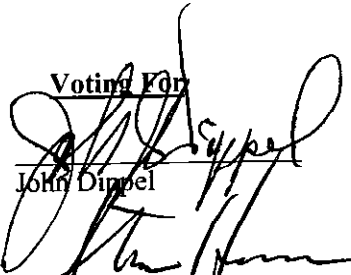
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate.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

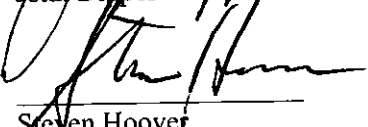
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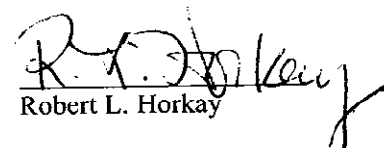
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

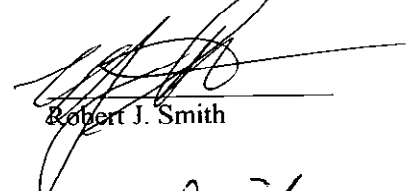
Voting For


John Dippel

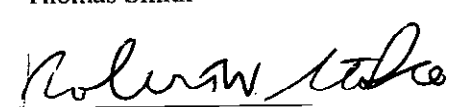

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

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

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embalming School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

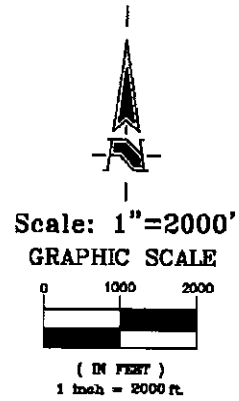
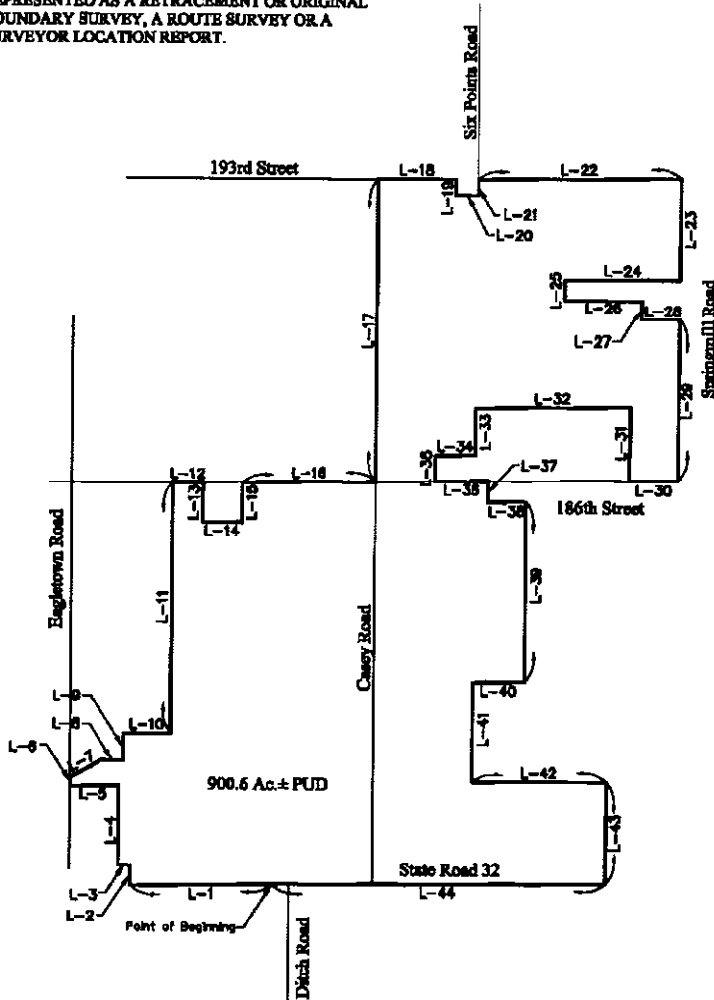
Exhibit A

Legal Description

A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

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



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2653.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2365.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

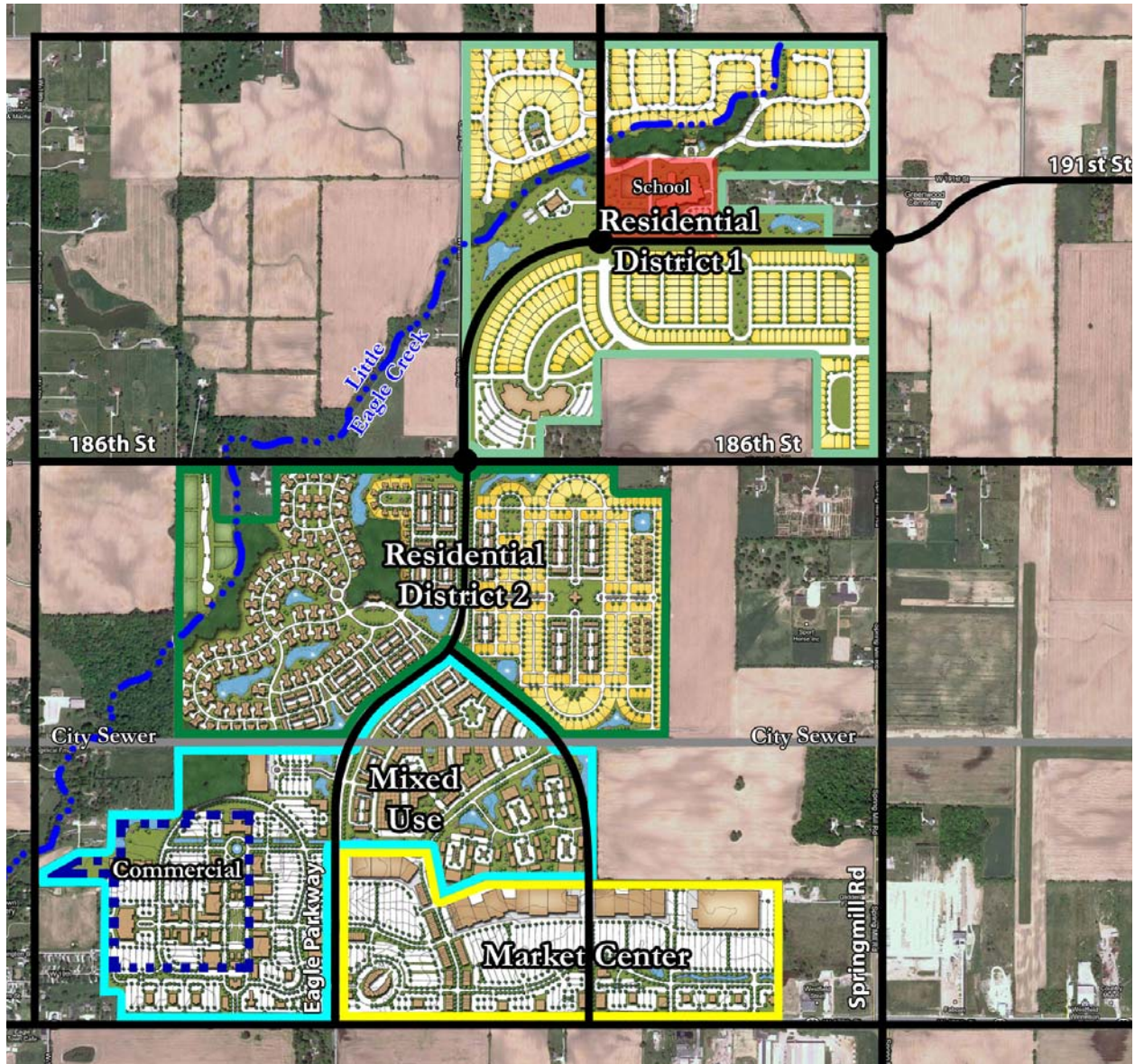


Exhibit C

Illustrative Site Development Plan

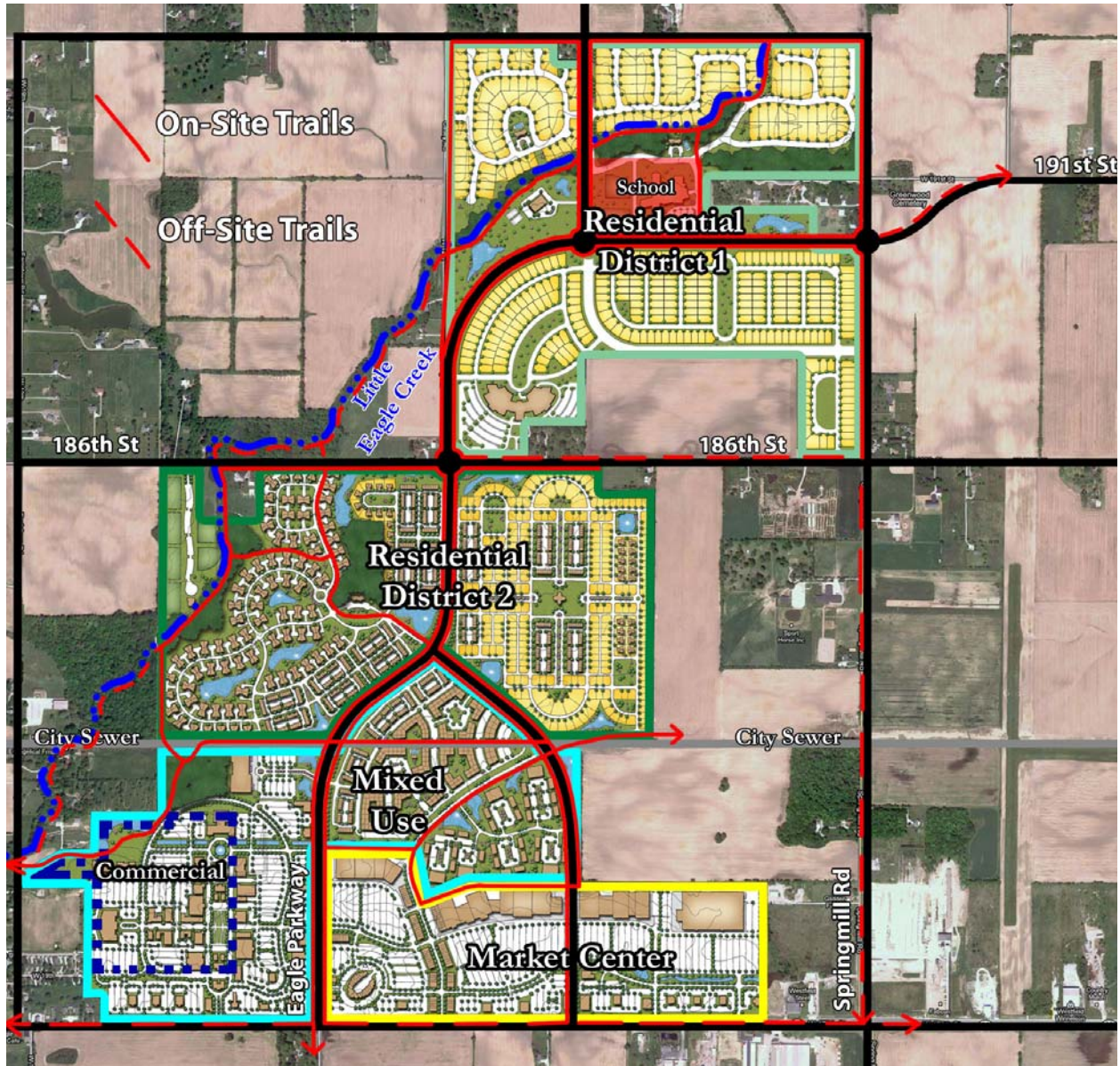


Exhibit D

Construction Phasing Schedule

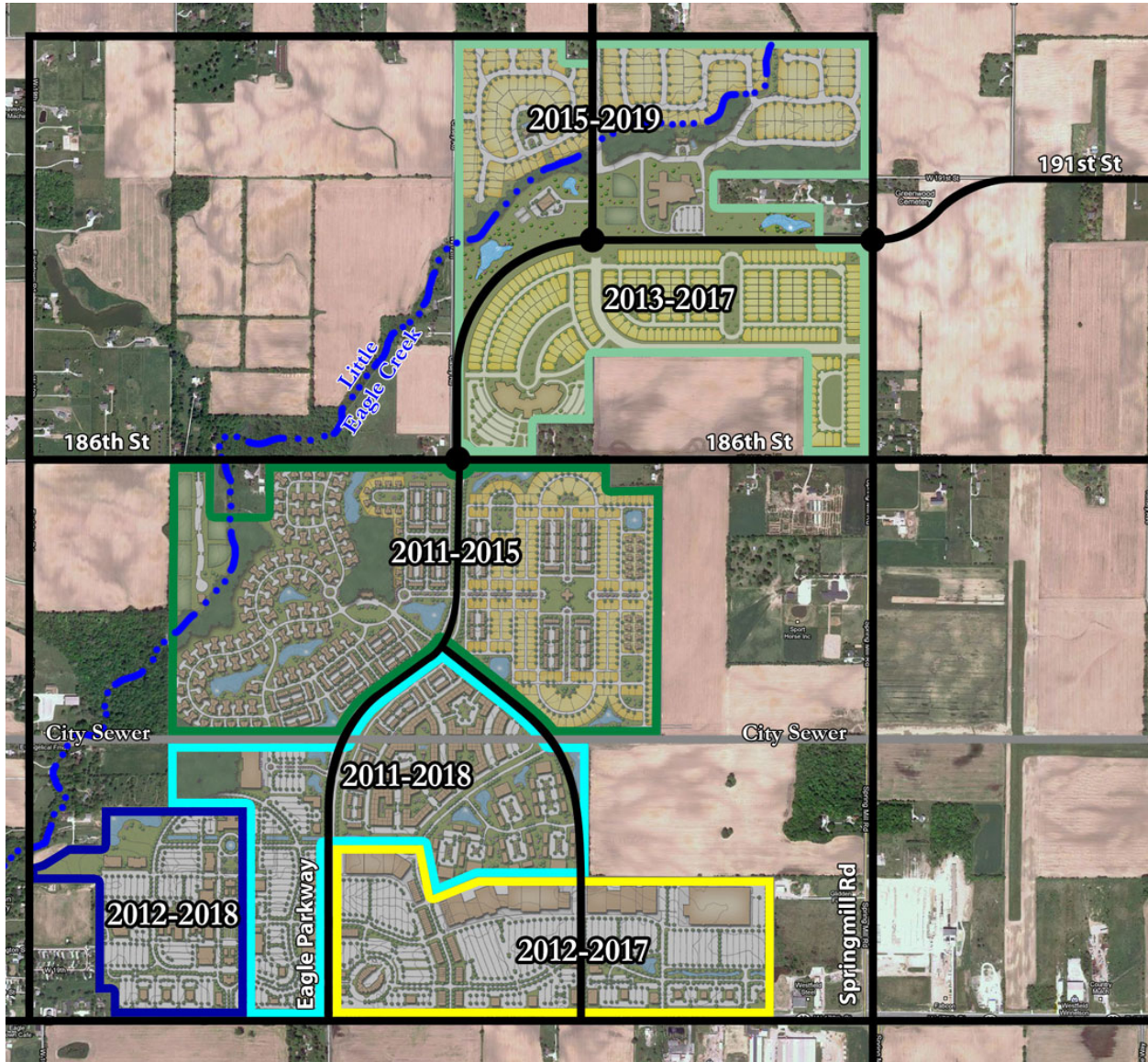


Exhibit E
Amenity Plan

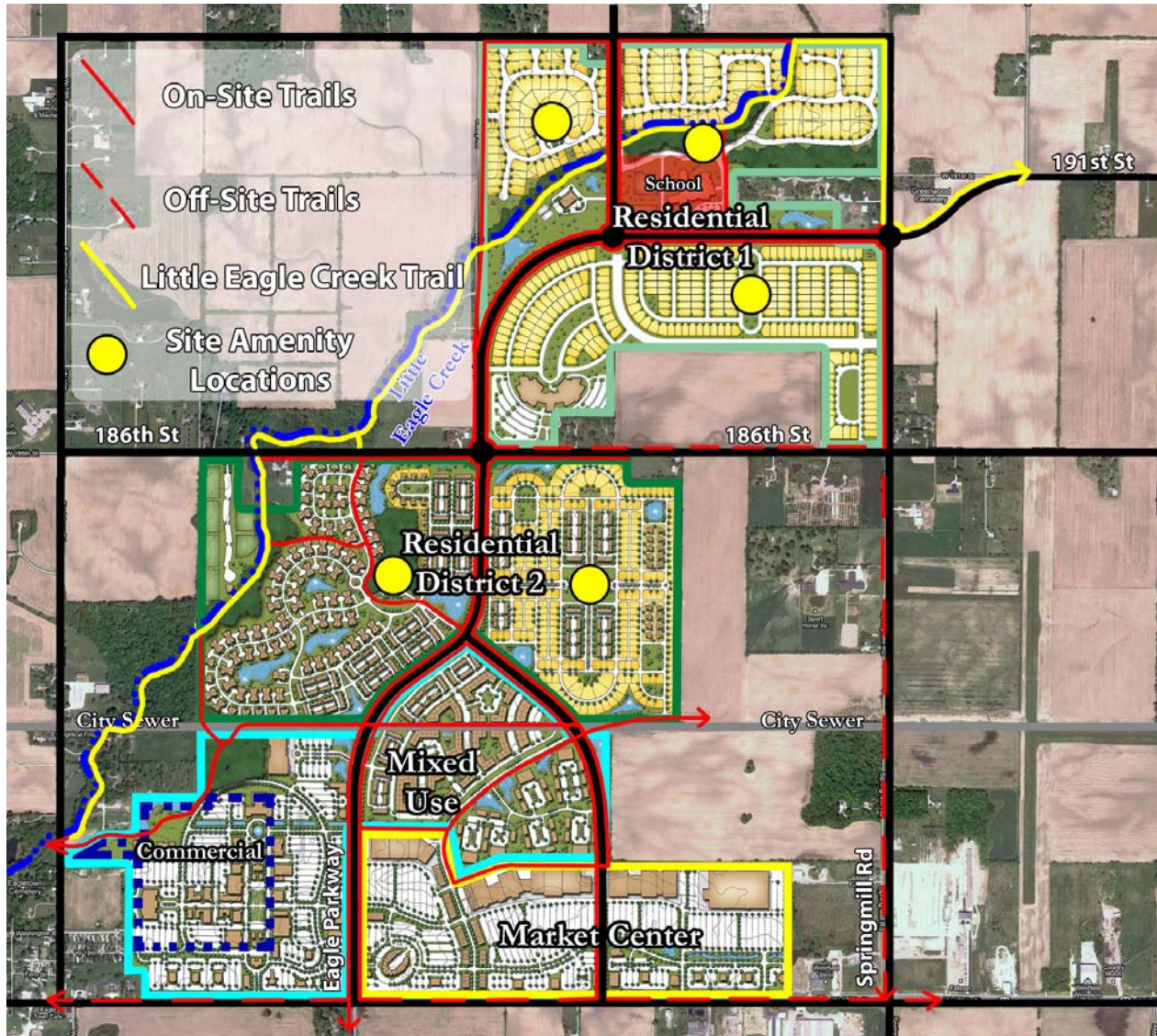


Exhibit F

Residential Photo Examples





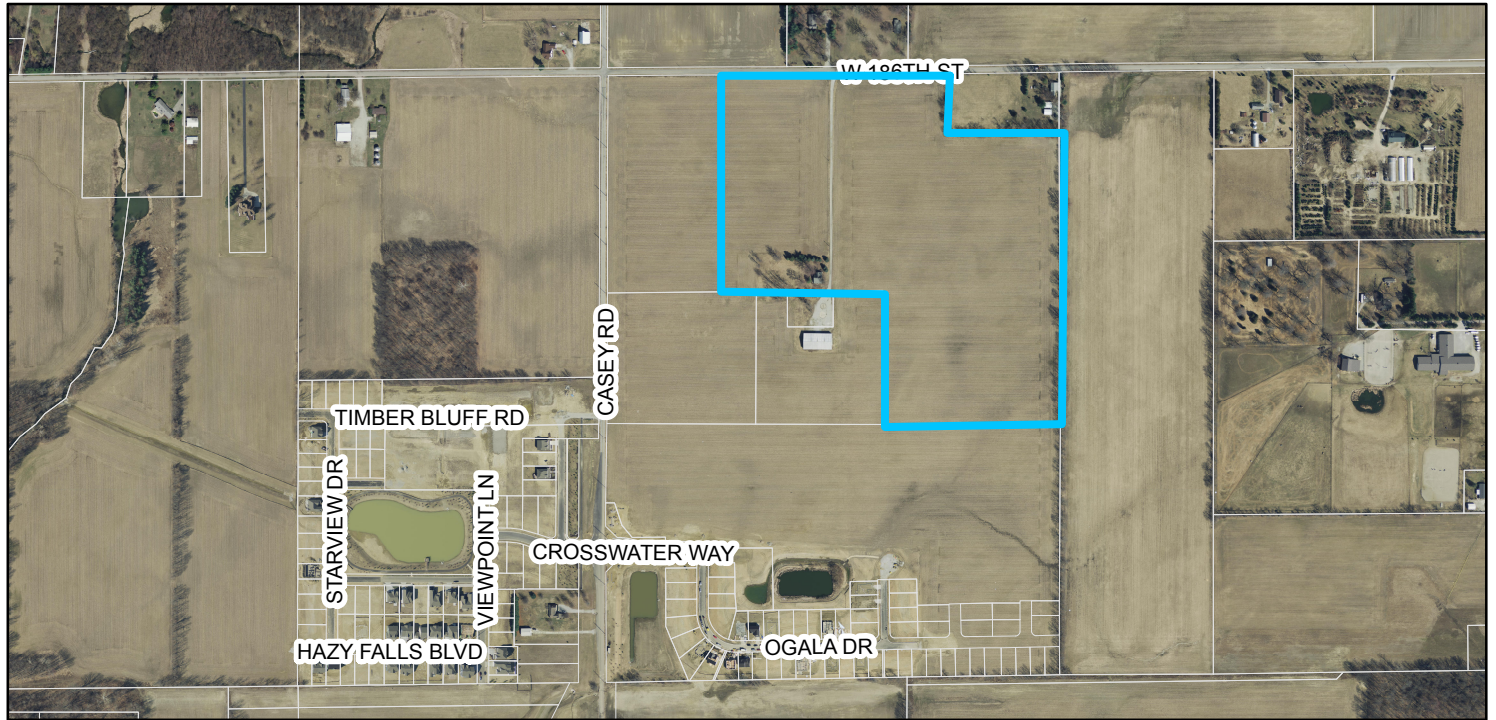




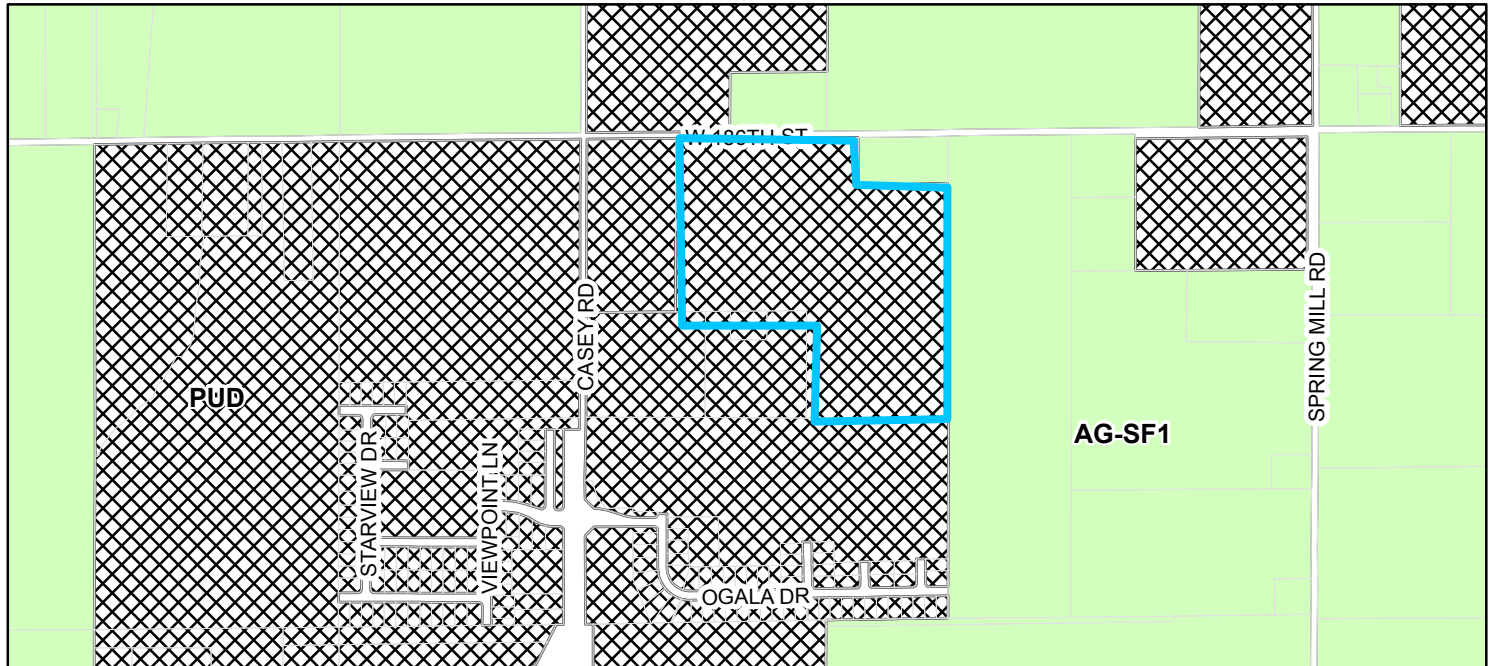




Aerial Location Map



Zoning Map





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

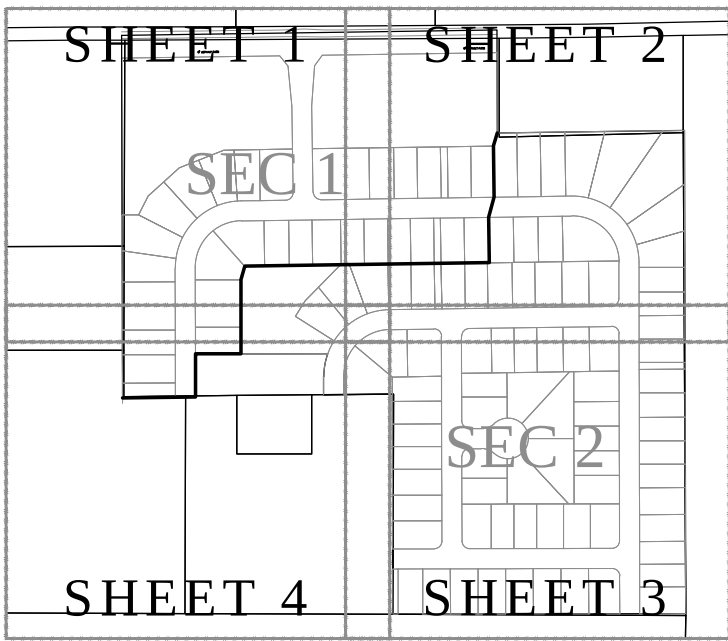
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENIHAN
PHONE: 219-558-8080, EXT. 308

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

TOTAL LOTS=113

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

OPEN SPACE PROVIDED:
7.19Ac± (18.4%)

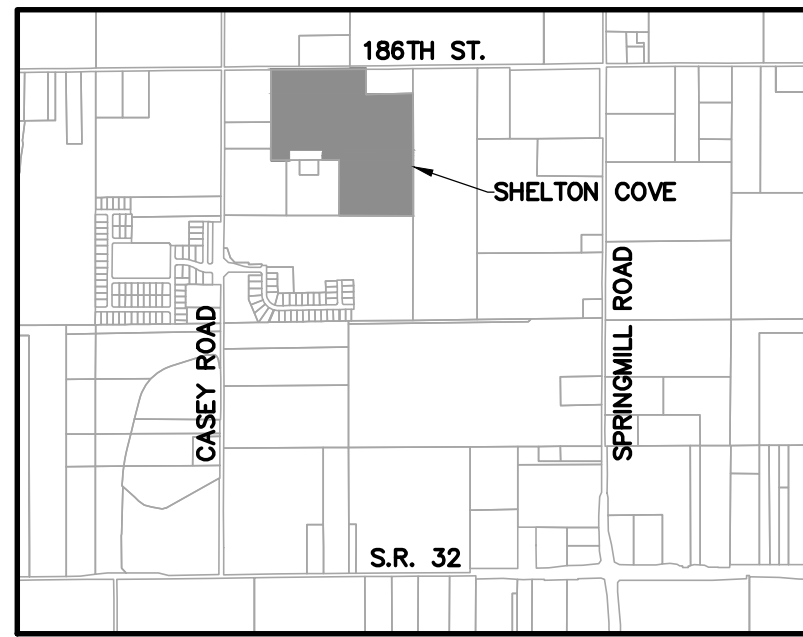


KEY MAP
N.T.S.

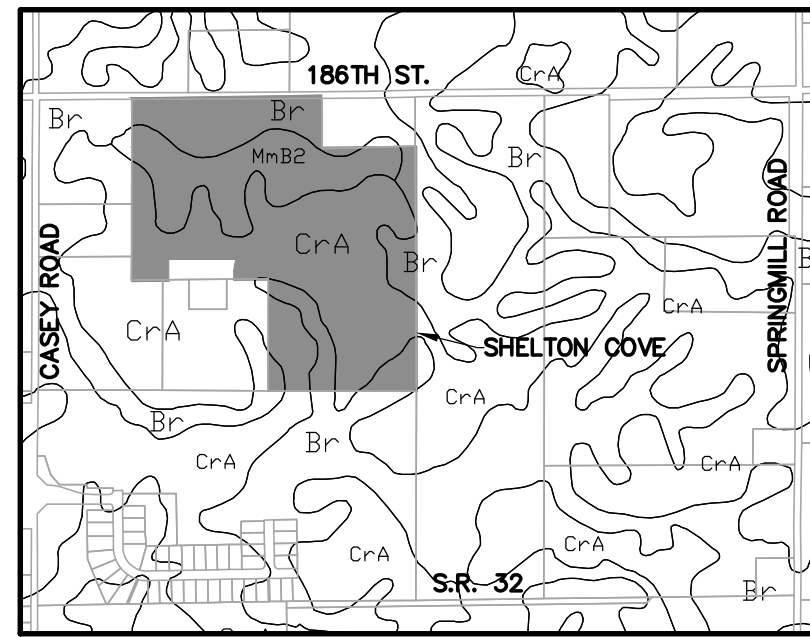
SHELTON COVE

PRIMARY PLAT

ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



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

Br-Brookston silt clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

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

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

LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

DESCRIPTION

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

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

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

Tuesday, February 24, 2015
HAM

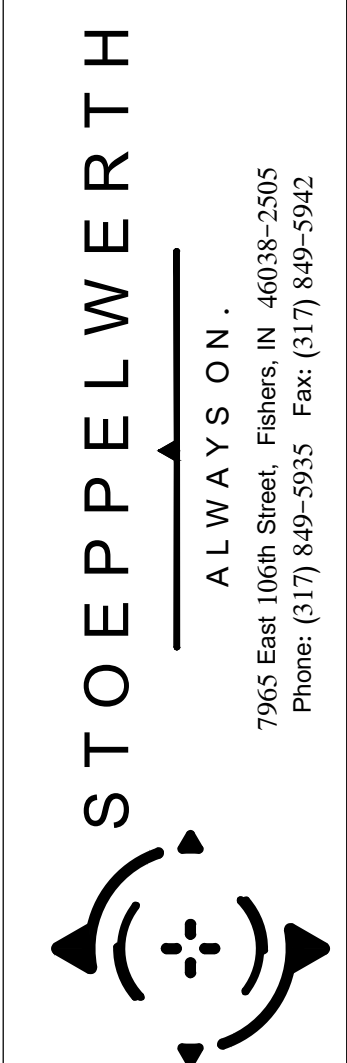
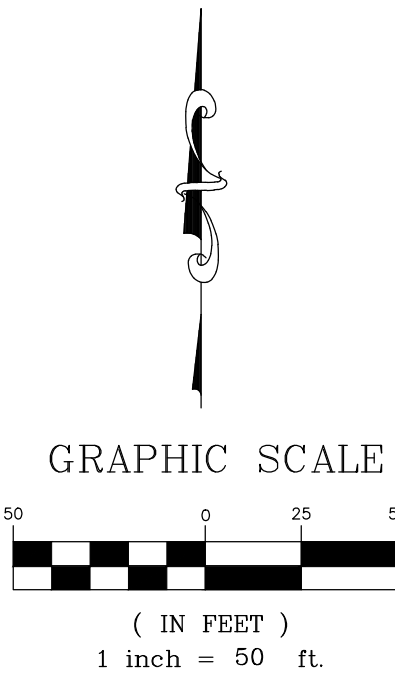


Know what's below.
Call before you dig.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C10	31.42'	20.00'	20.00'	S45°50'40"E	28.28'	90°00'00"
C9	79.93'	123.50'	41.42'	S70°36'54"W	78.54'	37°04'51"
C8	112.54'	123.50'	60.52'	S25°58'10"W	108.69'	52°12'38"
C7	25.21'	176.50'	12.62'	N3°57'19"E	25.18'	81°05'56"
C6	58.73'	176.50'	29.64'	N17°34'47"E	58.46'	19°03'59"
C5	63.24'	176.50'	31.96'	N37°22'37"E	62.90'	20°31'41"
C4	63.24'	176.50'	31.96'	N57°54'18"E	62.90'	20°31'41"
C3	55.23'	176.50'	27.84'	N77°08'03"E	55.01'	17°55'49"
C2	9.41'	176.50'	4.71'	N87°37'39"E	9.41'	3°03'22"
C1	31.42'	20.00'	20.00'	N44°09'20"E	28.28'	90°00'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C11	45.56'	176.50'	22.91'	S83°26'58"E	45.43'	14°47'23"
C12	63.24'	176.50'	31.96'	S65°47'26"E	62.90'	20°31'41"
C13	63.24'	176.50'	31.96'	S45°15'45"E	62.90'	20°31'41"
C14	58.73'	176.50'	29.64'	S25°27'55"E	58.46'	19°03'59"
C15	48.62'	176.50'	24.47'	S8°02'25"E	48.47'	15°47'00"
C16	31.41'	20.00'	20.00'	N45°08'32"W	28.28'	89°59'14"
C31	31.42'	20.00'	20.00'	N44°51'51"E	28.28'	90°00'00"
C32	31.66'	20.00'	20.25'	N45°29'25"W	28.46'	90°42'31"
C33	103.81'	123.50'	55.20'	S65°04'27"W	100.78'	48°09'46"
C34	88.65'	123.50'	46.33'	S20°25'43"W	86.76'	41°07'44"
C17	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C18	31.42'	20.00'	20.00'	N44°51'28"E	28.29'	90°00'46"
C19	31.66'	20.00'	20.24'	N45°29'47"W	28.46'	90°41'45"
C20	31.17'	20.00'	19.75'	S44°30'35"W	28.11'	89°17'29"
C21	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C22	37.21'	50.00'	19.52'	N68°32'31"E	36.36'	42°38'38"
C23	38.23'	54.00'	19.95'	N67°30'00"E	37.43'	40°33'35"
C24	42.27'	54.00'	22.29'	S69°47'38"E	41.20'	44°51'10"
C25	44.51'	54.00'	23.61'	S23°45'06"E	43.26'	47°13'53"
C26	44.51'	54.00'	23.61'	S23°28'47"W	43.26'	47°13'53"
C27	42.27'	54.00'	22.29'	S69°31'19"W	41.20'	44°51'10"
C28	38.23'	54.00'	19.95'	N67°46'18"W	37.43'	40°33'35"
C29	37.21'	50.00'	19.52'	N68°48'50"W	36.36'	42°38'38"
C30	31.42'	20.00'	20.00'	S44°51'51"W	28.28'	90°00'00"
C36	57.86'	176.50'	29.19'	N41°44'28"E	57.60'	18°46'58"
C37	57.86'	176.50'	29.19'	N60°31'26"E	57.60'	18°46'58"
C38	57.86'	176.50'	29.19'	N79°18'24"E	57.60'	18°46'58"
C39	1.41'	176.50'	0.70'	S88°55'36"W	1.41'	0°27'27"
C40	31.17'	20.00'	19.76'	N44°30'13"E	28.11'	89°18'15"
C41	5.00'	123.50'	2.50'	N1°18'31"W	5.00'	2°19'11"
C42	190.49'	123.50'	120.05'	N46°39'23"W	172.16'	88°22'34"
C35	38.46'	176.50'	19.30'	N26°06'28"E	38.38'	12°29'02"

NORTHVIEW CHRISTIAN LIFE
CHURCH, INC.
INST. #2014-08500



PREPARED FOR:		
SECTION: 34	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 1		
OF 8 SHEETS		
S & A JOB NO. 703150LF		

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

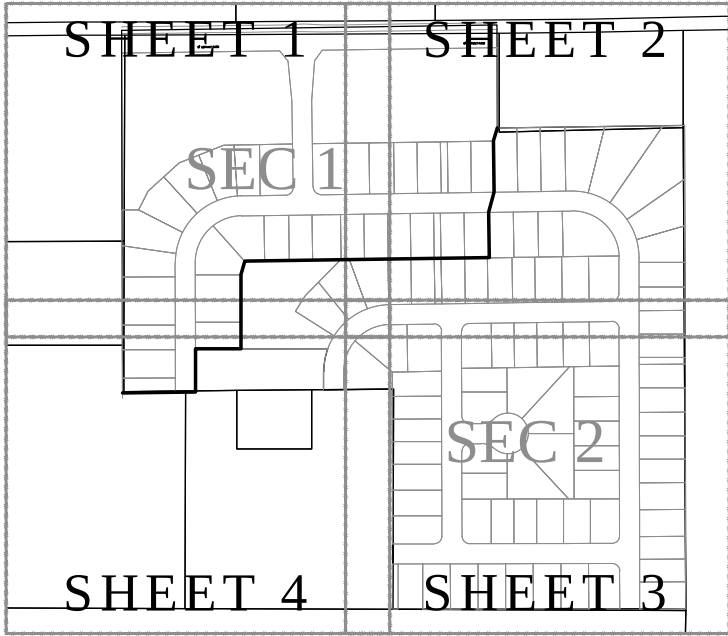
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

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

TOTAL LOTS=113

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

OPEN SPACE PROVIDED:
7.41Ac± (18.9%)

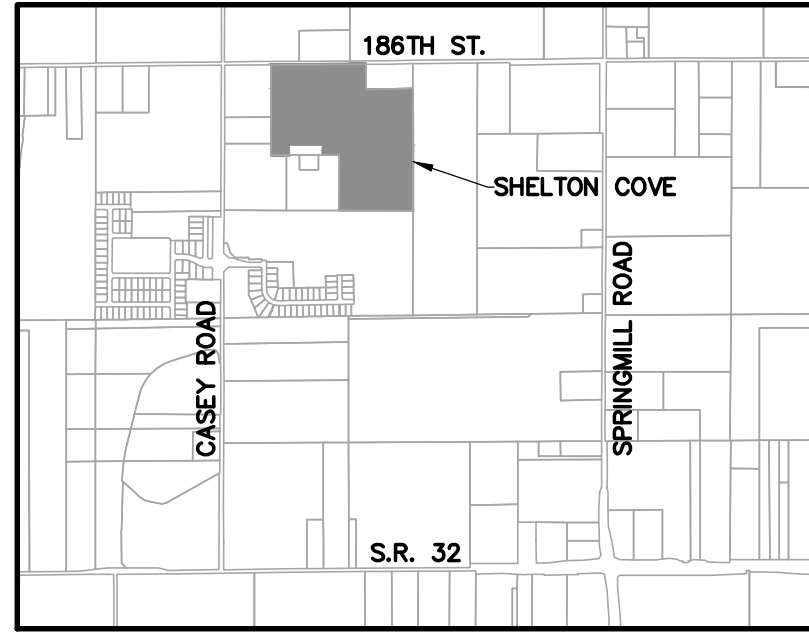


KEY MAP
N.T.S.

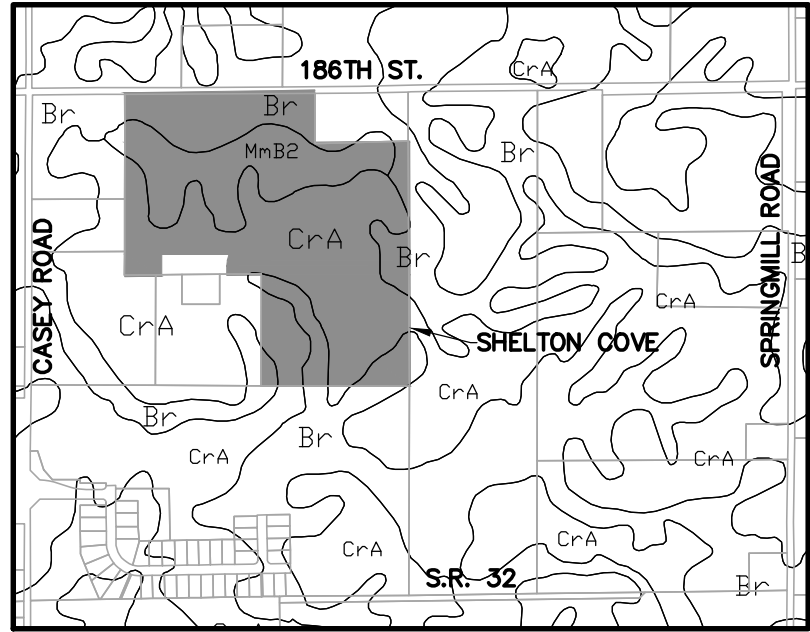
SHELTON COVE

PRIMARY PLAT

ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MnB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

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

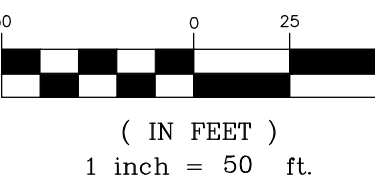
MnB2 - Miami silt loam, 2 to 6 percent slopes, eroded

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

LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

GRAPHIC SCALE

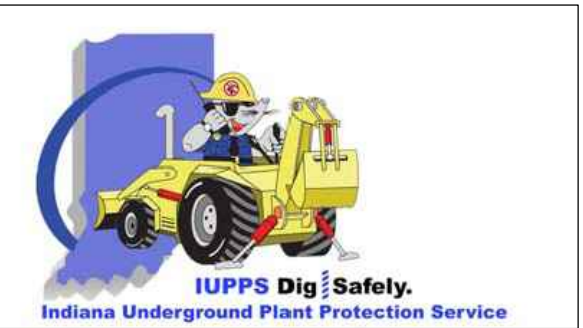


A part of the North Half of Section 34, Township 19 North, Range 3 East, Washington Townships, Hamilton County, Indiana, more particularly described as follows:

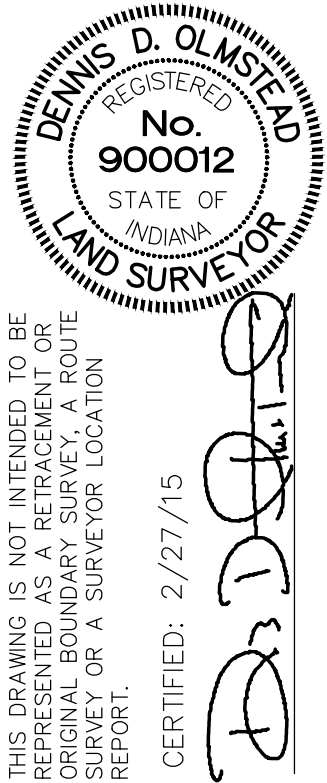
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Tuesday, February 24, 2015
HAM



Know what's below.
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STOEPPELWERTH
ALWAYS ON.

PRIMARY PLAT

SHELTON COVE

HAMILTON CO., INDIANA

SECTION: 34	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 2	OF 8 SHEETS	S & A JOB NO. 703150LF

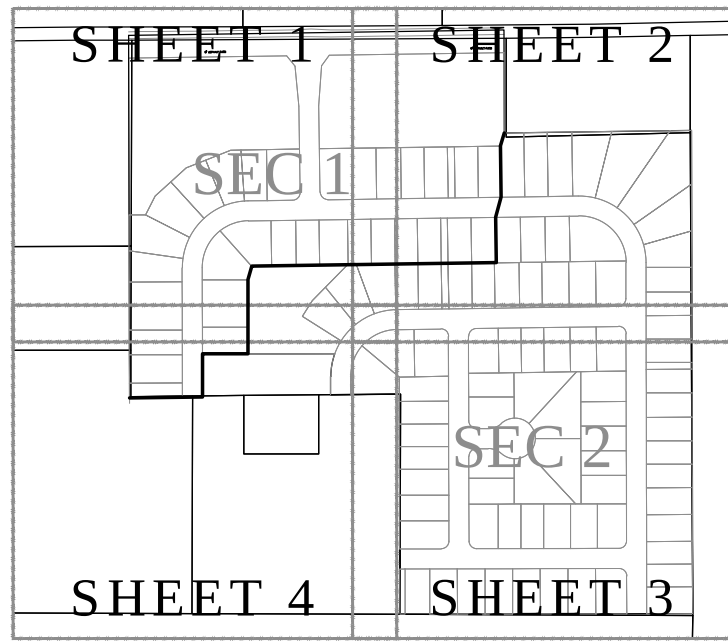
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE,
MIN. REAR YARD	12' BLDG. SEPARATION
MIN. FRONT YARD	15'
MIN. S.F. PER UNIT	20'
MIN. WIDTH AT B.L.	1,400 SINGLE STORY
MIN. BUILDING HEIGHT	60'
MIN. LOT AREA	25'
MIN. LOT AREA	5,400 SQUARE FEET
TOTAL LOTS=113	

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

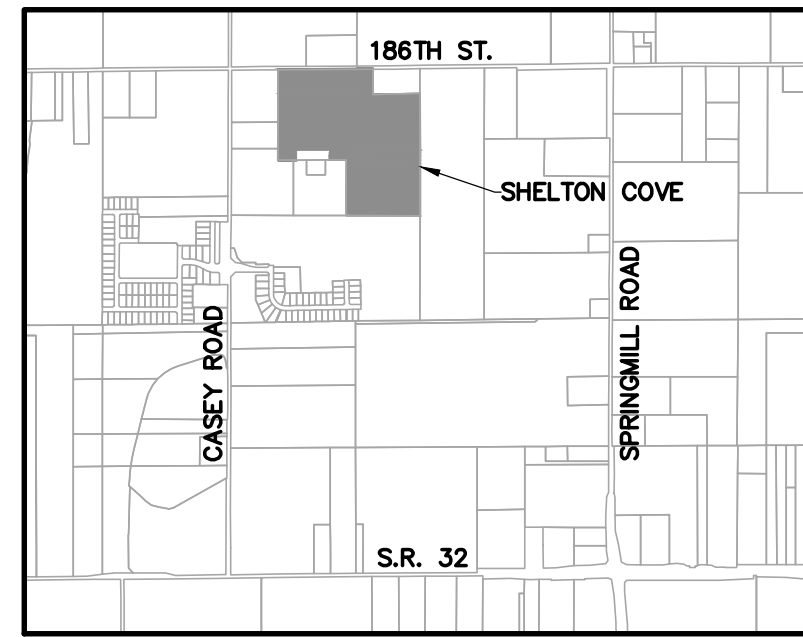
OPEN SPACE PROVIDED:
7.41Ac± (18.9%)
C.A. #4
47,051 sq.ft.
U.&S.S.E.&L.M.A.E.



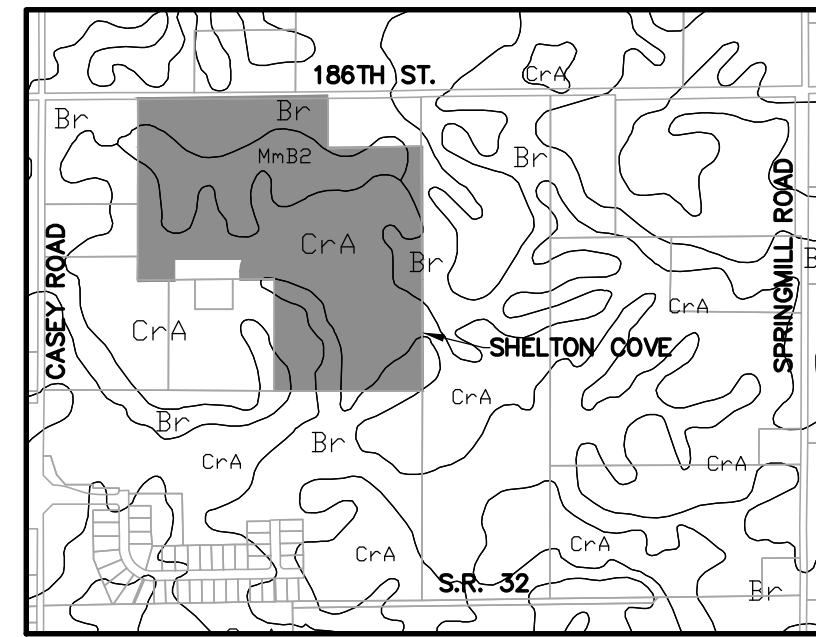
SHELTON COVE

PRIMARY PLAT

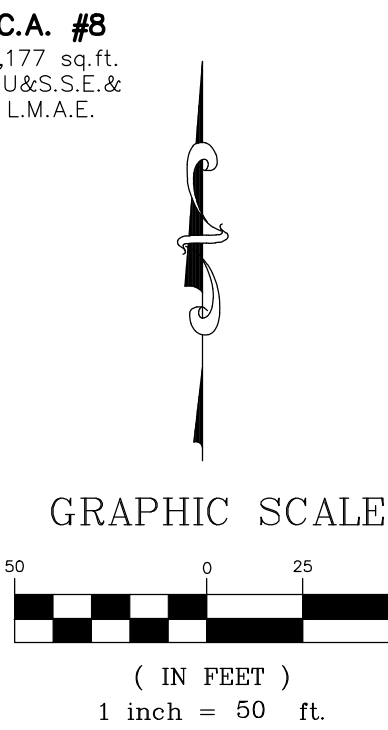
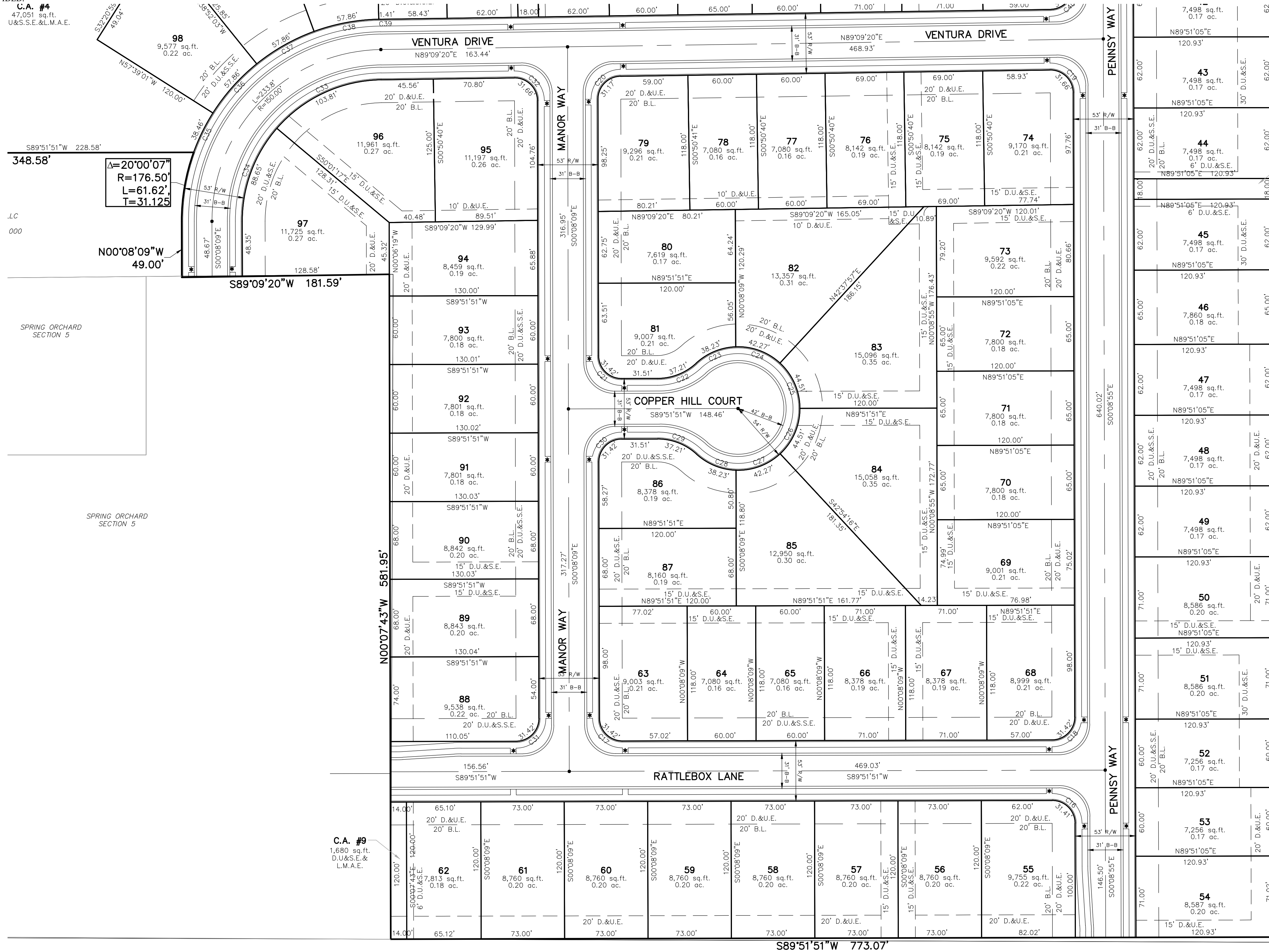
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



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



MARY MARGARET BANAS
08-05-34-00-00-008.000

Br-Brookston silt clay loam
This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 200 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

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Tuesday, February 24, 2015
HAM



Know what's below.
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THIS DRAWING IS NOT INTENDED TO BE A FINAL RECORD. IT IS THE PROPERTY OF STOEPPELWERTH AND ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF STOEPPELWERTH AND ASSOCIATES, INC. IS STRICTLY PROHIBITED.

PREPARED FOR:
SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 3 OF 8 SHEETS
S & A JOB NO. 703150LFP

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

PRIMARY PLAT
SHELTON COVE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 2/27/15

REVISIONS
DATE
REVISED PER TAC COMMENTS
BY

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

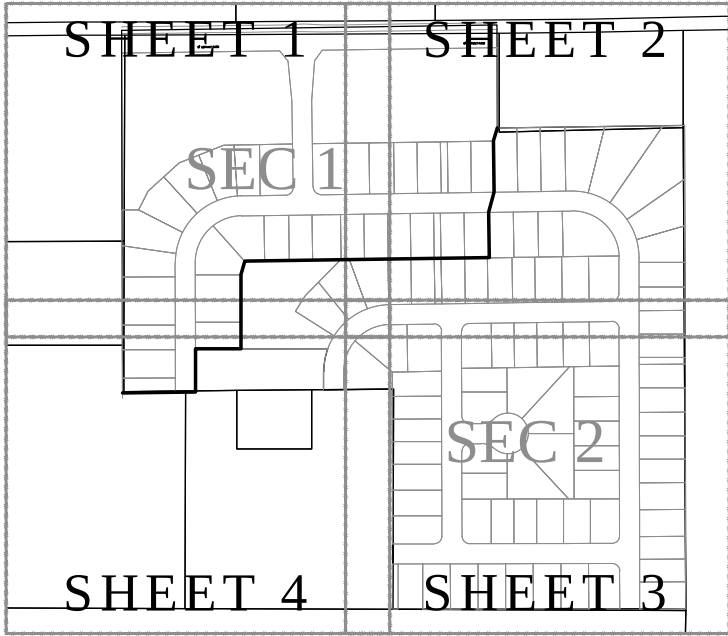
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
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MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. LOT HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=113

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

OPEN SPACE PROVIDED:
7.41Ac± (18.9%)

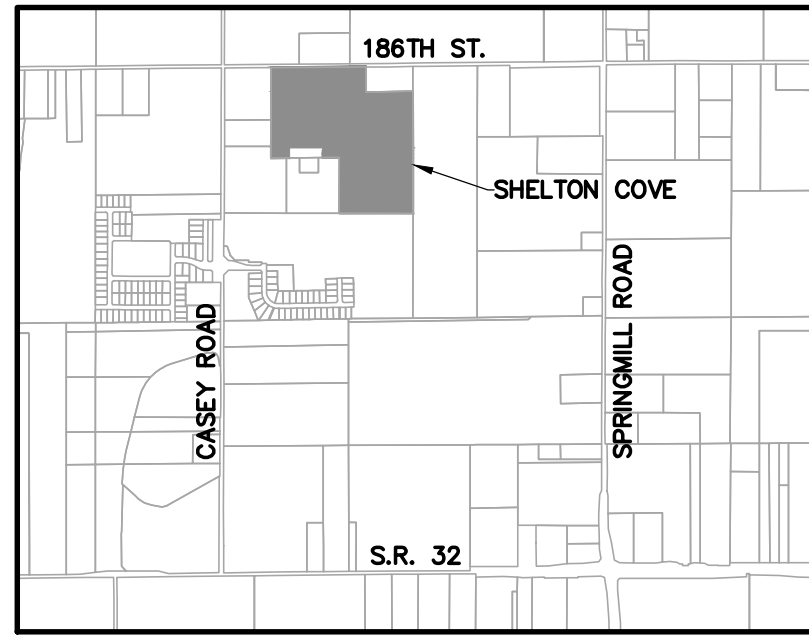


KEY MAP
N.T.S.

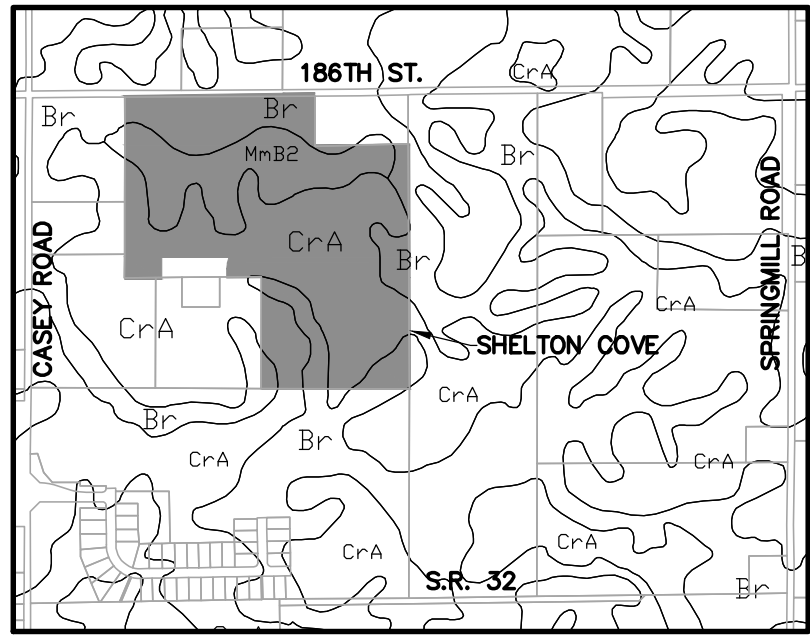
SHELTON COVE

PRIMARY PLAT

ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



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

Br-Brookston silty clay loam

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CrA - Crosby silt loam, 0 to 3 percent slopes

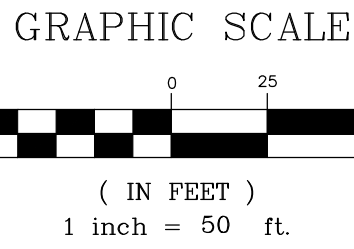
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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LEGEND

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- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
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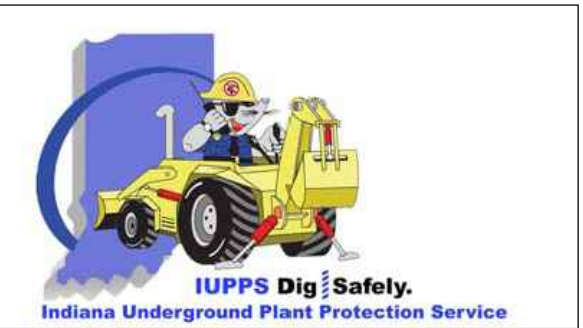


A part of the North Half of Section 34, Township 19 North, Range 3 East, Washington Townships, Hamilton County, Indiana, more particularly described as follows:

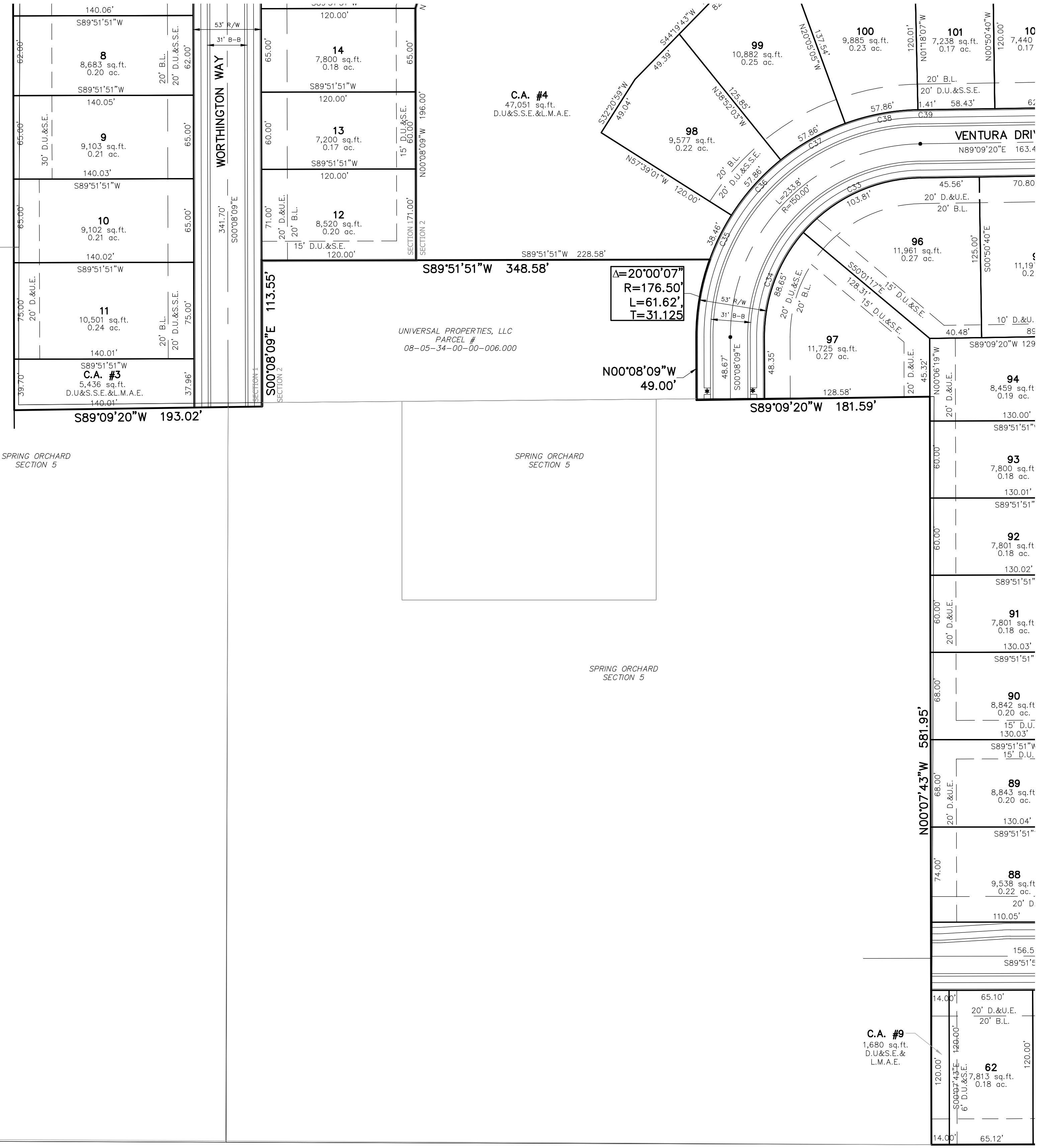
Commencing at the Northwest corner of the North Half of said Section; thence North 89 degrees 09 minutes 20 seconds East along the North line thereof a distance of 500.00 feet to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 09 minutes 20 seconds East along said line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

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

Tuesday, February 24, 2015
HAM



SPRING ORCHARD
SECTION 3



THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

THIS DRAWING WAS PREPARED BY:
DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 2/27/15
D.D.O.

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

PRIMARY PLAT

SHELTON COVE

HAMILTON CO., INDIANA

PREPARED FOR:

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

SHEET NO. 4
OF 8 SHEETS
S & A JOB NO. 703150LFP

ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

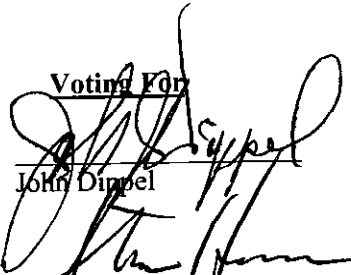
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate.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

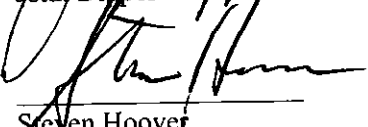
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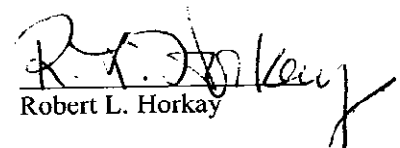
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

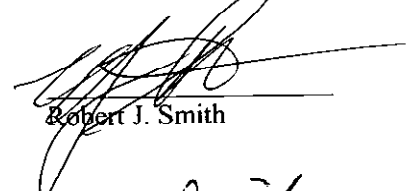
Voting For


John Dippel

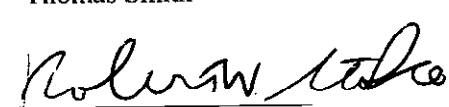

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

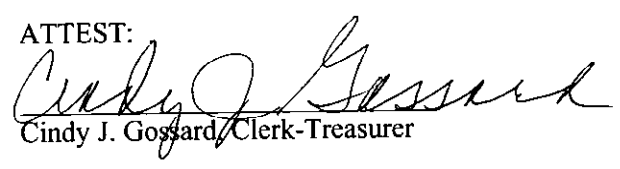
Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

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

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embalming School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

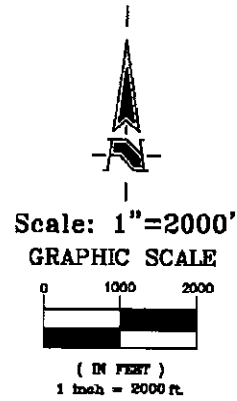
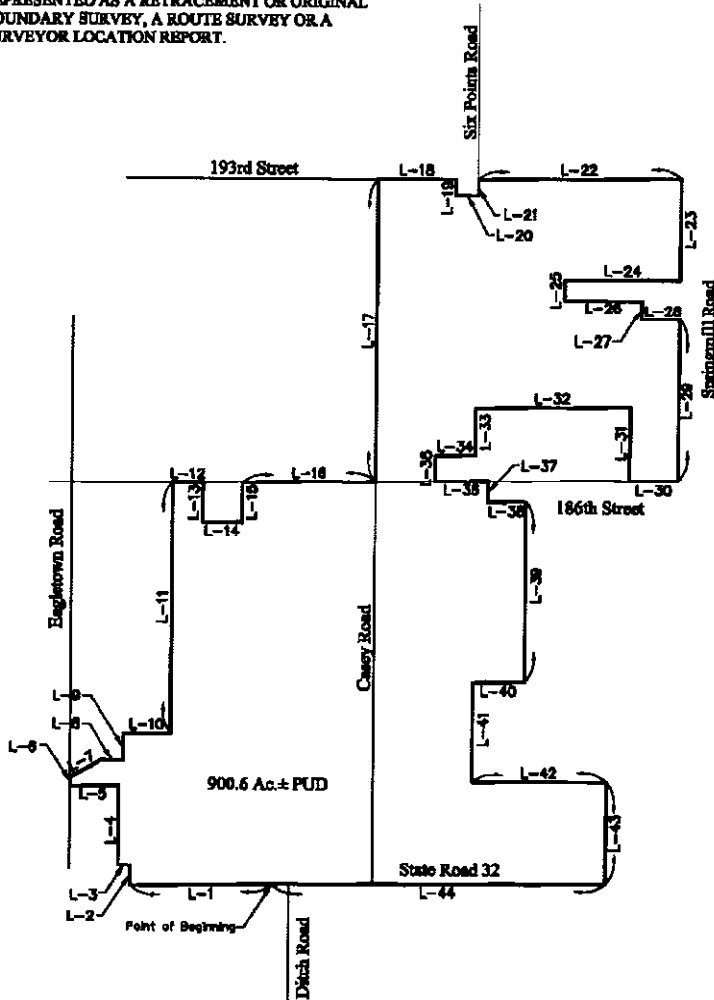
Exhibit A

Legal Description

A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

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



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2365.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

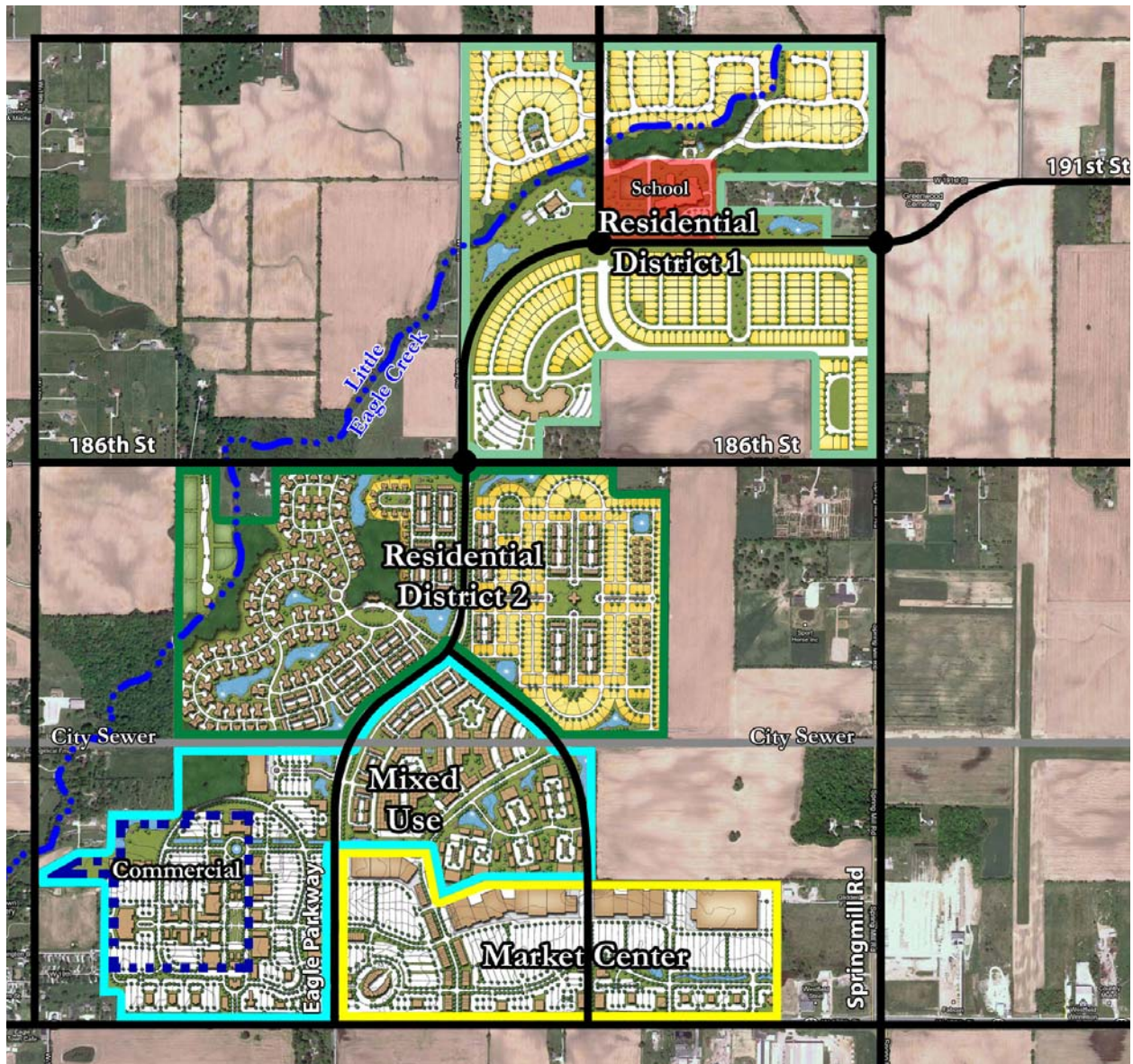


Exhibit C

Illustrative Site Development Plan

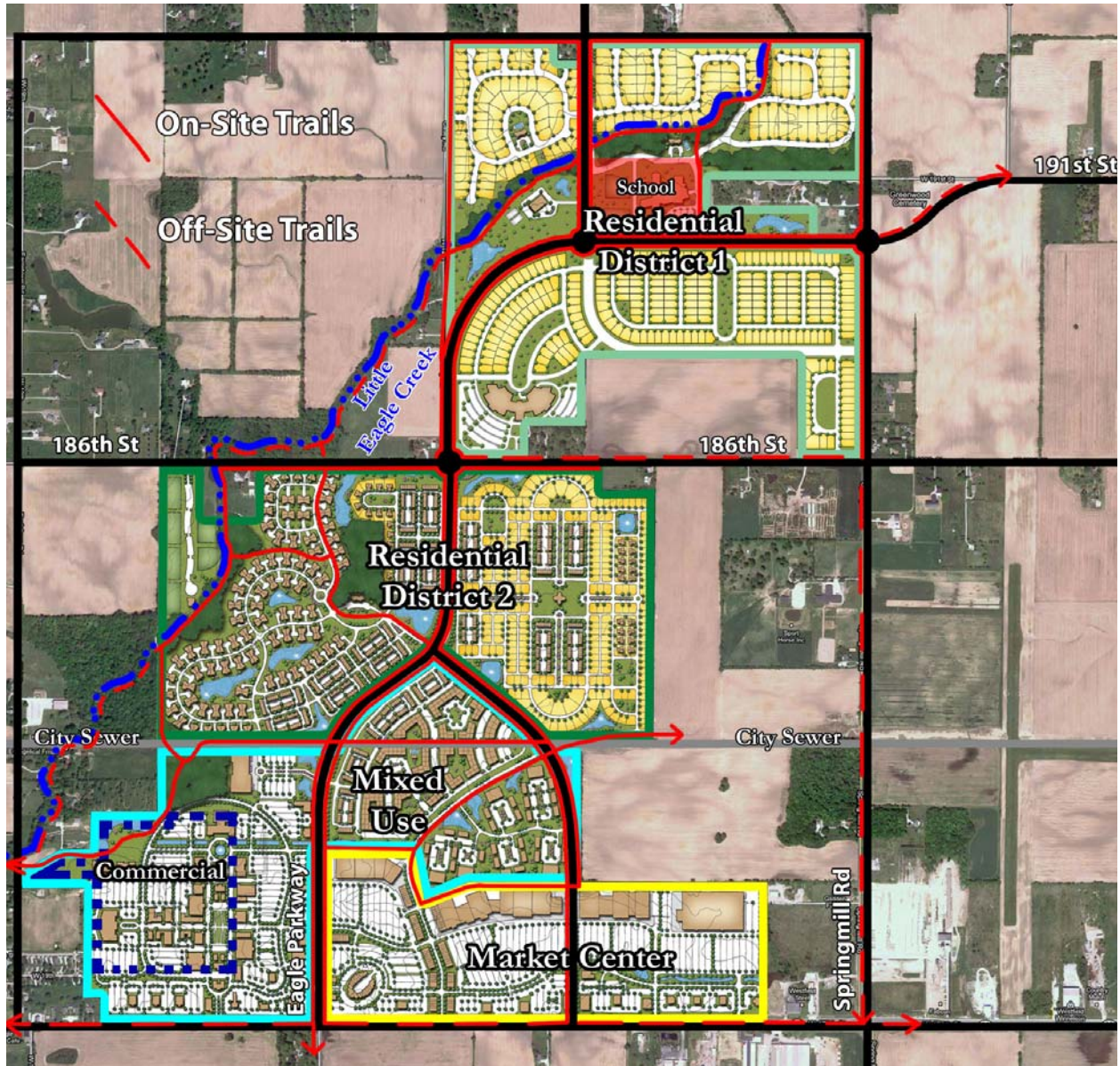


Exhibit D

Construction Phasing Schedule

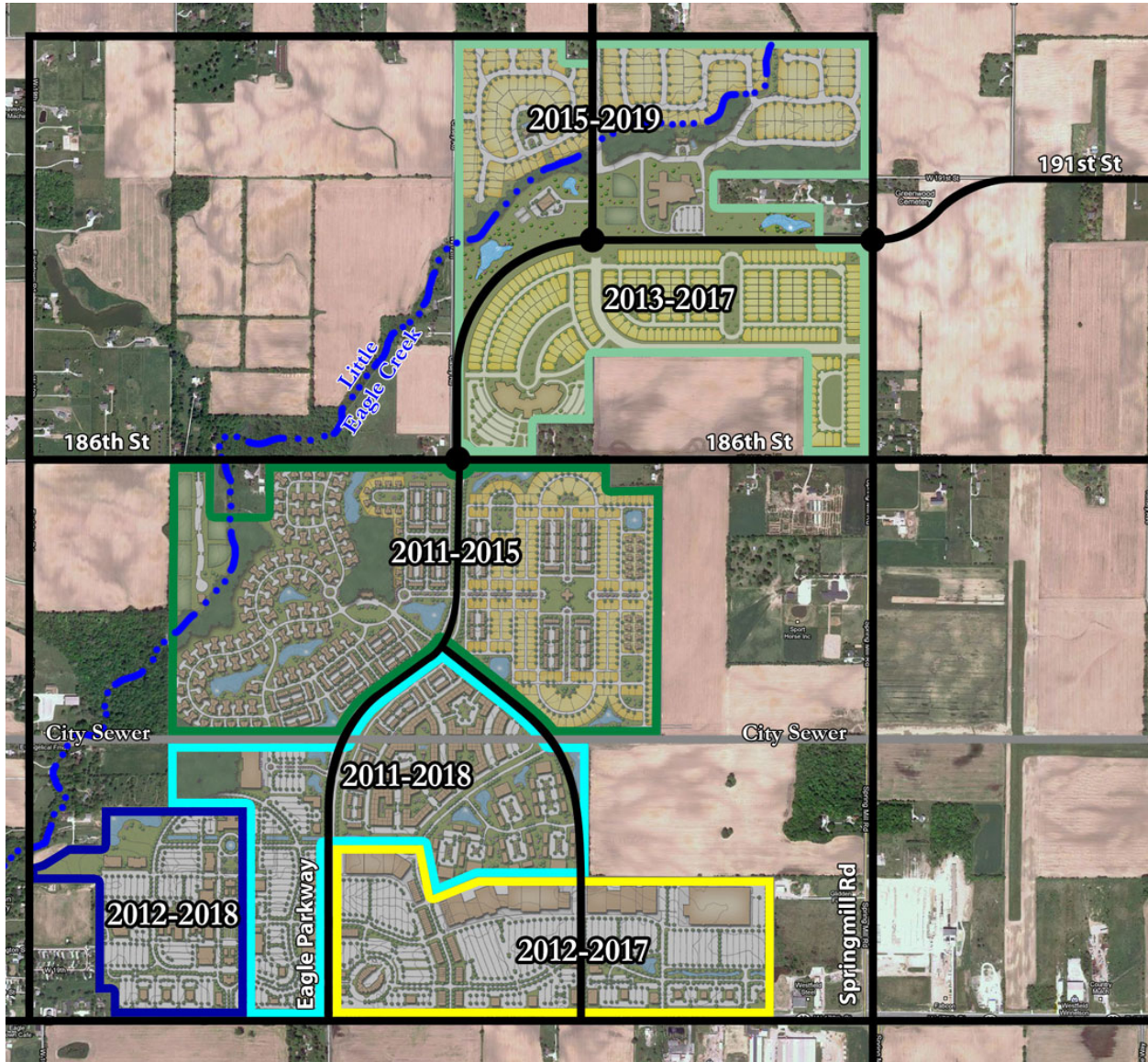


Exhibit E
Amenity Plan

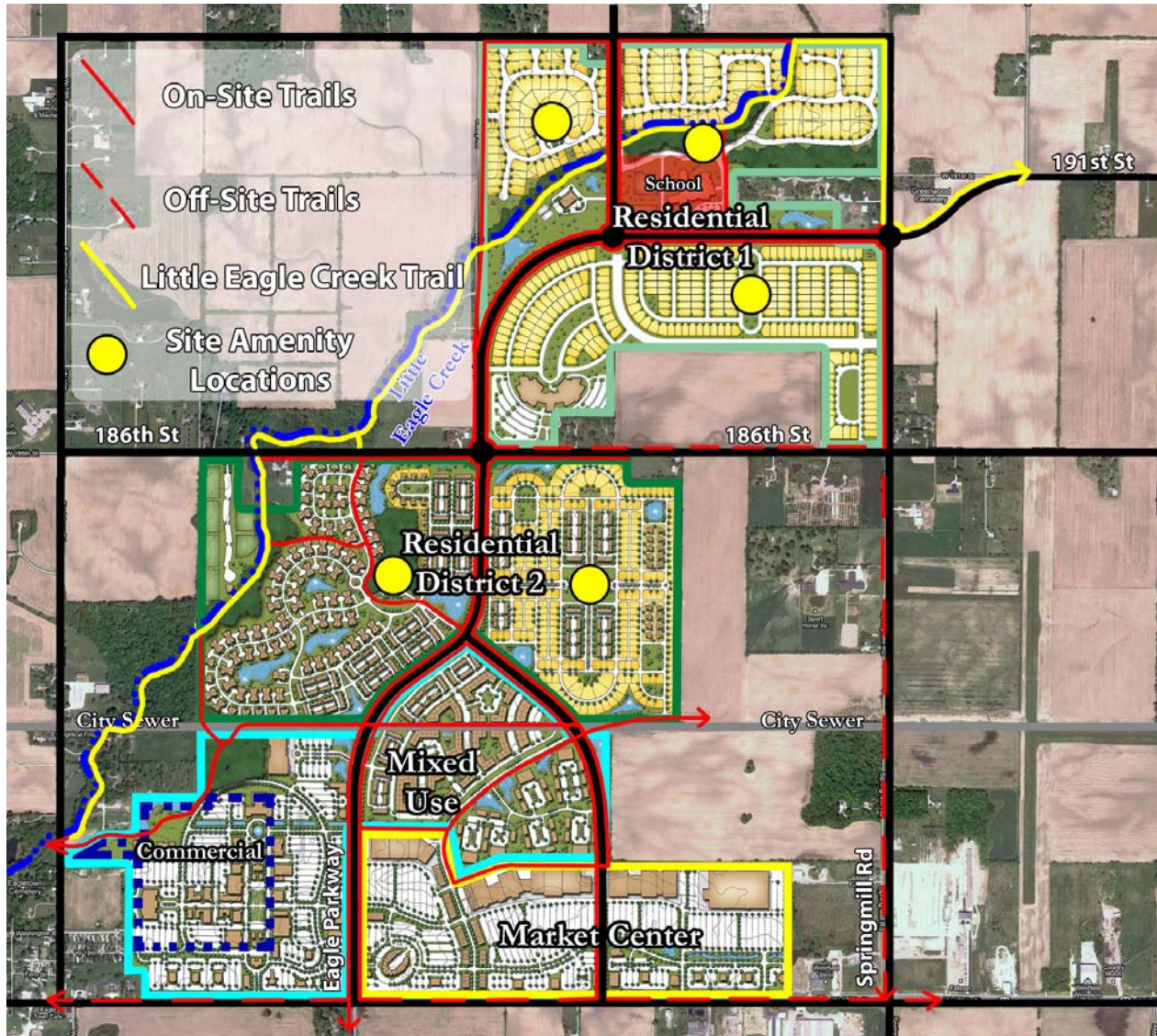


Exhibit F

Residential Photo Examples













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

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

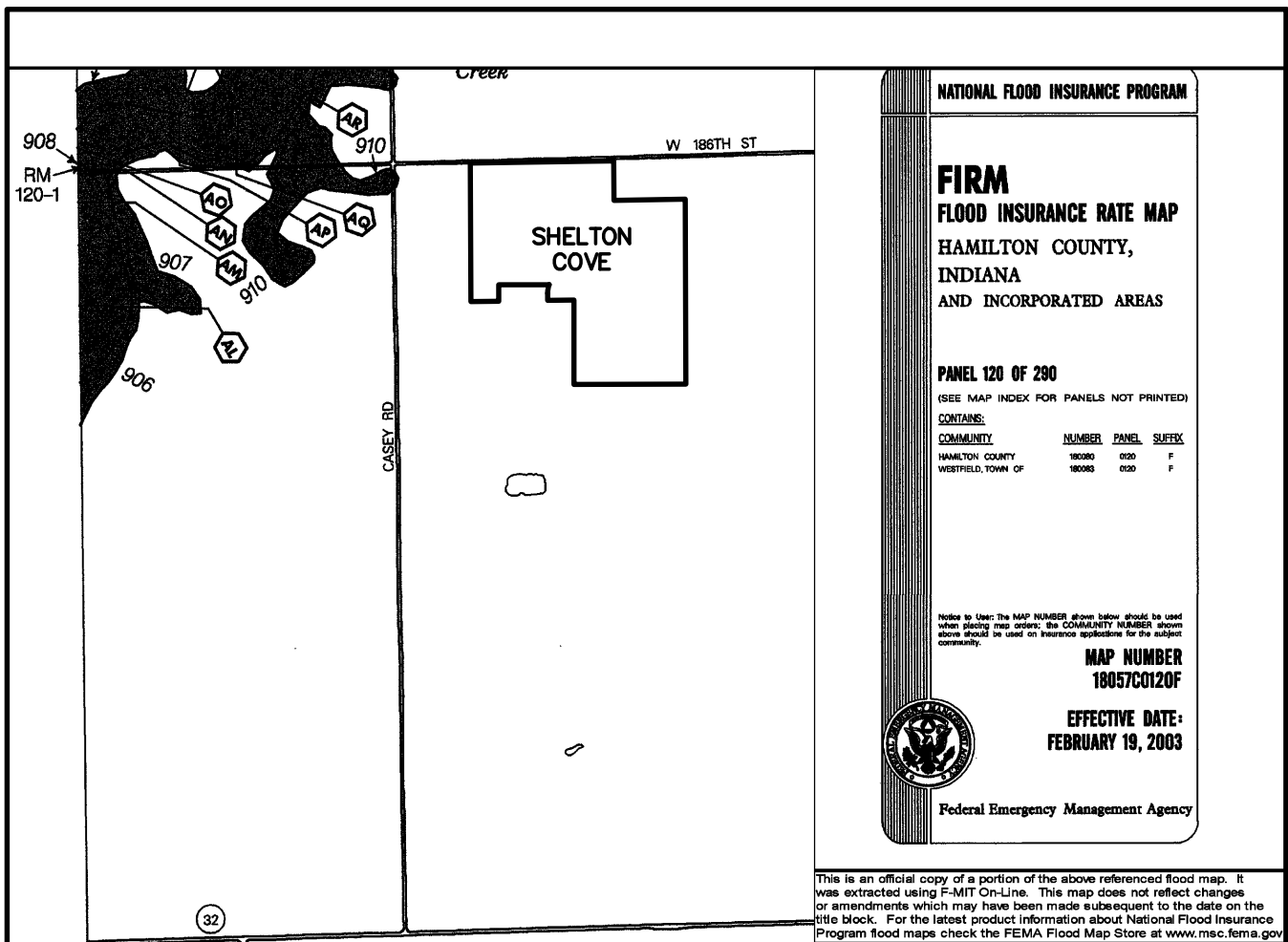
SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
MIN. SIDE YARD	6' EACH SIDE, 12' BLDG. SEPARATION
MIN. REAR YARD	15'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,400 SINGLE STORY
MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=113

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

OPEN SPACE PROVIDED:
7.41Ac± (18.9%)

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

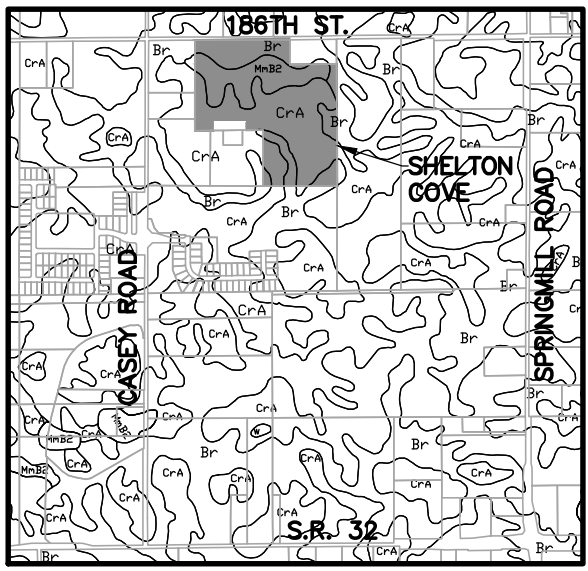
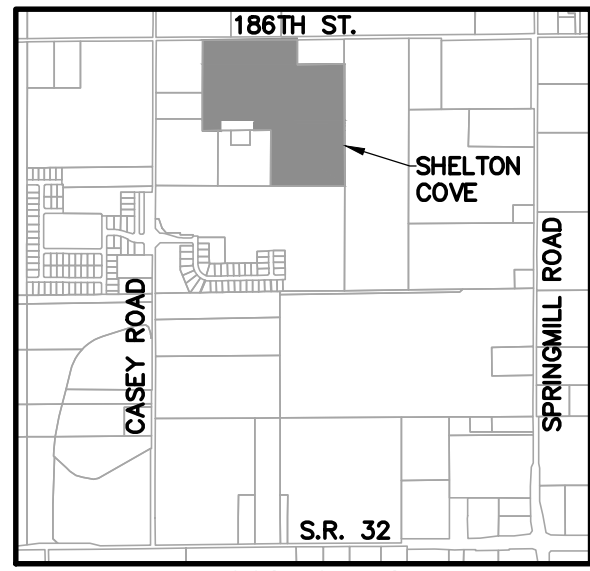


NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

SHELTON COVE

DEVELOPMENT PLAN

ZONING PUD



Dr-Brookston silty clay loam

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

CrA - Crosby silt loam, 0 to 3 percent slopes

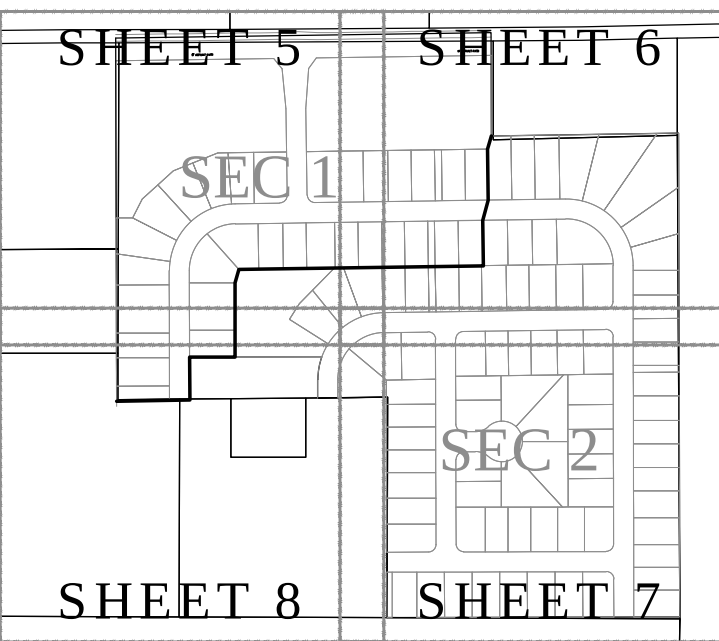
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 300 acres in size.

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

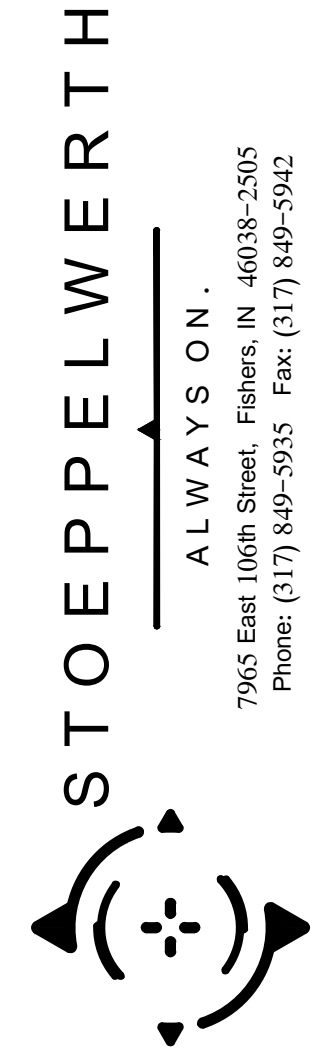
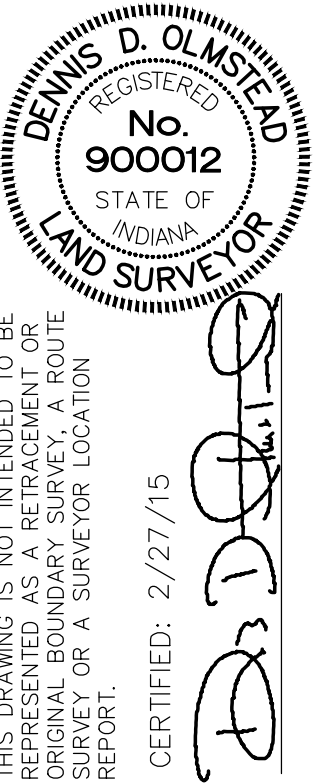
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

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



KEY MAP
N.T.S.



SECTION: 34	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 5		
OF 8 SHEETS		
S & A JOB NO. 703150LF		

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
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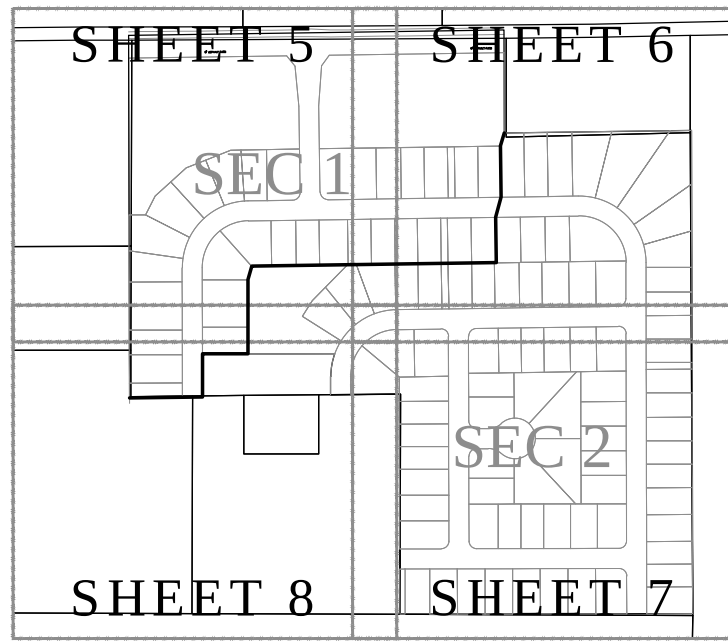
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ST. JOHN, INDIANA 46373
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SITE DATA	
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MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=113

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

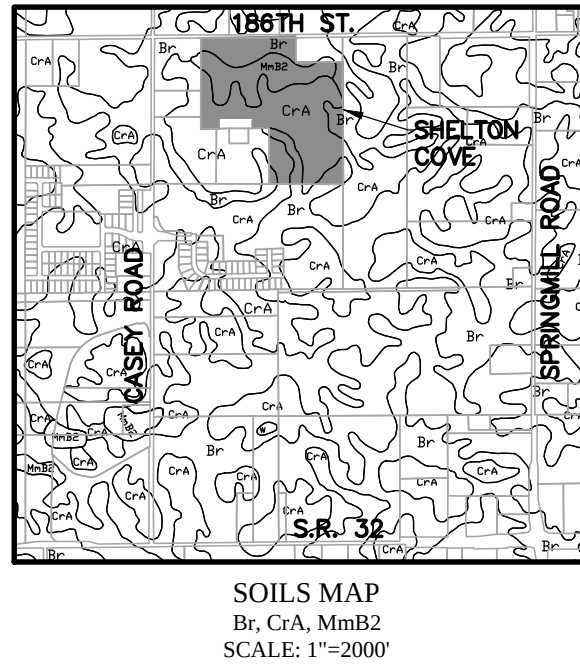
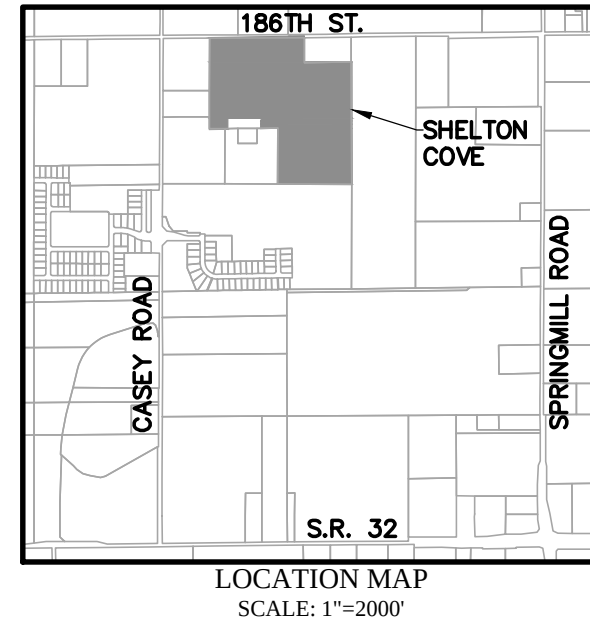
OPEN SPACE PROVIDED:
7.41Ac± (18.9%)



SHELTON COVE

DEVELOPMENT PLAN

ZONING PUD



Dr-Brookston silty clay loam

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

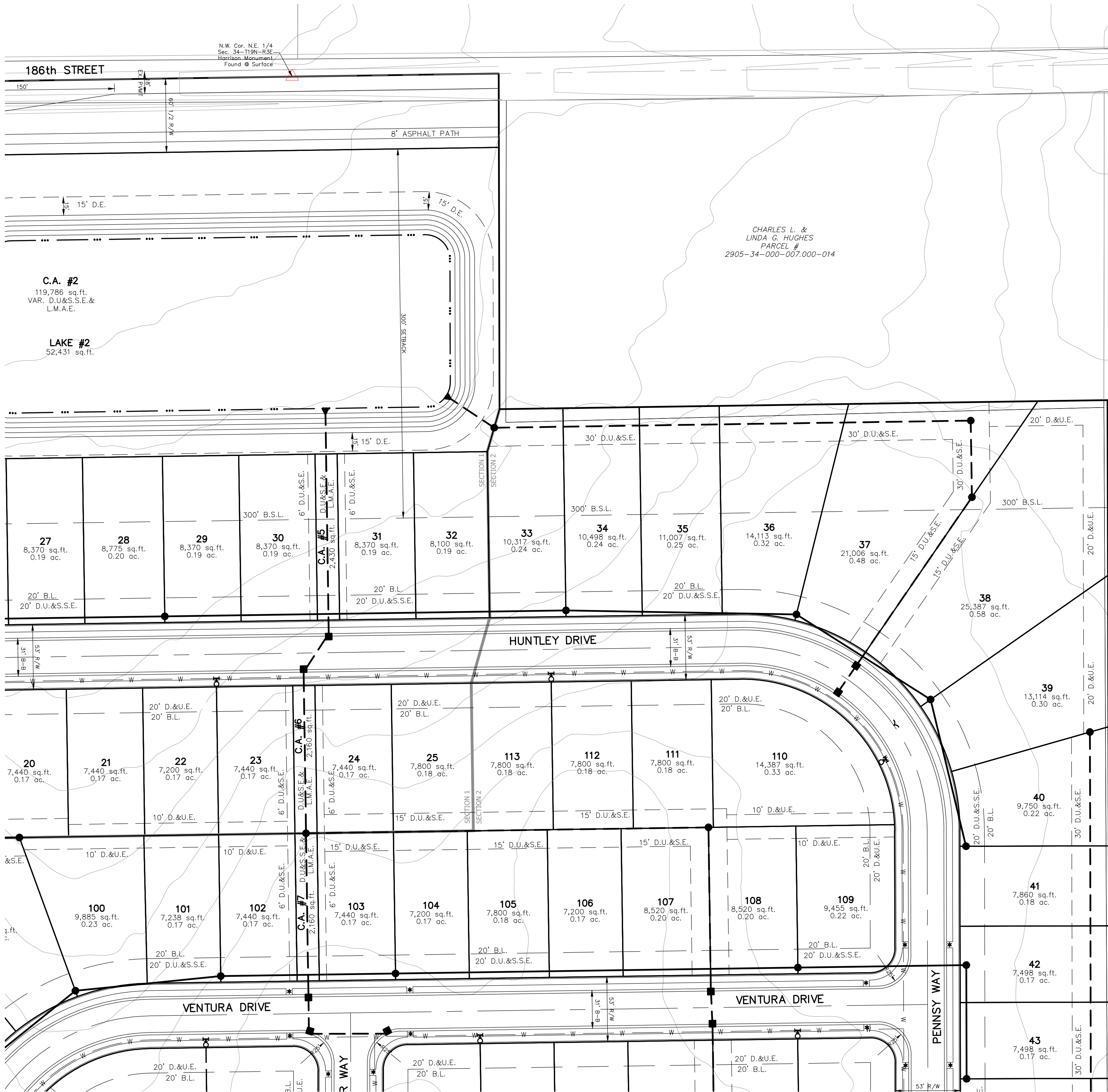
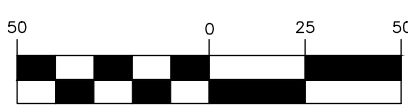
Cra A - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 300 acres in size.

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

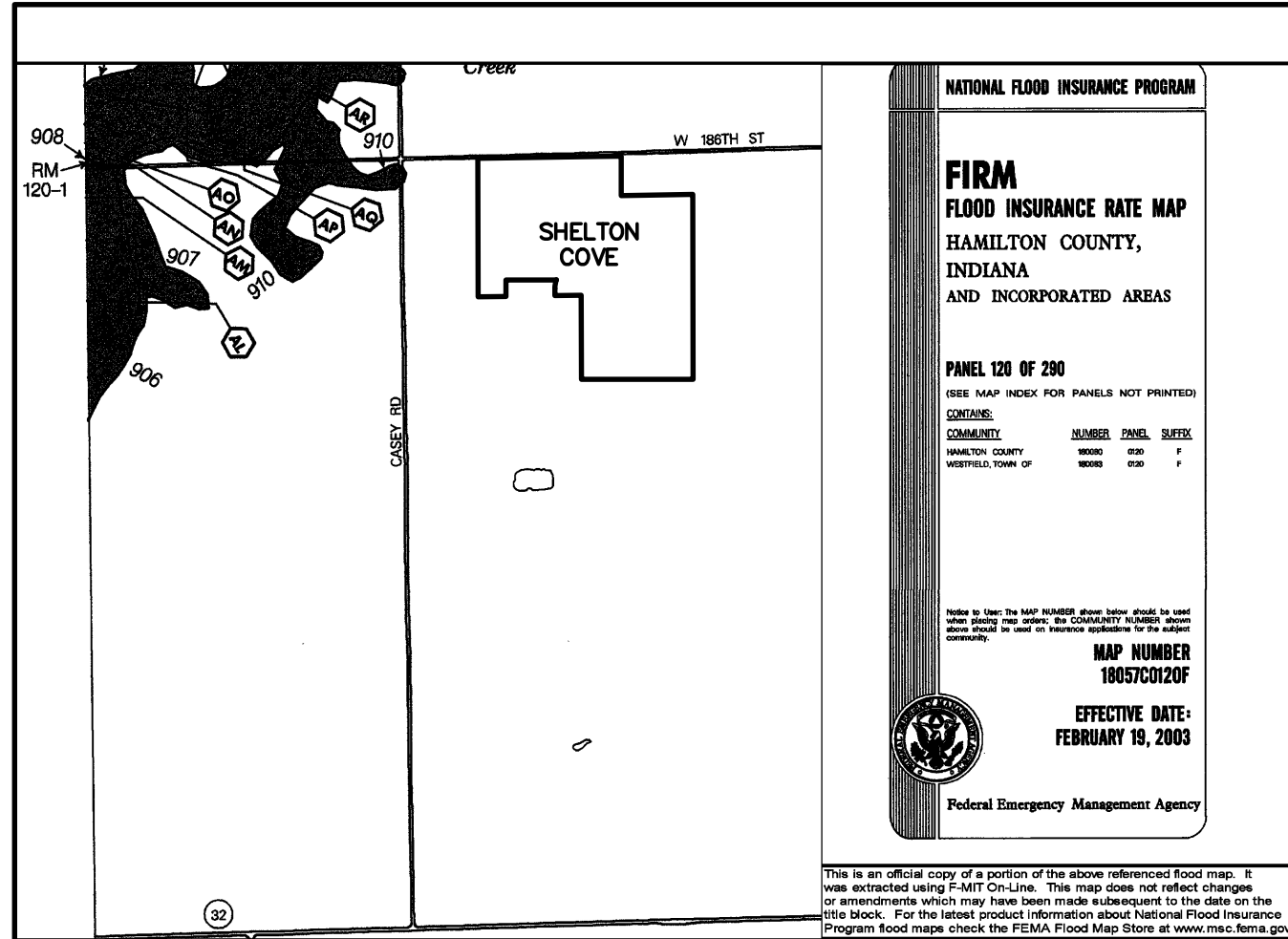
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

GRAPHIC SCALE



LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
8.30	EXISTING CONTOUR
W	EXISTING WATER LINE
PROPOSED SANITARY SEWER	
W	PROPOSED WATER LINE
FLOW LINE	
BURIED ELECTRIC LINE	
OVERHEAD ELECTRIC LINES	
BURIED TELEPHONE LINE	
TELEPHONE LINE	
BURIED CABLE T.V. LINE	
CABLE T.V. LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER LINE; MANHOLE	
SANITARY CLEANOUT	
STORM SEWER LINE; MANHOLE & END SECTION	
CURB INLET	
BEEHIVE OR ROUND INLET	
SQUARE FLAT INLET	
FENCE LINE	

SET NAIL - UNLESS OTHERWISE NOTED	
SET CAPPED REBAR STAMPED S&A FIRM #0008	
SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008	
HAMILTON COUNTY SURVEYOR	
MEASURED	
RECORDED	
NO ACCESS EASEMENT	
POWER POLE	
LIGHT POLE	
ELECT. TRANSFORMER	
ELECT. PEDESTAL	
ELECT. METER	
GUY WIRE	
TELEPHONE POLE	
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
CABLE T.V. POLE	
CABLE T.V. PEDESTAL	
TRAFFIC SIGNAL POLE	
TRAFFIC MANHOLE	
TRAFFIC CONTROL BOX	
GAS VALVE	
GAS METER	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
MAILBOX	



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



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

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

CERTIFIED: 2/27/15

STOEPPELWERTH

ALWAYS ON.

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

DEVELOPMENT PLAN

PREPARED FOR:

SHELTON COVE

HAMILTON CO., INDIANA

SECTION: 34

TOWNSHIP: 19N

RANGE: R3E

DRAWN BY: HAM

CHECKED BY: BKR

SHEET NO. 6

OF 8 SHEETS

S & A JOB NO. 703150LF

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

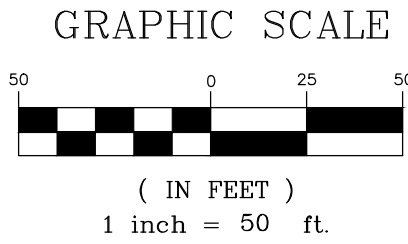
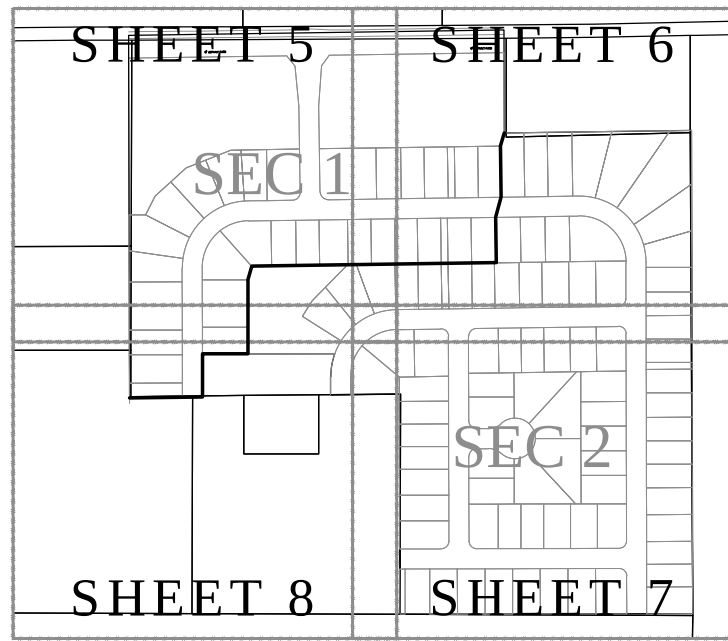
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

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

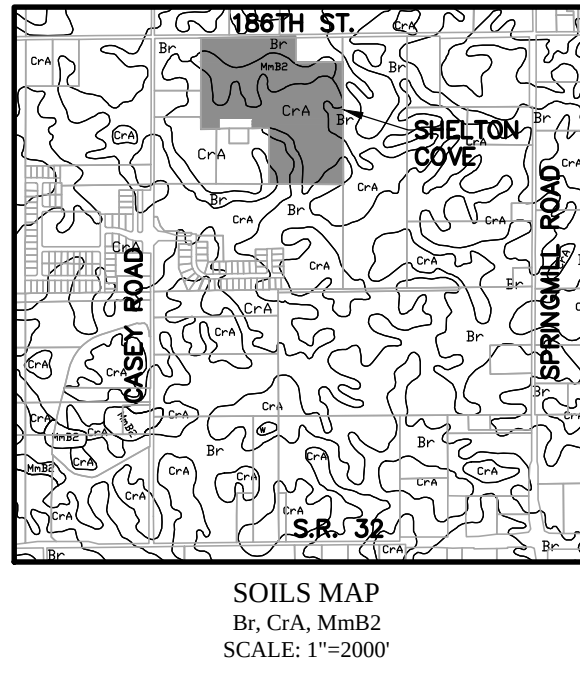
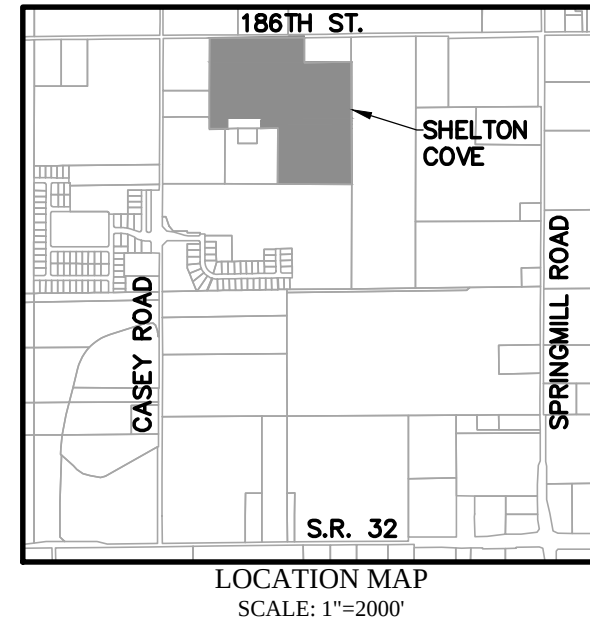
TOTAL LOTS=113

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

OPEN SPACE PROVIDED:
7.41Ac± (18.9%)



SHELTON COVE DEVELOPMENT PLAN ZONING PUD



Dr-Brookston silty clay loam

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

Cra A - Crosby silt loam, 0 to 3 percent slopes

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

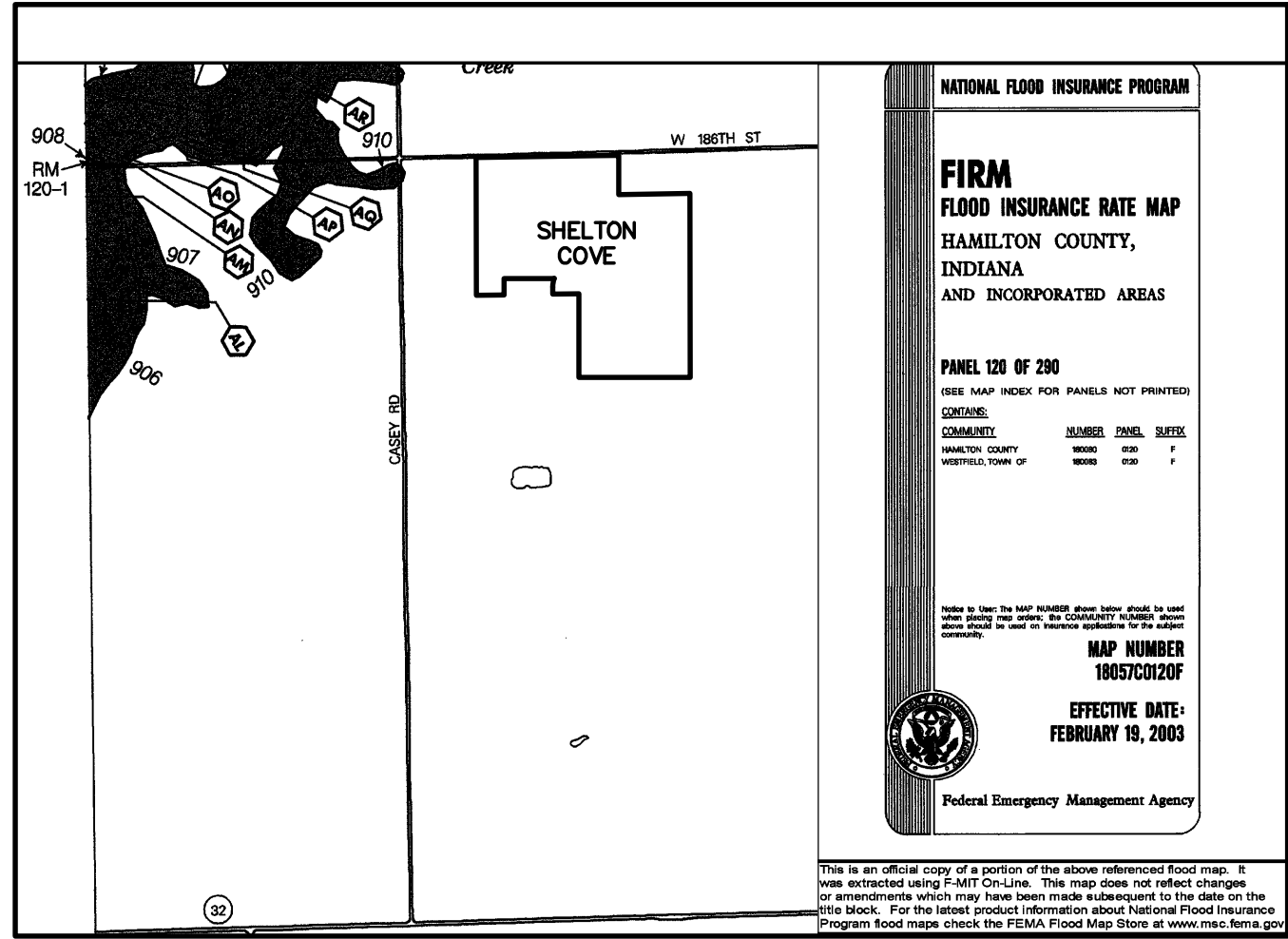
MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

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



LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
8.30	EXISTING CONTOUR
W	EXISTING WATER LINE
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
W	PROPOSED WATER LINE
FLOW LINE	
BURIED ELECTRIC LINE	
OVERHEAD ELECTRIC LINES	
BURIED TELEPHONE LINE	
TELEPHONE LINE	
BURIED CABLE T.V. LINE	
CABLE T.V. LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER LINE, MANHOLE	
SANITARY CLEANOUT	
STORM SEWER LINE, MANHOLE & END SECTION	
CURB INLET	
BEEHIVE OR ROUND INLET	
SQUARE FLAT INLET	
FENCE LINE	

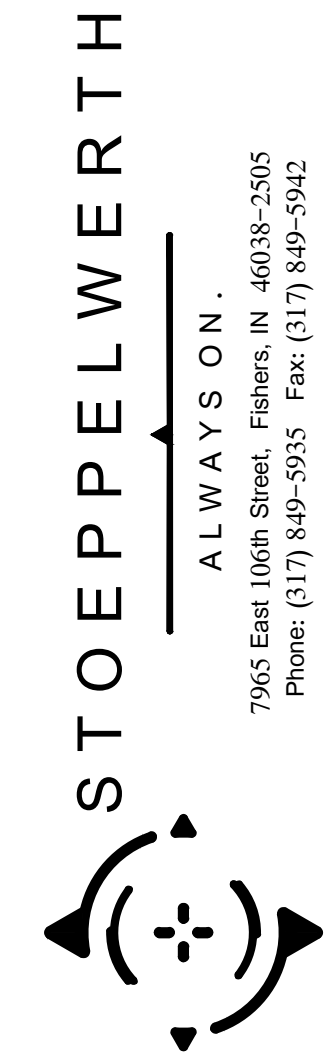
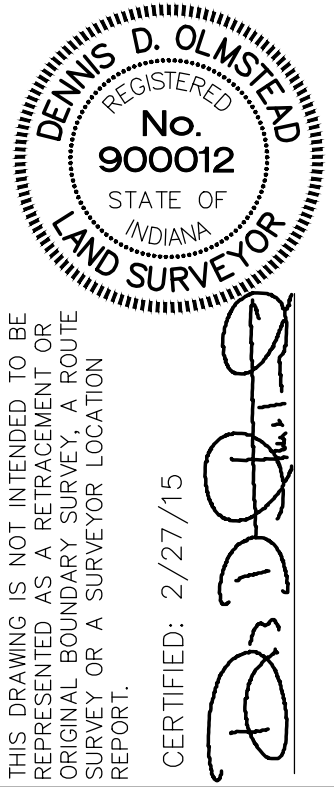
SET NAIL - UNLESS OTHERWISE NOTED
SET CAPPED REBAR STAMPED S&A FIRM #0008
SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.
MEASURED
RECORDED
NO ACCESS EASEMENT
POWER POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX



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



Know what's below.
Call before you dig.



DEVELOPMENT PLAN		
SHELTON COVE		
WASHINGTON TOWNSHIP		
PREPARED FOR:		
SECTION: 34	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 7		
OF 8 SHEETS		
S & A JOB NO. 703150LF		

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

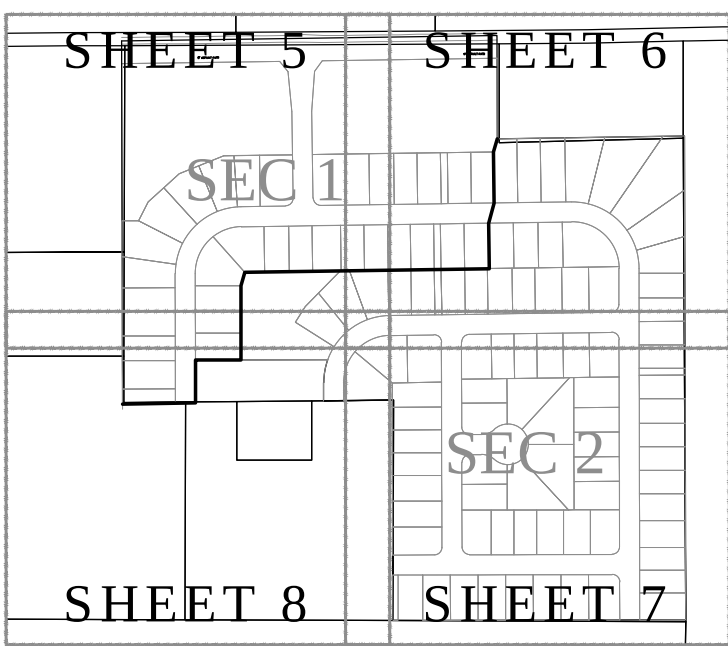
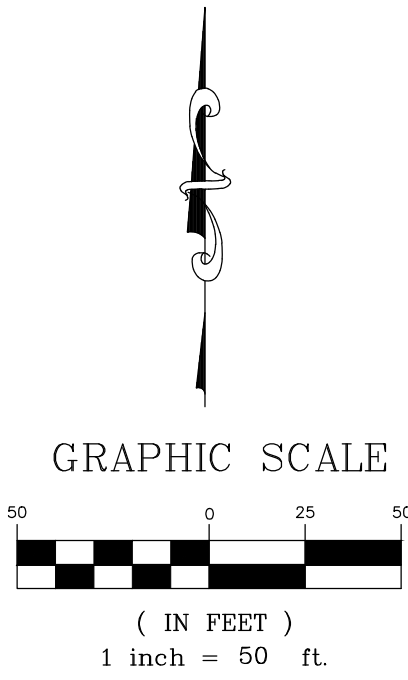
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: JOE LENEHAN
PHONE: 219-558-8080, EXT. 308

SITE DATA	
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MIN. REAR YARD	15'
MIN. FRONT YARD	20'
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MIN. WIDTH AT B.L.	60'
MIN. BUILDING HEIGHT	25'
MIN. LOT AREA	5,400 SQUARE FEET

TOTAL LOTS=113

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

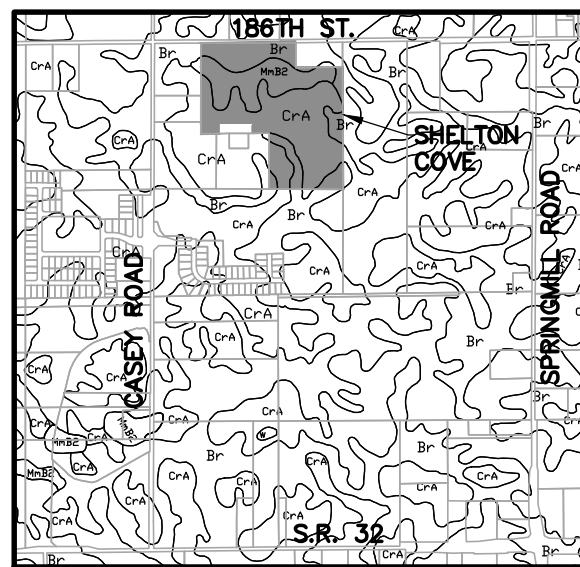
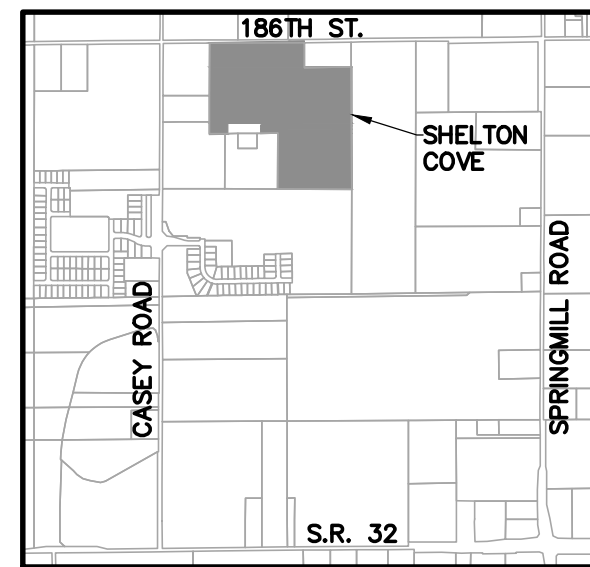
OPEN SPACE PROVIDED:
7.41Ac± (18.9%)



SHELTON COVE

DEVELOPMENT PLAN

ZONING PUD



Dr-Brookston silty clay loam

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

Cra - Crosby silt loam, 0 to 3 percent slopes

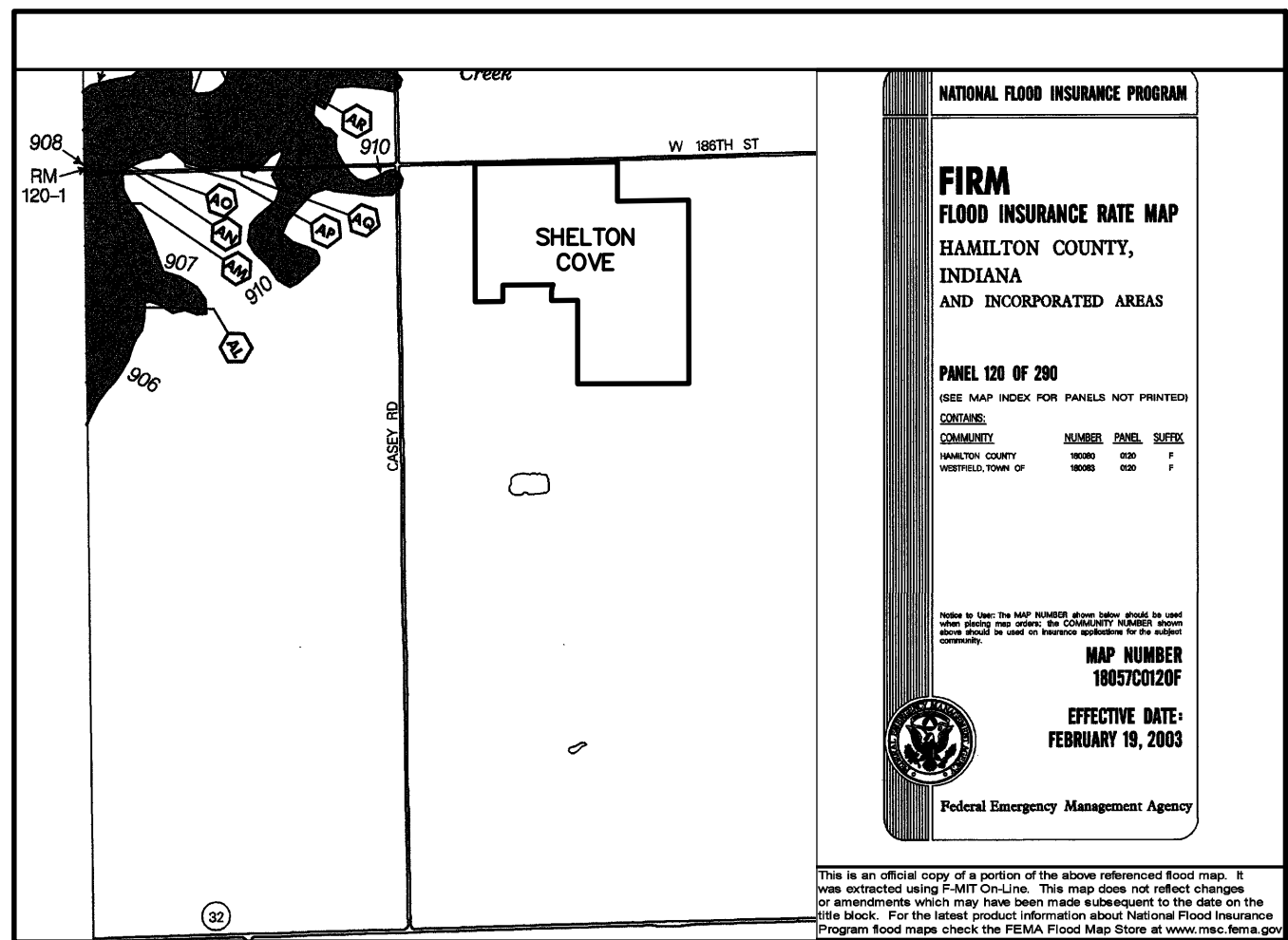
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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

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



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



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

THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS AN ORIGINAL SURVEY. A ROUTE REPORT.

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

CERTIFIED: 2/27/15

STOEPPELWERTH

ALWAYS ON.

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

DEVELOPMENT PLAN

PREPARED FOR:

SHELTON COVE

HAMILTON CO., INDIANA

SECTION: 34

TOWNSHIP: 19N

RANGE: R3E

DRAWN BY: HAM

CHECKED BY: BKR

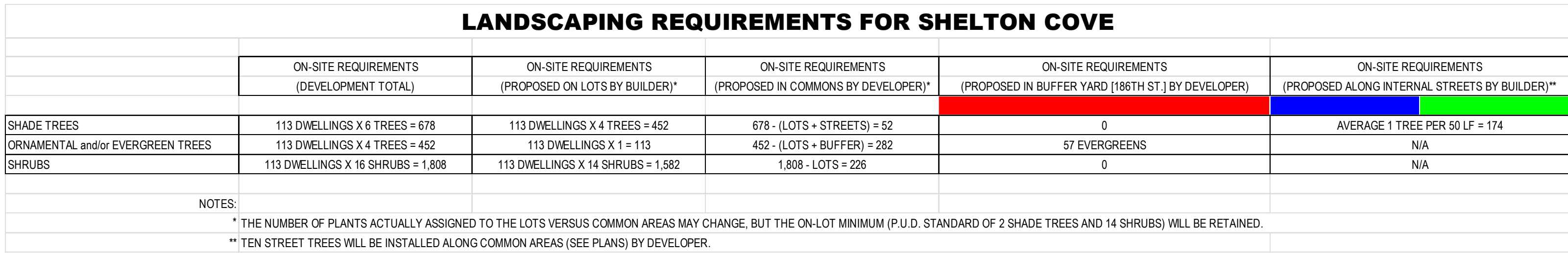
SHEET NO. 8

OF 8 SHEETS

S & A JOB NO. 703150LF



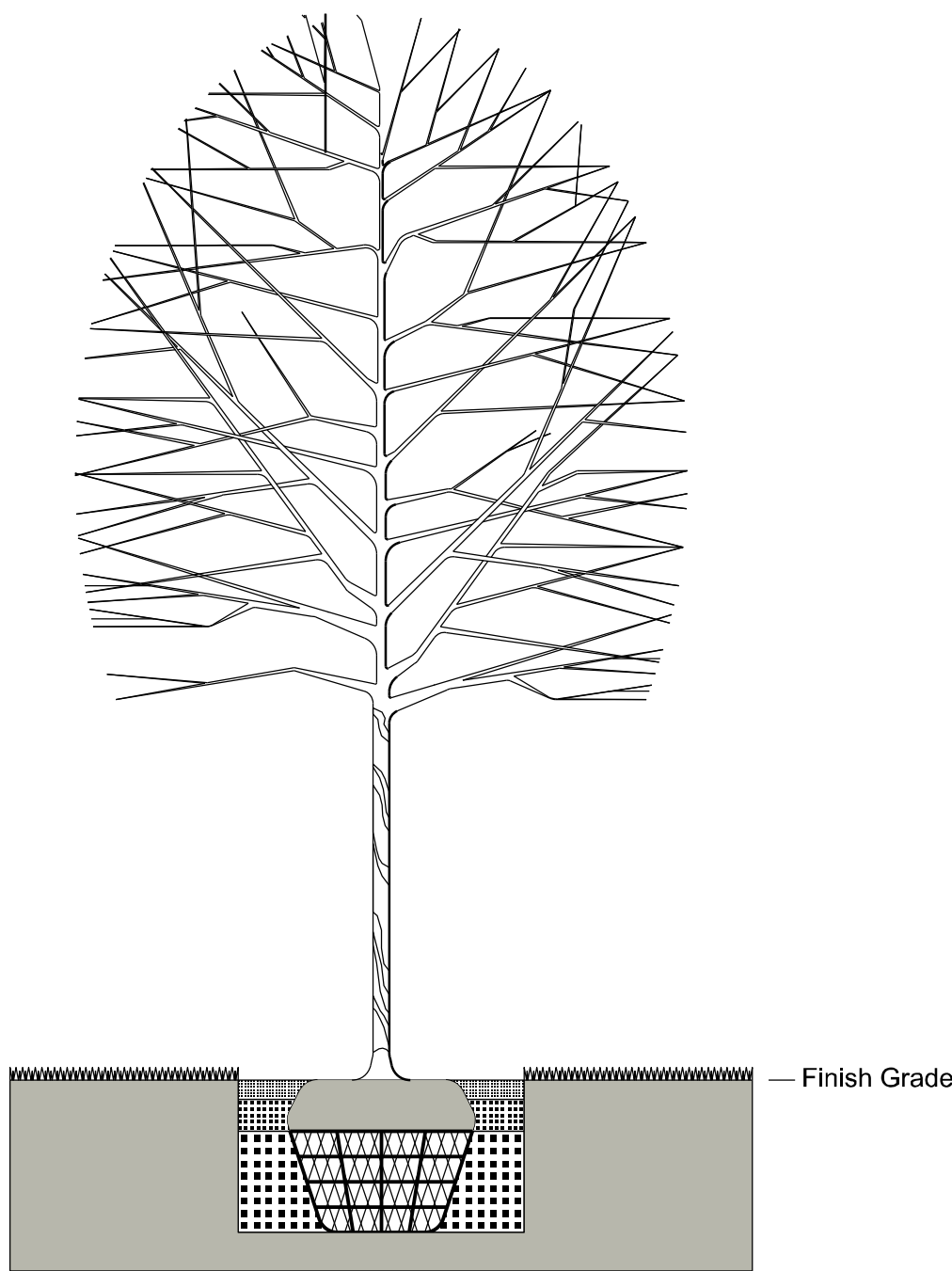
Know what's below.
Call before you dig.



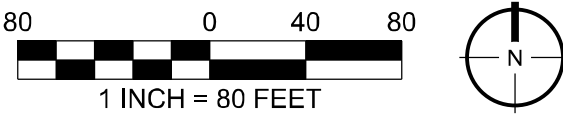
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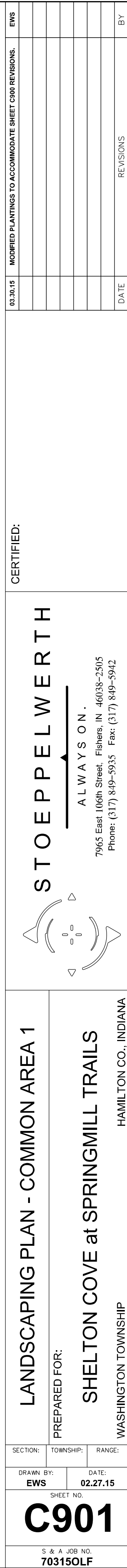
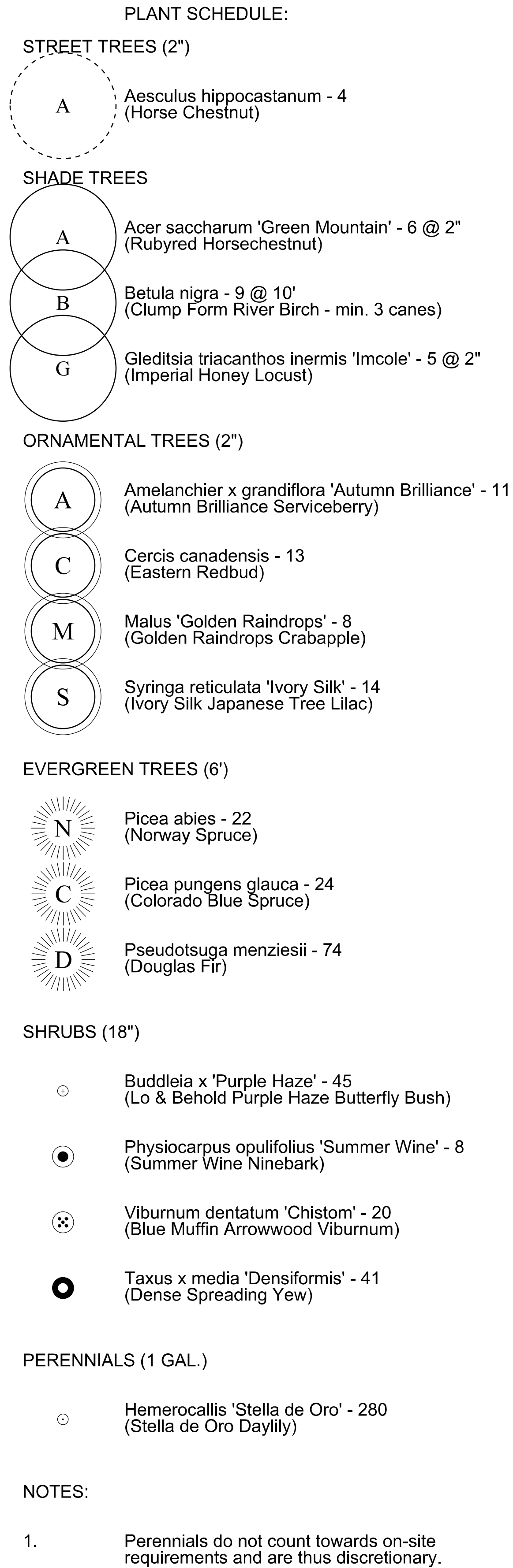
1. Due to the uncertain location of anticipated houses and driveways, no Plans shall be provided for the on-lot or street-trees-along-lots planting requirements. However, the plants shall be installed according to the location and in the quantities stipulated in the chart above. Furthermore, plants shall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

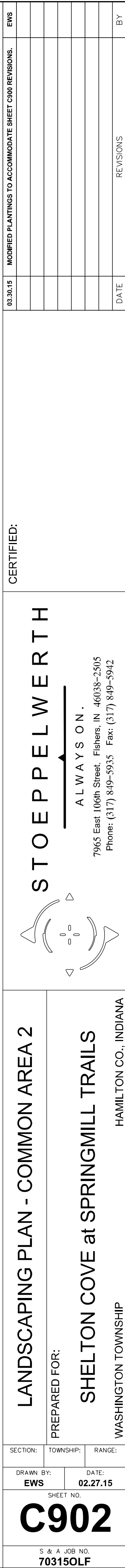
- | | |
|------------------|---|
| 10. Pruning: | remove dead/broken branches and one (1) of any double leaders. |
| 09. Cleaning: | remove all tags, labels and transit guards. |
| 08. Staking: | see specifications. |
| 07. Wrapping: | polypropylene fabric only; only thin bark trees; and only during fall and winter installations; wrap from bottom to top; wrap shall be removed one (1) year after planting. |
| 06. Mulching: | see specifications. |
| 05. Watering: | water soil thoroughly while backfilling. |
| 04. Backfilling: | entire hole shall be filled with mixture of topsoil and 30% organic compost (incorporated into top of mix) see specifications for exception. |
| 03. Installing: | main order roots shall be located at/or up to two inches (2") above finish grade; |
| 02. Inspecting: | determine location of main order roots within root mass; remove enough soil from top of ball to expose and adequately identify roots; do not confuse bud graft with main order roots; remove any stem circling or stem girdling roots from main order roots; if roots are properly located within root ball and cage, then top third (1/3) of cage, twine and burlap shall be removed; if cage is of the low profile variety and main order roots are already properly located above the rim, then only the top third (1/3) of cage and burlap need removing; if roots are not properly located, then cage, twine and burlap must be removed far enough to avoid exposure at the surface while still affording proper planting elevation; if insufficient root volume remains, the plant shall be rejected. |
| 01. Excavating: | hole shall be 1.5-2 times width of root mass; sides of hole shall be scarified; bottom of hole shall be left undisturbed. |



TREE PLANTING DETAIL - BALL & BURLAP







- PLANT SCHEDULE:
- STREET TREES (2")

A

Aesculus hippocastanum - 1
(Horse Chestnut)
- SHADE TREES

A

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

B

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

G

Gleditsia triacanthos inermis 'Imcole' - 0 @ 2"
(Imperial Honey Locust)
- ORNAMENTAL TREES (2")

A

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

C

Cercis canadensis - 1
(Eastern Redbud)

M

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

S

Syringa reticulata 'Ivory Silk' - 0
(Ivory Silk Japanese Tree Lilac)
- EVERGREEN TREES (6")

N

Picea abies - 4
(Norway Spruce)

C

Picea pungens glauca - 5
(Colorado Blue Spruce)

D

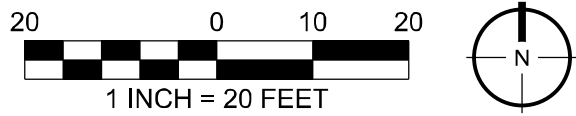
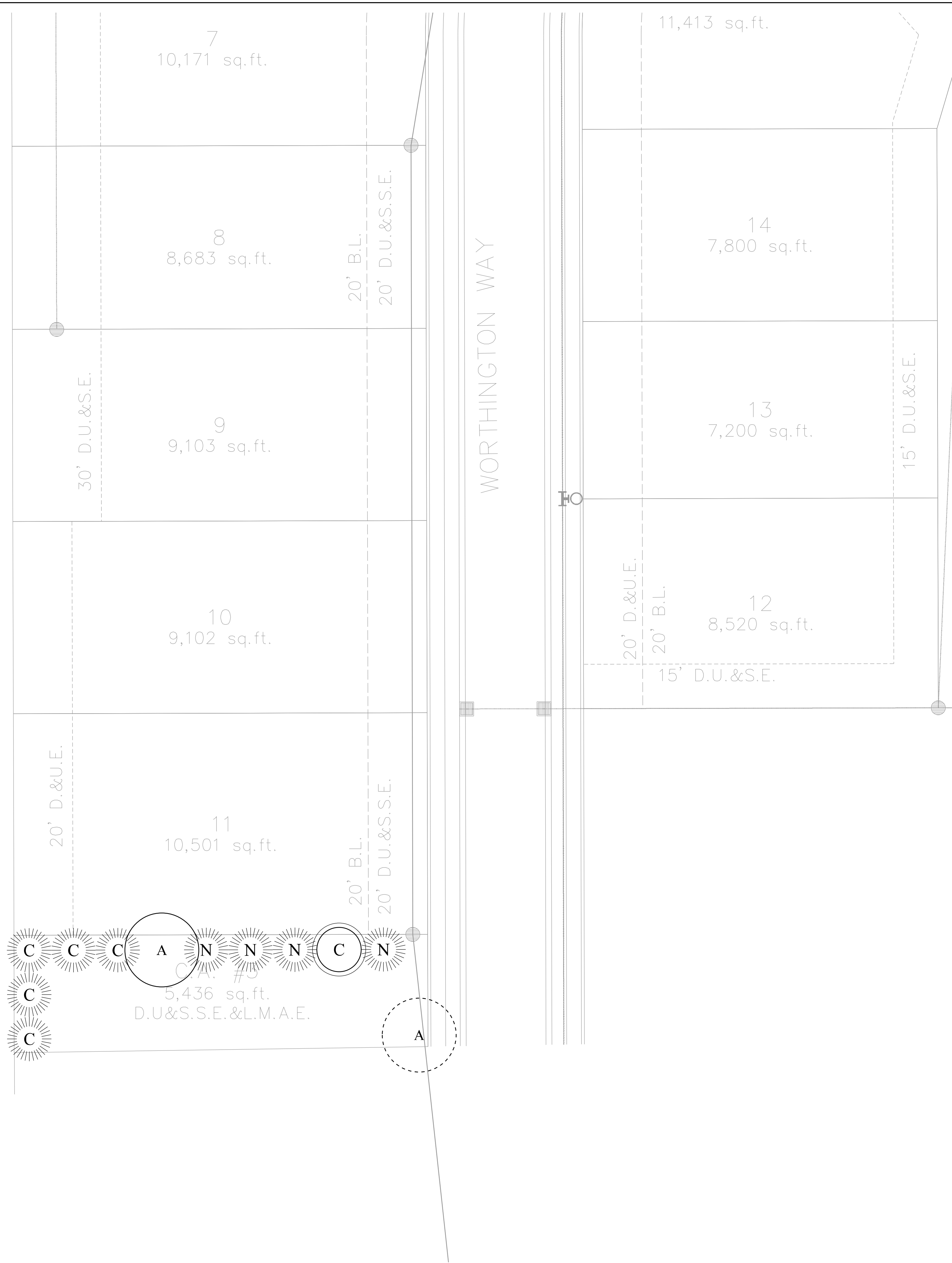
Pseudotsuga menziesii - 0
(Douglas Fir)
- SHRUBS (18")

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

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

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

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



SECTION:		TOWNSHIP:	RANGE:
DRAWN BY:		DATE:	
EWS		02.27.15	
SHEET NO.			
C903			
S & A JOB NO.			
70315OLF			
LANDSCAPING PLAN - COMMON AREA 3		PREPARED FOR:	
		SHELTON COVE at SPRINGMILL TRAILS	
		WASHINGTON TOWNSHIP	
		HAMILTON CO., INDIANA	
CERTIFIED:		STOEPPELWERTH	
		ALWAYS ON.	
		7965 East 106th Street, Fishers, IN 46038-2505	
		Phone: (317) 849-5935 Fax: (317) 849-5942	
MODIFIED PLANTINGS TO ACCOMMODATE SHEET DIMENSIONS:		REVISIONS	
EWS		BY	



- PLANT SCHEDULE:
- STREET TREES (2")**
- A Aesculus hippocastanum - 0 (Horse Chestnut)
- SHADE TREES**
- A Acer saccharum 'Green Mountain' - 4 @ 2" (Rubyred Horsechestnut)
 - B Betula nigra - 10 @ 10' (Clump Form River Birch - min. 3 canes)
 - G Gleditsia triacanthos inermis 'Imcole' - 8 @ 2" (Imperial Honey Locust)
- ORNAMENTAL TREES (2")**
- A Amelanchier x grandiflora 'Autumn Brilliance' - 6 (Autumn Brilliance Serviceberry)
 - C Cercis canadensis - 6 (Eastern Redbud)
 - M Malus 'Golden Raindrops' - 6 (Golden Raindrops Crabapple)
 - S Syringa reticulata 'Ivory Silk' - 5 (Ivory Silk Japanese Tree Lilac)
- EVERGREEN TREES (6")**
- N Picea abies - 15 (Norway Spruce)
 - C Picea pungens glauca - 13 (Colorado Blue Spruce)
 - D Pseudotsuga menziesii - 16 (Douglas Fir)
- SHRUBS (18")**
- Buddleia x 'Purple Haze' - 0 (Lo & Behold Purple Haze Butterfly Bush)
 - Physiocarpus opulifolius 'Summer Wine' - 0 (Summer Wine Ninebark)
 - ⊗ Viburnum dentatum 'Chistom' - 0 (Blue Muffin Arrowwood Viburnum)
 - ⦿ Taxus x media 'Densiformis' - 0 (Dense Spreading Yew)

SECTION:			TOWNSHIP:	RANGE:
DRAWN BY:			DATE:	
EWS			02.27.15	
SHEET NO.				
C904				
S & A JOB NO.			70315OLF	

LANDSCAPING PLAN - COMMON AREA 4

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

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

REVISIONS

DATE

BY

- PLANT SCHEDULE:
- STREET TREES (2")
- A

Aesculus hippocastanum - 0
(Horse Chestnut)
- SHADE TREES
- A

Acer saccharum 'Green Mountain' - 0 @ 2"
(Rubyred Horsechestnut)
- B

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

Gleditsia triacanthos inermis 'Imcole' - 0 @ 2"
(Imperial Honey Locust)
- ORNAMENTAL TREES (2")
- A

Amelanchier x grandiflora 'Autumn Brilliance' - 0
(Autumn Brilliance Serviceberry)
- C

Cercis canadensis - 0
(Eastern Redbud)
- M

Malus 'Golden Raindrops' - 6
(Golden Raindrops Crabapple)
- S

Syringa reticulata 'Ivory Silk' - 0
(Ivory Silk Japanese Tree Lilac)
- EVERGREEN TREES (6")
- N

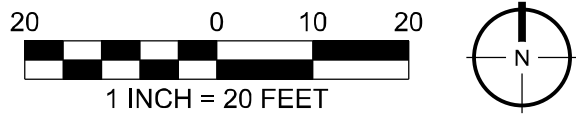
Picea abies - 0
(Norway Spruce)
- C

Picea pungens glauca - 7
(Colorado Blue Spruce)
- D

Pseudotsuga menziesii - 0
(Douglas Fir)
- SHRUBS (18")
- Buddleia x 'Purple Haze' - 0
(Lo & Behold Purple Haze Butterfly Bush)
- Physiocarpus opulifolius 'Summer Wine' - 0
(Summer Wine Ninebark)
- ⊗

Viburnum dentatum 'Chistom' - 0
(Blue Muffin Arrowwood Viburnum)
- Taxus x media 'Densiformis' - 0
(Dense Spreading Yew)

C.A. #9
1,680 sq.ft.
D.U.&S.E.&
L.M.A.E.



SECTION: TOWNSHIP: RANGE:

DRAWN BY: EWS DATE: 02.27.15

SHEET NO. C905

S & A JOB NO. 70315OLF

LANDSCAPING PLAN - COMMON AREA 9

PREPARED FOR: SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

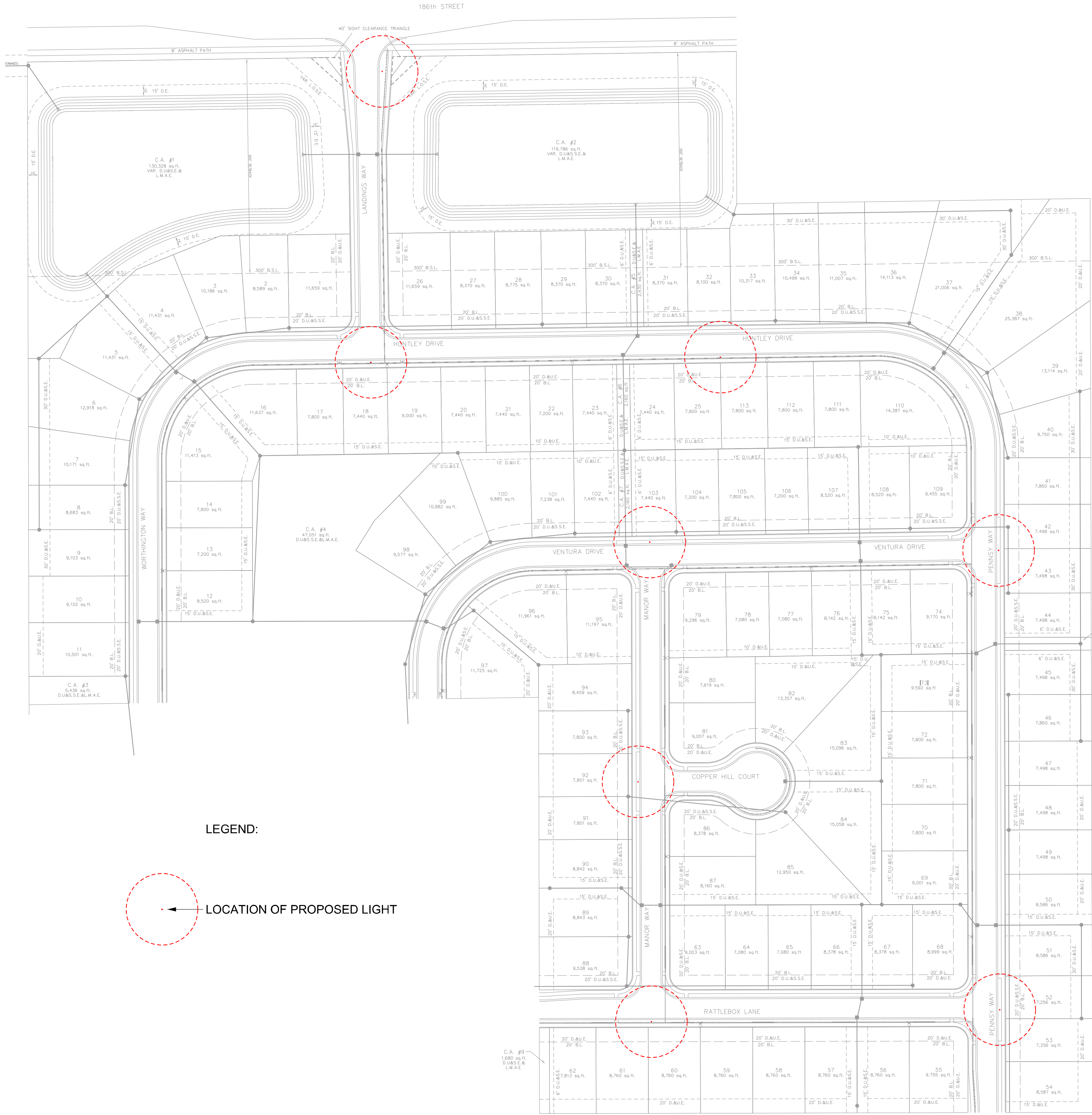
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

6/30/15 MODIFIED PLANTINGS TO ACCOMMODATE SHEET SIZE REVISIONS:

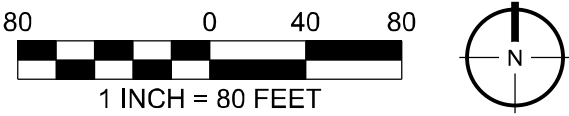
DATE

REVISIONS

BY



- NOTES:
1. Street lighting specifications TBD.



CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

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

LIGHTING PLAN & SPECIFICATIONS

PREPARED FOR:

SHELTON COVE at SPRINGMILL TRAILS

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION:

TOWNSHIP:

RANGE:

DRAWN BY:

EWS

DATE:

03.30.15

SHEET NO.

C906

S & A JOB NO.

70315OLF

REVISIONS

DATE

BY



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-SPP-09 & 1504-ODP-10
Exhibit 1

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

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

BACKGROUND

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

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



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-2 District (Article 4.7)

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

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

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

Lighting Standards (Article 6.9)

- **Staff Comment - Working with petitioner to ensure compliance.**
 1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.



3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
 - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
 - **Staff Comment - Not Applicable.**
3. Industrial Districts
 - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development**



Plan or Primary Plat shall not be deemed “Approved” by approval of the Overall Development Plan or Primary Plat.

Vision Clearance Standards (Article 6.19)

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

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

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

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
- **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
 - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner (“grantor”) shall execute the easement instrument in favor of the appropriate party or entity (“grantee”).
 - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner (“grantor”) shall execute a Private Street easement instrument in favor of the owner of the Lot (“grantee”) to which the private street provides access.
 - **Staff Comment - Working with petitioner to ensure compliance.**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment – Superseded by Andover PUD.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
 - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners’ association) shall be documented and recorded.
 - **Staff Comment - Acknowledged. Please include in covenants document.**

5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - **Staff Comment – Areas identified, will be reviewed for compliance at the time of Improvement Location Permit review.**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - **Staff Comment – Not applicable to this submittal. Amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - **Staff Comment – COMPLIANT**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - **Staff Comment - Superseded by Andover PUD.**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - **Staff Comment - Superseded by Andover PUD.**

Pedestrian Network Standards (Article 8.7)

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

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**
- 2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- **Staff Comment - Petitioner working with WPWD to ensure compliance.**
- 3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- Staff Comment - Petitioner working with WPWD to ensure compliance.**
- 4. **Internal Pedestrian Network Standards:** The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- Staff Comment - Petitioner working with WPWD to ensure compliance.**
- 5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- Staff Comment - COMPLIANT**
- 6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- Staff Comment – COMPLIANT**
- 7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- **Staff Comment - Petitioner working with WPWD to ensure compliance.**
- 8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- **Staff Comment – Working with petitioner to ensure compliance.**

9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: – **Petitioner working with WPWD to ensure compliance.**
2. Private Streets: – **Petitioner working with WPWD to ensure compliance.**
3. Design Principles: -- **COMPLIANT**
 - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
 - Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
 - Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for

normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.

4. Improvement Standards: – **Petitioner working with WPWD to ensure compliance.**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **Petitioner working with WPWD to ensure compliance.**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **Petitioner working with WFD to ensure compliance.**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **Petitioner working with WPWD to ensure compliance.**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - If requested core borings are for the acceptance of concrete Streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **Petitioner working with WPWD to ensure compliance.**

Street Sign Standards (Article 8.11) – **Petitioner working with WPWD to ensure compliance.**

Surety Standards (Article 8.12) – **Petitioner working with WPWD to ensure compliance.**

Utility Standards (Article 8.13) – **Petitioner working with WPWD and utilities to ensure compliance.**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

- **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - **Staff Comment – COMPLIANT**
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - **Staff Comment - COMPLIANT**
 - c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **Staff Comment - COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate

gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- **Staff Comment – Working with petitioner to ensure compliance.**
- Easements (locations, widths and purposes).
 - **Staff Comment - Petitioner working with WPWD, HCSO, and utilities to ensure compliance.**
- Statement concerning the location and approximate size or capacity of utilities to be installed.
 - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
- Layout of Lots (showing dimensions, numbers and square footage);
 - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - **Staff Comment – Working with petitioner to ensure compliance.**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - **Staff Comment - COMPLIANT**
- Building setback lines.
 - **Staff Comment – COMPLIANT**
- Legend and notes.
 - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
- Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**



- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
 - If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**
 - If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - **Staff Comment - Petitioner working with HCSO to ensure compliance.**
 - If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment - Petitioner working with IDNR and utilities to ensure compliance.**
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
- **Staff Comment - Working with petitioner to ensure compliance.**

DEVELOPMENT PLAN REVIEW

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

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

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

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

- A. Exhibit 7: Development Standards, Parcel E, Single-family detached
 - 1. Max. dwelling units (as Amended via Ordinance 06-24): 90—**COMPLIANT**
 - 2. Max. density: 2.03—**COMPLIANT**
 - 3. Min. SF per residential unit:

- i. Single story: 1400—**Not applicable to DPR, will be reviewed at building permit stage.**
 - ii. Multi-story: 1600—**Not applicable to DPR, will be reviewed at building permit stage.**
 - iii. Ground Floor: 800—**Not applicable to DPR, will be reviewed at building permit stage.**
- 4. Min. lot width: 80'—**COMPLIANT**
- 5. Min. lot depth: 130'—**COMPLIANT**
- 6. Min. lot area: 10,400sf—**COMPLIANT**
- 7. Max. lot coverage: 35%—**Not applicable to DPR, will be reviewed at building permit stage.**
- 8. Min. front setback: 25'—**COMPLIANT**
- 9. Min. rear setback: 25'—**COMPLIANT**
- 10. Min. side setback: 7.5'—**COMPLIANT**
- 11. Min. building separation: 15'—**Not applicable to DPR, will be reviewed at building permit stage.**
- 12. Max. Building height: 35'—**Not applicable to DPR, will be reviewed at building permit stage.**
- B. Exhibit 8: Street Scape Standards
 - 1. Dusk to Dawn Lights: **Shall be reviewed at time of building permit.**
 - 2. Mailboxes: **Shall be reviewed at time of building permit.**
 - 3. Street Lights: **Petitioner working with WPWD to ensure compliance.**
 - 4. Street Signage: **Petitioner working with WPWD to ensure compliance.**
 - 5. Corner Lots: **Shall be reviewed at time of building permit.**
 - 6. Lots adjacent to external streets: **Shall be reviewed at time of building permit.**
 - 7. Duplicate Elevations: **Shall be reviewed at time of building permit. Must be submitted with each permit.**
 - 8. Gas Lights: **Working with petitioner to ensure compliance.**
 - 9. Mini-Barns: **Not applicable.**
 - 10. Clothes Lines: **Not applicable.**
 - 11. Satellite Dishes: **Not applicable.**
 - 12. Fences: **Not applicable.**
 - 13. Overhangs: **Shall be reviewed at time of building permit.**
 - 14. Roof Pitch: **Shall be reviewed at time of building permit.**
- C. Exhibit 9: Architectural Standards—**Not applicable to DPR, will be reviewed at building permit stage.**

Section 9: Landscaping

- A. On-site landscaping, single family attached. – **Working with petitioner to obtain completed landscape plan and ensure compliance.**

1. Shade Trees: **1 x 80 lots= 80 trees needed**
2. Ornamental or Evergreen Trees: **1 x 80 lots= 80 trees- 160 ornamental (compliant street trees)= -80 (no additional needed)**
3. Shrubs: **4 x 80 lots= 320 shrubs needed**
- B. Buffer Yard plantings shall not be required along the northern border of the Real Estate between Grassy Branch Road and Shady Nook Road nor along the southern border of the Real Estate. — **Acknowledged.**
- C. Within Buffer Yards, material substitutions may be made with approval of Department staff. — **Acknowledged.**
- D. Ordinance 06-24 amendment: Any portion of the Real Estate adjacent to property that is zoned AG-SF1 shall contain a 20' buffer yard. — **COMPLIANT**
- E. Landscaping Standards WC 16.06.010:
 1. Lines of Sight: No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of way lines and a line connecting points:
 - i. Forty (40) feet from intersections of Collectors or Local Roads, — **Working with petitioner to ensure compliance.**
 - ii. Seventy-five (75) feet from intersections of Expressways, Primary Arterials, or Secondary Arterials, and — **Not Applicable**
 - iii. Ten (10) feet from intersections of driveways or alleys. — **Not Applicable**
 2. Detention/Retention Ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges and /or other plant materials. — **Working with petitioner to obtain completed landscape plan and ensure compliance.**
 3. Road Frontage Standards:
 - i. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements. — **Working with petitioner to obtain completed landscape plan and ensure compliance.**
 - ii. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design. — **Working with petitioner to obtain completed landscape plan and ensure compliance.**
4. Buffer Yard Standards: Please see Section 9 B, C, and D above.



- i. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted.--

COMPLIANT

- ii. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements. —**Acknowledged.**

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

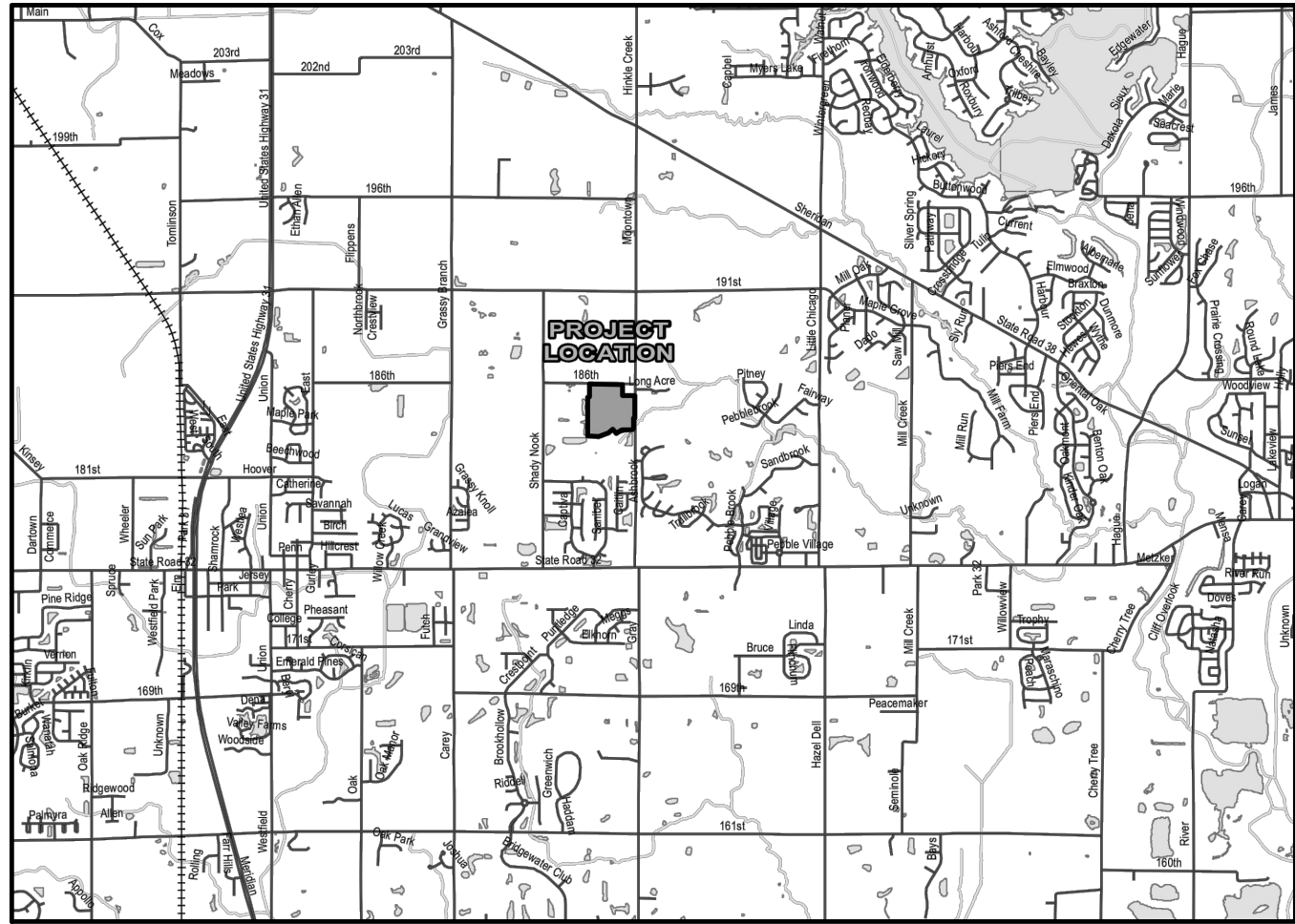
Section 11: Amenities

At least three (3) of the following shall be included on each side of Shady Nook Road:—**Compliant**

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

Staff Comments

- 1. 1504-SPP-09 (Primary Plat) and 1504-ODP-10 (Overall Development Plan) are eligible for a public hearing at the April 6, 2015 meeting of the APC. No action is required of the APC at this time.
- 2. If any Plan Commission members have questions prior to the meeting, please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



LOCATION MAP
SCALE 1" = 1 MILE

ENCLAVE AT ANDOVER DEVELOPMENT PLAN

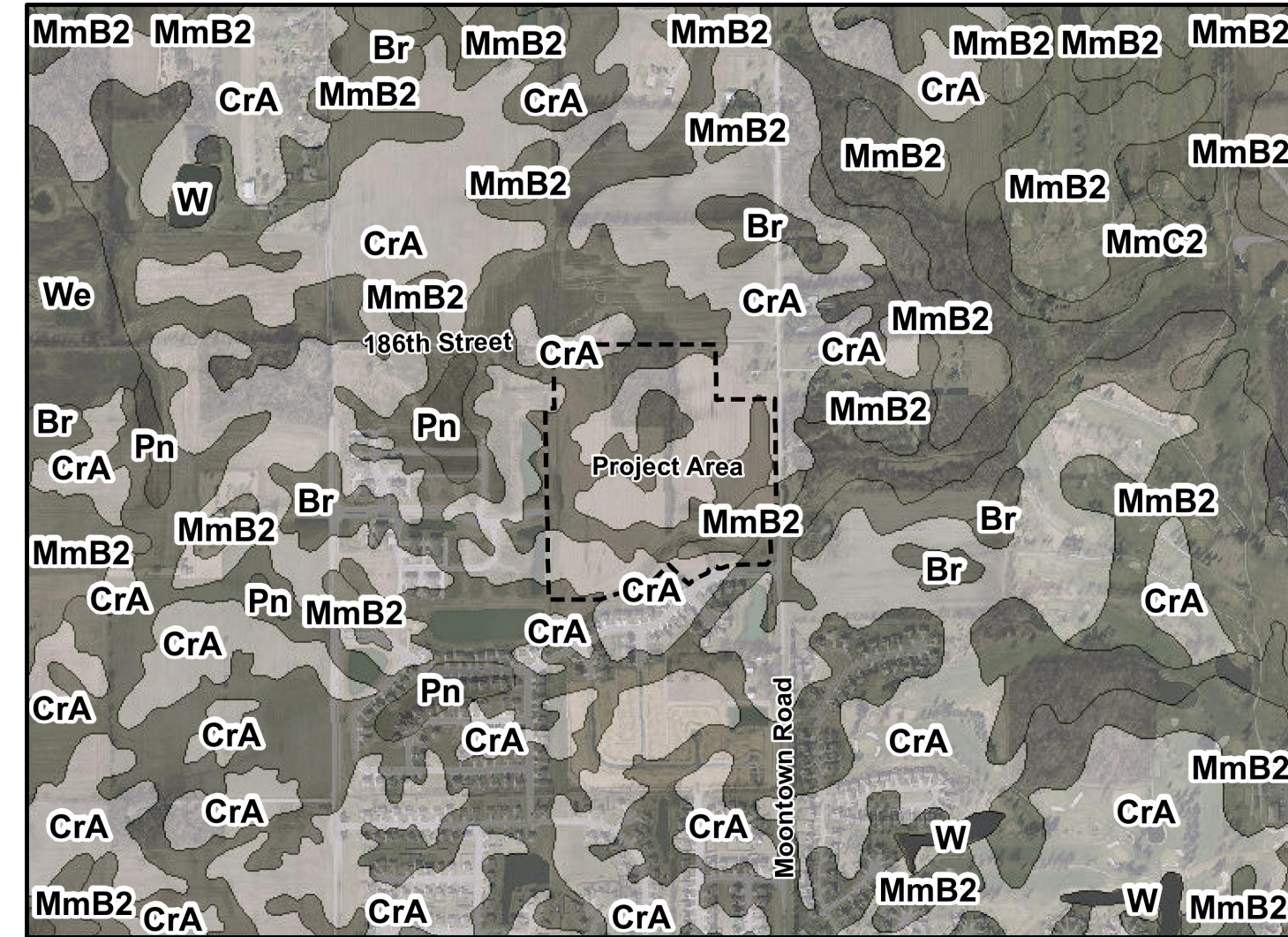
Pulte Homes of Indiana, L.L.C.

CONTACT: ASHLEY BEDELL

11590 N. MERIDIAN ST., SUITE 530

CARMEL, INDIANA 46032

(317) 575-2350



SOILS MAP
NOT TO SCALE

SOILS LEGEND

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

ENCLAVE AT ANDOVER PRIMARY PLAT LAND DESCRIPTION

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

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

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

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



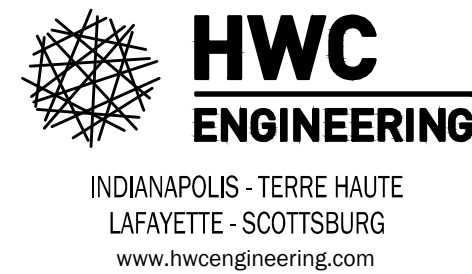
OVERALL MAP
SCALE: 1" = 120'

SHEET LIST TABLE

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

REVISIONS

DATE	DESCRIPTION	BY



ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA

COVER



PREPARED BY:

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

UTILITY CONTACT INFORMATION:

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

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

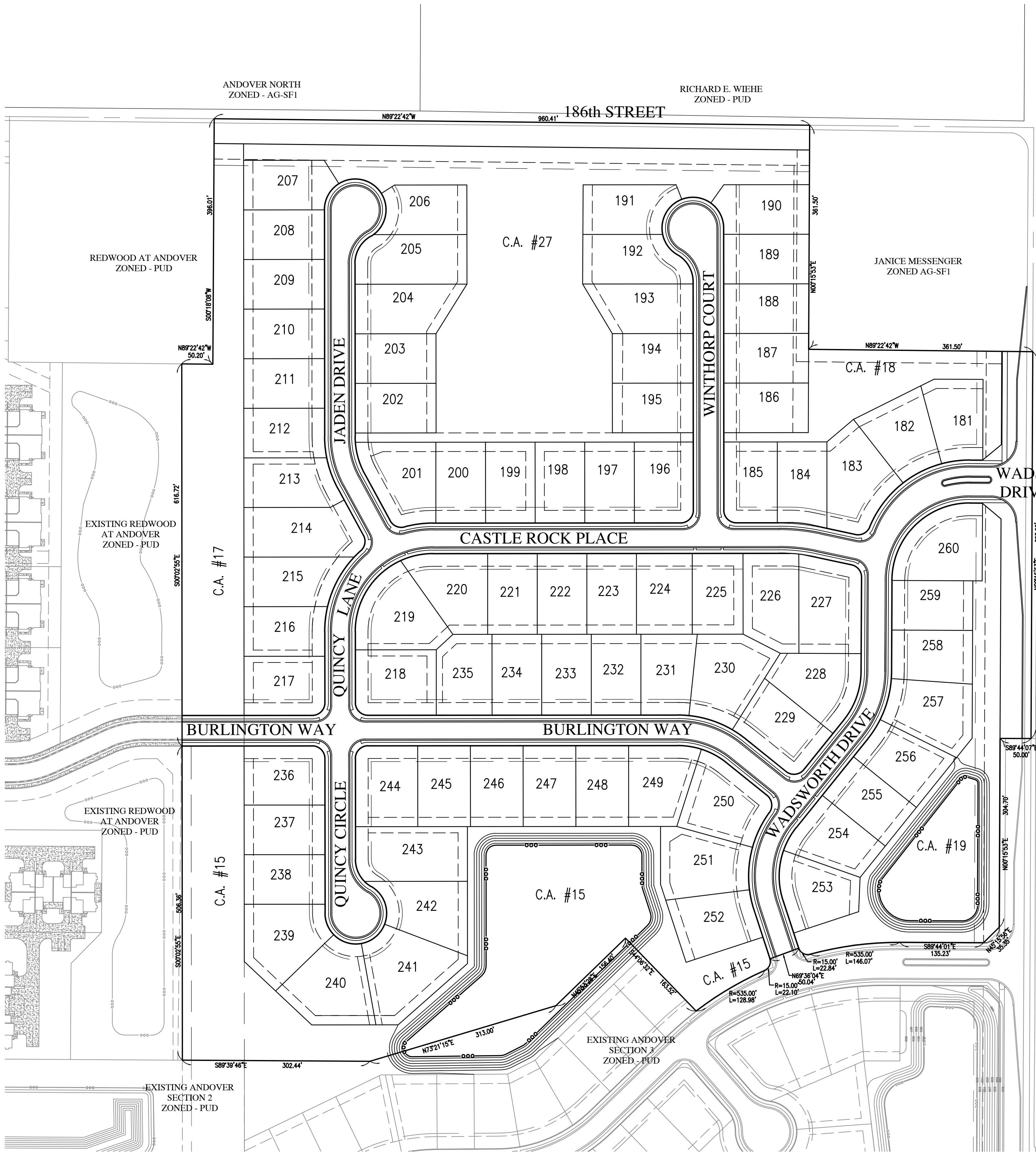
COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

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

CITIZENS WATER (WATER)
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, INDIANA 46074
P: (317) 927-4338
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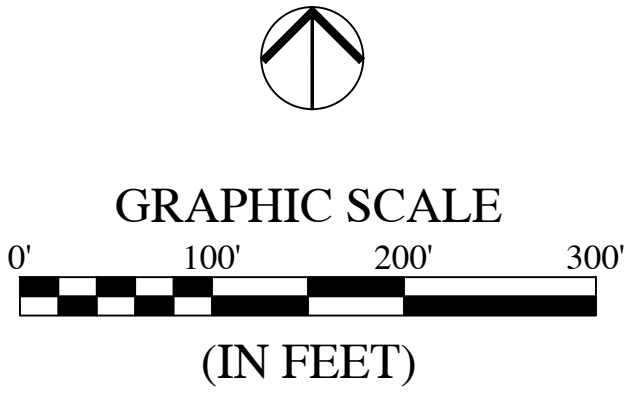
FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

C1.0
COVER



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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.



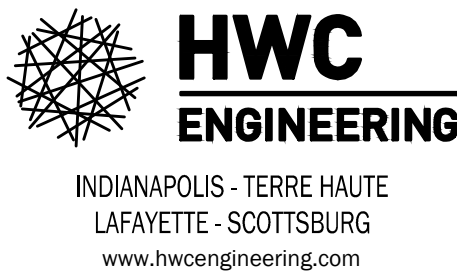
LEGEND:		
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

ENCLAVE AT ANDOVER
PRIMARY PLAT
LAND DESCRIPTION

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REVISIONS		
DATE	DESCRIPTION	BY



ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PROFESSIONAL ENGINEER
No. 10200309
STATE OF INDIANA
SEAN M. DOWNEY
P.L.L.C.

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

JOB NUMBER
2015-012

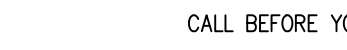
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OVERALL SITE PLAN

Plot Time: 6:06pm

Plot Date: Feb 25, 2015

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

GRAPHIC SCALE

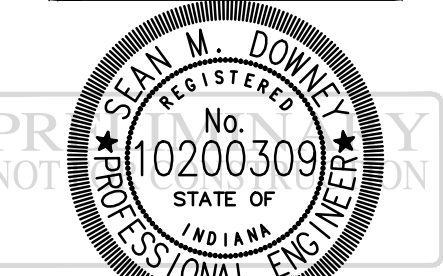
0' 50' 100' 150'

(IN FEET)

N.E. COR, N.E. 1/4,
SEC. 32, T.19N., R.4E.

[illegible]

**ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN**



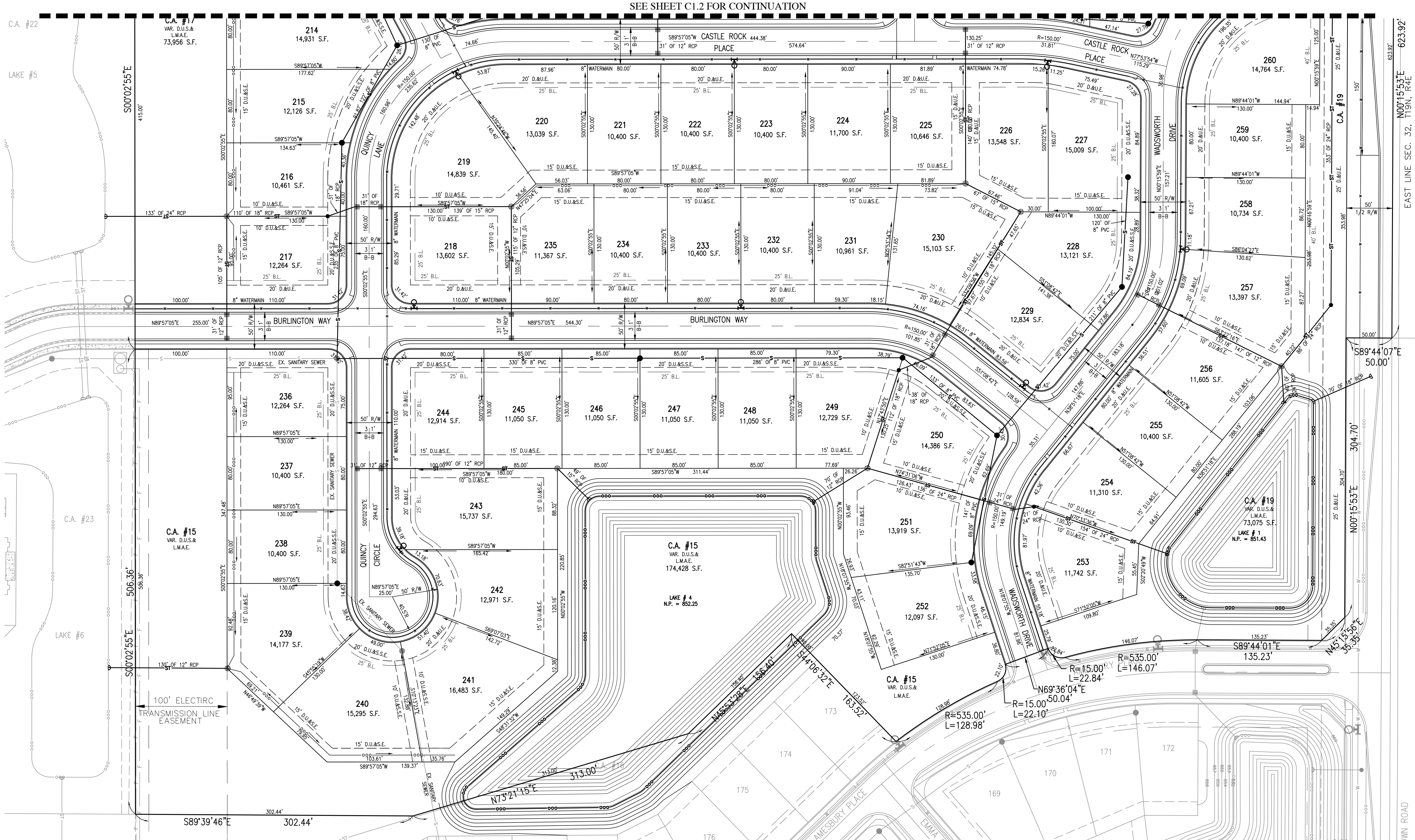
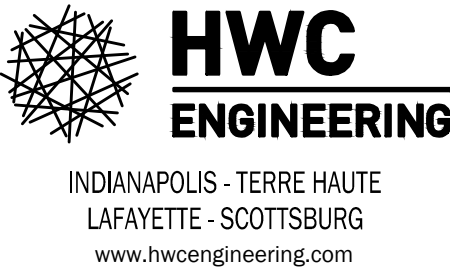
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CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET	

C1.2

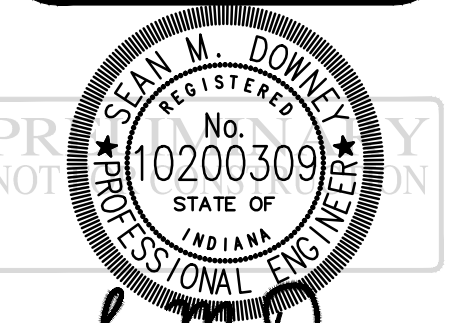
DEVELOPMENT PLAN

Feb

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

PROPOSED[illegible]

**ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN**



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

C1.3

DEVELOPMENT PLAN

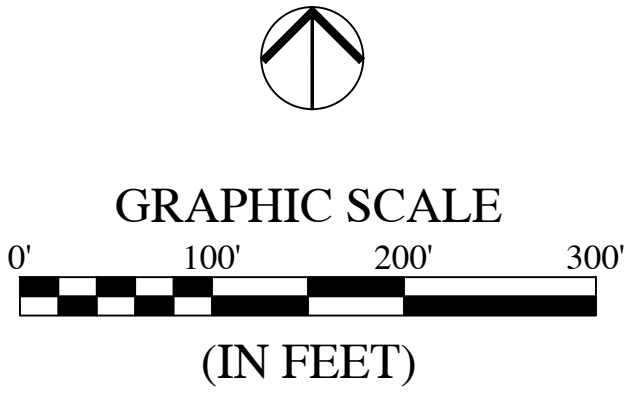
© 2015

Plot Date: Feb 25, 2015 Plot Time: 6:06pm File Name: W:\Pulte Homes\2015-012 Pulte- Enclave at Andover\Design\CAD\Development Plans\15012\Open Space Plan.dwg Layout: C2.0 By: dchesterfield

COMMON AREA SUMMARY (OPEN SPACE)	
CA "15" =	174,428 SF
CA "17" =	73,956 SF
CA "18" =	30,848 SF
CA "19" =	73,075 SF
CA "27" =	153,897 SF
TOTAL COMMON AREA = 506,204 SF	
TOTAL COMMON AREA = 11.62 ACRES	

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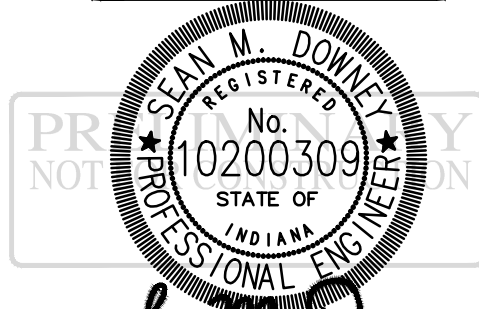
LEGEND:		
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	
	TREE LINE	
	OPEN SPACE	



REVISIONS		
DATE	DESCRIPTION	BY



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

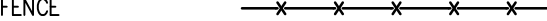


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CHECKED BY
SD
DATE
2015-012
SCALE
AS SHOWN

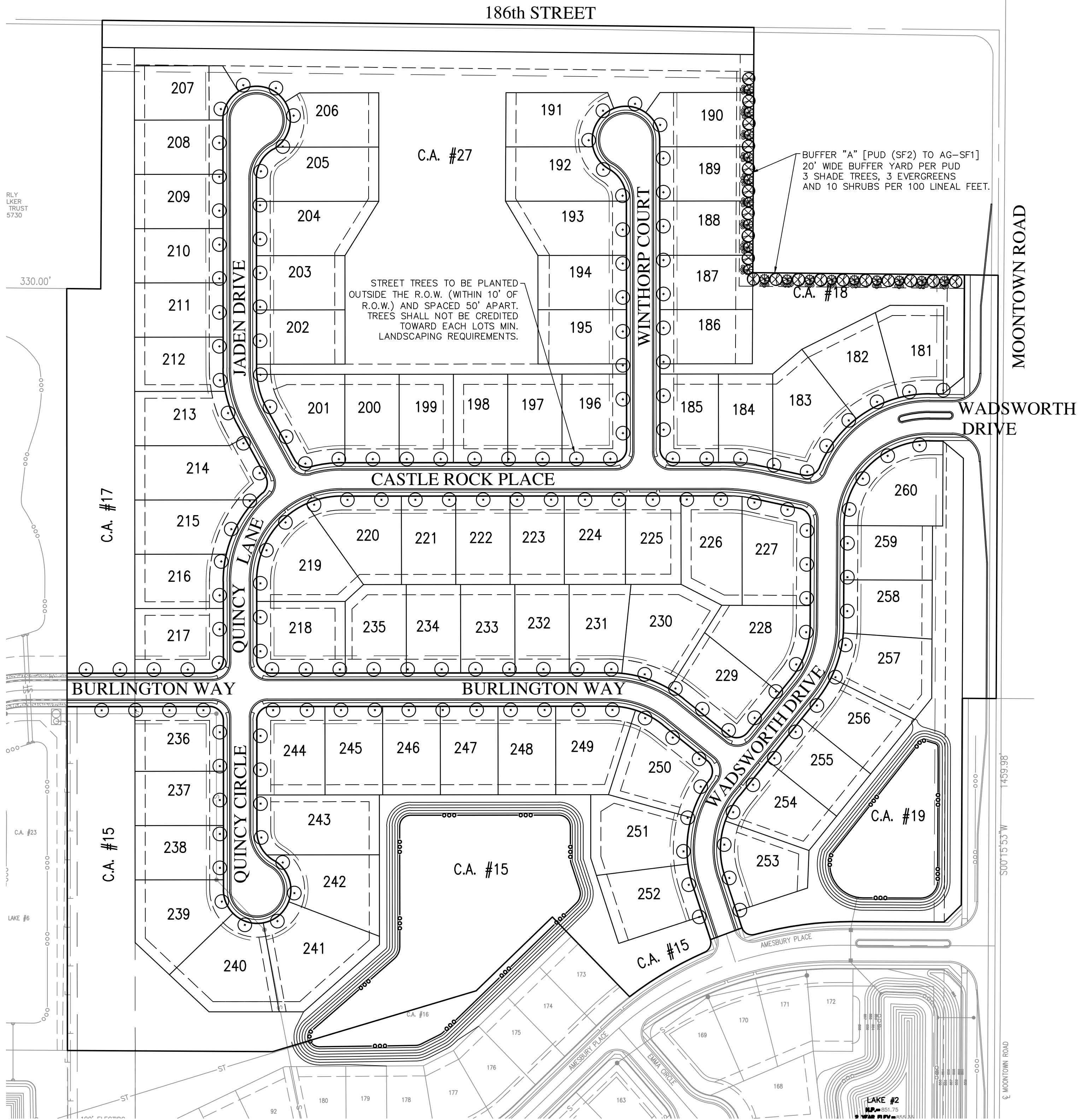
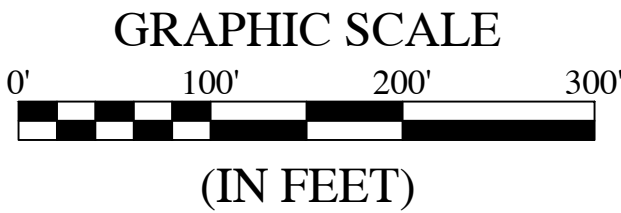
C2.0
OVERALL OPEN
SPACE PLAN

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

LEGEND:

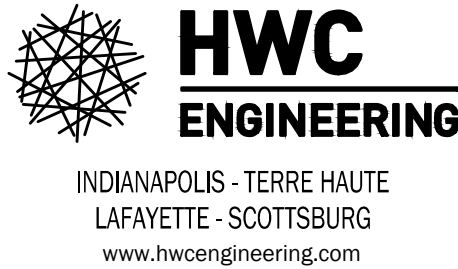
EXISTING	PROPOSED
	
	
	
	
	
	
	
	

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



REVISIONS

DATE	DESCRIPTION	BY



ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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

L1.0
LANDSCAPE
PLAN



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-SPP-06 & 1504-ODP-07
Exhibit 1

Petition Number: 1504-SPP-06 & 1504-ODP-07

Subject Site Address: Northwest corner of 186th St. & Moontown Rd.

Petitioner: Site Solutions Group, LLC

Representative: Brian Robinson, Stoeppelwerth & Associates, Inc.

Request: Petitioner requests Overall Development Plan and Primary Plat review for 80 single-family residential lots on approximately 37.42 acres+/- in the Andover North PUD District

Current Zoning: Andover North PUD (Ordinance 06-12)
Andover North PUD Amendment (Ordinance 15-05)
Underlying Zoning SF-2

Current Land Use: Agricultural/Undeveloped

Approximate Acreage: 37.415 acres +/-

Property History: Andover North PUD (Ordinance 06-12)
Andover North PUD Amendment (Ordinance 15-05)

Exhibits:

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

Staff Reviewer: Pam Howard

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-2 District (Article 4.7)

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

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:

- a. **Clearance with Structures:** Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

- **Staff Comment - COMPLIANT**

- b. **Vision Clearance:** Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

- **Staff Comment -See section 6.19 below**

- c. **Right-of-way:** With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape

material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

- **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**

d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

- **Staff Comment – Working with petitioner to ensure compliance.**

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

- **Staff Comment – Petitioner working with WPWD and utilities to ensure compliance.**

g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

- **Staff Comment – Working with petitioner to obtain completed landscape plan and ensure compliance.**

2. Detention and Retention Areas:

a. Natural Appearance:

- Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- **Staff Comment - Working with petitioner to obtain completed landscape plan and ensure compliance.**

- b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - **Staff Comment - COMPLIANT**
 - c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
 - a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - **Staff Comment - COMPLIANT**
 - b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
 - **Staff Comment - COMPLIANT**
 - c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
 - **Staff Comment - COMPLIANT**
4. Minimum Lot Landscaping Requirements
 - a. Single Family Residential (per Lot under 8,000 SF)
 - Shade Trees – 2
 - Ornamental or Evergreen Trees – 1
 - Shrubs – 4
 - **Staff Comment - Working with petitioner to obtain completed landscape plan and ensure compliance.**
 - b. Single-Family Residential (per Lot over 8,000 SF)
 - Shade Trees – 4
 - Ornamental or Evergreen Trees – 2
 - Shrubs – 4

- **Staff Comment - Working with petitioner to obtain completed landscape plan and ensure compliance.**
- c. Open Space/Common Area (per acre)
 - Shade Trees, Ornamental, or Evergreen Trees – 10
 - Shrubs – 0
 - **Staff Comment - COMPLIANT**
- 5. Foundation Plantings
 - **Not Applicable to DPR. To be reviewed at building permit stage.**
- 6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
 - **Staff Comment – COMPLIANT**
 - b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - **Staff Comment - Not Applicable.**
 - c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
 - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
- 7. Buffer Yard Requirements
 - a. General: Plantings should physically separate and visually screen different land uses and/or Zoning Districts from one another without precluding connectivity between uses.

- **Staff Comment - COMPLIANT**

- b. Location: Buffer Yards shall apply along the entire length of all abutting Lot Lines where conflicting Zoning Districts are adjacent. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required Buffer Yard. Buffer Yards shall not be required: (i) between uses within a Planned Unit Development District (unless the PUD District provides otherwise); (ii) internal to Subdivisions; or, (iii) adjacent to External Streets, rather, the External Street Frontage Landscaping Requirements set forth herein shall apply adjacent to External Streets.
- c. Responsibility for Installation: The Lot which is zoned for higher intensity uses at the time of development shall install the required Buffer Yard.
- d. Buffer Yard Type Required: For an SF-2 district abutting an AG-SF1 District, "Buffer A" is required (30' buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100' with no mounding or fence required)

- **Staff Comment – Working with petitioner to obtain completed landscape plan and ensure compliance.**

8. Parking Area Landscaping

- **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment - Working with petitioner to ensure compliance.**
1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
 3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
 4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
 5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.

- **Staff Comment - COMPLIANT**



2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
 - **Staff Comment - Not Applicable.**
3. Industrial Districts
 - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

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

Yard Standards (Article 6.21)



- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

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

- **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
 - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
 - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
 - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.



- **Staff Comment - Working with petitioner to ensure compliance..**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment – Working with petitioner to obtain completed landscape plan and ensure compliance.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
 - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
 - **Staff Comment - Acknowledged. Please include in covenants document.**
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - **Staff Comment – Areas identified, will be reviewed for compliance at the time of Improvement Location Permit review.**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - **Staff Comment – Not applicable to this submittal. Amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**

7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - **Staff Comment – COMPLIANT**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - **Staff Comment - See Article 6.8 Landscaping Standards above.**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - **Staff Comment – Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
 - **Staff Comment - COMPLIANT**
6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - **Staff Comment – COMPLIANT**
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
8. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
 - **Staff Comment – COMPLIANT**
9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: – **Petitioner working with WPWD to ensure compliance.**
2. Private Streets: – **Petitioner working with WPWD to ensure compliance.**
3. Design Principles: -- **COMPLIANT**
 - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
 - Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
 - Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.
4. Improvement Standards: – **Petitioner working with WPWD to ensure compliance.**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to

cover the cost of the installation of the surface layer of asphalt. – **Petitioner working with WPWD to ensure compliance.**

6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **Petitioner working with WFD to ensure compliance.**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **Petitioner working with WPWD to ensure compliance.**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - If requested core borings are for the acceptance of concrete Streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **Petitioner working with WPWD to ensure compliance.**

Street Sign Standards (Article 8.11) – **Petitioner working with WPWD to ensure compliance.**

Surety Standards (Article 8.12) – **Petitioner working with WPWD to ensure compliance.**

Utility Standards (Article 8.13) – **Petitioner working with WPWD and utilities to ensure compliance.**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
 - **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - **Staff Comment – Working with petitioner to ensure compliance.**
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - **Staff Comment – Primary Plat is COMPLIANT. Working with petitioner to ensure compliance on landscape plan.**
 - c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **Staff Comment - COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment – Working with petitioner to ensure compliance.**
 - Easements (locations, widths and purposes).
 - **Staff Comment - Petitioner working with WPWD, HCSO, and utilities to ensure compliance.**
 - Statement concerning the location and approximate size or capacity of utilities to be installed.
 - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**



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- Layout of Lots (showing dimensions, numbers and square footage);
 - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - **Staff Comment – Working with petitioner to ensure compliance.**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - **Staff Comment - COMPLIANT**
- Building setback lines.
 - **Staff Comment – COMPLIANT**
- Legend and notes.
 - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
- Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

- **Staff Comment - Petitioner working with HCSO to ensure compliance.**
- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- **Staff Comment - Petitioner working with IDNR to ensure compliance.**
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
 - **Staff Comment - Working with petitioner to ensure compliance.**

DEVELOPMENT PLAN REVIEW

Andover North PUD Development Standards

Section 5 E: Lots abutting Buffer Yards 1, 2, 3, 4, and 5 shall have a minimum area of 15,000 square feet.
—COMPLIANT

Section 6 (as amended in Ordinance 15-05):

The maximum number of dwelling units contained in the Andover North PUD shall be two hundred forty (220) attached and detached single family residences as more particularly describe in the following table:

Product Type	Use	Max. Dwelling Units	Min. Dwelling units	Phase I Primary Plat (Sections 1-4)	Current Petition (Sections 5-7)	Total
K-1	SF Detached	N/A	25	24	10	34 COMPLIANT
K-2	SF Detached	N/A	N/A	17	25	42 COMPLIANT
Total "K" lots	SF Detached	N/A	65	41	35	76 COMPLIANT
L	SF Detached	150 if "M" is not developed, 105 otherwise	N/A	82	45	127 COMPLIANT
M	SF Attached	100	N/A	0	0	0 COMPLIANT



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Section 7 A:

Product Type	K-1	K-2	L
Land Use	Single Family Detached	Single Family Detached	Single Family Detached
Underlying Zoning	SF-2	SF-2	SF-2
Acreage	N/A	N/A	N/A
Dwelling Unit Maximum	N/A	N/A	105
Maximum Density	N/A	N/A	N/A
Square Feet Per Residential Unit*	1800 single story, 2000 multi-story with 800 on ground floor	1600 single story, 1800 multi-story with 800 on ground floor	1400 single story, 1600 multi-story with 800 on ground floor
Minimum Lot Width (ft) ¹	80	80	50
Minimum Lot Depth (ft) ²	130	130	130
Minimum Lot Area (SQ FT) ³	15,000	10,400	6500
Maximum Lot Coverage (%)*	35	35	N/A
Minimum Front Setback (ft) ⁴	25	25	N/A
Minimum Rear Setback (ft)*	25	25	N/A
Minimum Side Setback (ft)*	7.5	7.5	N/A
Minimum Building Separation (ft.)*	15	15	12
Minimum Building Height (ft.)*	35	35	35

***Will be reviewed at time of building permit.**

1. Lot Width: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**
2. Lot Depth: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**
3. Lot Area: K-1— **COMPLIANT**



K-2— **COMPLIANT**
L—**COMPLIANT**

4. Minimum Front Setback: K-1— **COMPLIANT**
K-2— **COMPLIANT**
L—**COMPLIANT**

Section 7 B:

Streetscape Standards, Exhibit 6

1. Dusk to Dawn Lights: **Shall be reviewed at time of building permit.**
2. Mailboxes: **Shall be reviewed at time of building permit.**
3. Street Lights: **Petitioner working with WPWD to ensure compliance.**
4. Street Number: **Shall be reviewed at time of building permit.**
5. Street Signage: **Petitioner working with WPWD to ensure compliance.**
6. Duplicate Elevations: **Shall be reviewed at time of building permit. Must be submitted with each permit.**
7. Gas Lights: **Working with petitioner to ensure compliance.**
8. Mini-Barns: **Not applicable.**
9. Clothes Lines: **Not applicable.**
10. Satellite Dishes: **Not applicable.**
11. Fences: **Not applicable.**
12. Overhangs: **Shall be reviewed at time of building permit.**
13. Roof Pitch: **Shall be reviewed at time of building permit.**

Architectural Standards, Exhibit 7: **Shall be reviewed at time of building permit.**

Development Standards for Roads, Drives and Alleys, Exhibit 8

1. Street Standards: **Roads will be dedicated to the City.**
2. Alley Lots: **Not applicable.**
3. Cul-De-Sacs: **COMPLIANT**
4. Curbing: Streets are public. **COMPLIANT**
5. Entrances, Curb Cuts, and Road Cuts: **COMPLIANT**
6. Frontage: There are no private streets within the development. - **Not Applicable.**
7. Private Streets: There are no private streets within the development. - **Not Applicable.**
8. Public Streets: Minimum width for public streets is twenty four (24) feet. The main roadway between Shady Nook Road and Moontown Road shall be thirty one (31) feet. -**COMPLIANT**
9. Shared Drive Width: **Shall be reviewed at time of building permit.**
10. Sidewalks: Sidewalks are required along all public streets on the side that abutting residences.-**COMPLIANT**
11. Horizontal Curve Radius: A minimum horizontal curve radius of three hundred feet (300') shall be required for the main roadway connecting Shady Nook Road and Moontown Road. All other



roadways shall have a minimum horizontal curve radius of fifty feet (50').— **Petitioner working with WPWD to ensure compliance.**

12. Passing Blisters and Acceleration/Deceleration Lanes: **Petitioner working with WPWD to ensure compliance.**
13. Driveway Separation: **Shall be reviewed at time of building permit.**
14. Parking: Public Parking is to be provided in the L-Type Product area. **Plans do not show public parking areas. – Will be reviewed at time of Building Permit**

Section 8 (as amended in Ordinance 15-05):

Landscaping

- A. No Buffer Yard plantings are required along the southern border of the real estate.
- B. Buffer Yard plantings are required in Buffer Yards identified in the Andover North PUD as 1 through 5. – **COMPLIANT**
- C. Substitutions may be made provided plan is prepared by a registered Landscape Architect. – **Acknowledged.**
- D. The Developer will preserve the tree row and stand adjacent to Buffer Yard 3 unless required by the City of Westfield, Hamilton County Surveyor's Office or any other governmental agency. – **Working with petitioner to ensure compliance.**
- E. No structures are permitted in the Buffer Yards. **Working with petitioner to ensure compliance.**
- F. A minimum of 30 percent of the gross area of the real estate shall remain open space, superseding Green Belt, Secondary Green and all other Open Space requirements of the Zoning Ordinance. –**COMPLIANT**

Section 9: Signage – Shall be reviewed at time of Sign Permit.

Section 10 (as amended in Ordinance 15-05):

Amenities. The following shall be provided:

- A. Dedicated Open Space Park (minimum of 5,000 SF). - **COMPLIANT**
- B. Trail. – **Working with petitioner to ensure compliance.**
- C. Trail Staging Area (includes benches and trail map) – **Working with petitioner to ensure compliance.**

In addition, the following amenities (or substitutions as approved by the Director or their designee) shall be included:



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- A. Playground and/or "Tot Lot" (minimum of 4,000 SF) – **Working with petitioner to ensure compliance.**
- B. Basketball Court – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- C. Picnic Area – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- D. Dog Park – **Working with petitioner to ensure compliance.**
- E. Soccer field - **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- F. Softball diamond – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
- G. Vistas – **Working with petitioner to ensure compliance.**
- H. Six (10) pocket parks – **Working with petitioner to ensure compliance.**

Staff Comments

- 1. 1504-SPP-06 (Primary Plat) and 1504-ODP-07 (Overall Development Plan) are eligible for a public hearing at the April 6, 2015 meeting of the APC. No action is required of the APC at this time.
- 2. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

SECTIONS 5-7 PRIMARY PLAT ZONING PUD

Product Type	Land Use	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Residential Use Per Square Foot Per Parcel Area (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Buffering Separation (ft.)	Max. Height (ft.)
	Single-family detached	SF-2	N/A	N/A	N/A	1800 single-story, 3000 multi-story (600 ground floor)	80	130	15,000*	35	25	25	7.5	15	35
	Single-family detached	SF-2	N/A	N/A	N/A	1600 single-story, 1800 multi-story (600 ground floor)	80	130	10,400	35	25	25	7.5	15	35
	Single-family detached	SF-2	N/A	105	N/A	1400 single-story, 1600 multi-story (600 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12*	35

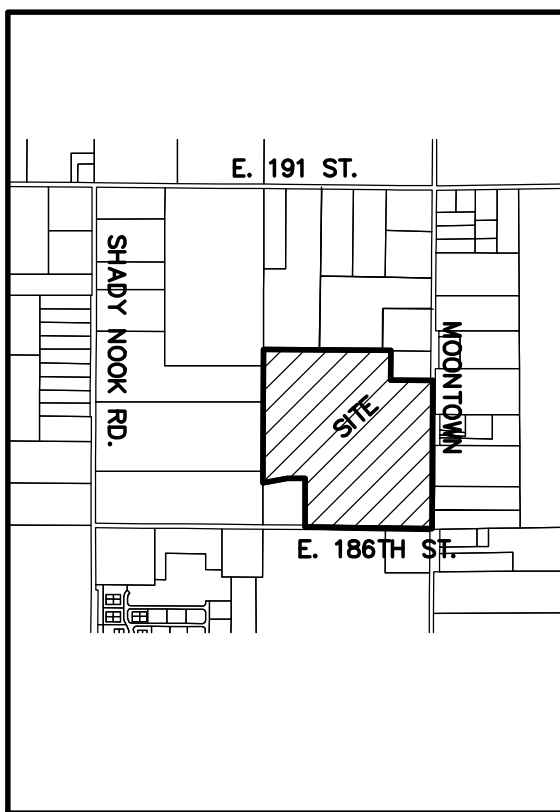
Commencing at the Southwest corner of said Half-Quarter Section; thence North 89 degrees 22 minutes 42 seconds west along the south line thereof a distance of 330.75 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 13 minutes 51 seconds East 380.01 feet; thence North 89 degrees 40 minutes 21 seconds West 141.07 feet; thence South 79 degrees 21 minutes 20 seconds West 193.14 feet to a point on the west line of said Half-Quarter Section; thence North 00 degrees 13 minutes 51 seconds East along said west line a distance of 1044.02 feet; thence South 89 degrees 27 minutes 26 seconds East 995.02 feet; thence South 00 degrees 21 minutes 32 seconds West 230.26 feet; thence South 89 degrees 14 minutes 28 seconds East 330.00 feet to a point on the east line of said Southeast Quarter; thence South 00 degrees 21 minutes 32 seconds West along said east line a distance of 1155.87 feet to the Southeast corner thereof; thence North 89 degrees 22 minutes 42 seconds West along the aforesaid south line of said Half-Quarter Section a distance of 991.18 feet to the place of beginning of this description, containing 37.576 acres, more or less.

ACREAGE = 37.576 Ac.±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

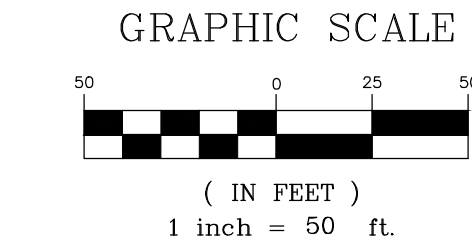
Cra Crosby silt loam, 0-3 percent slopes-- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20 -40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam--this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

M2 Miami silt loam, 2-4 percent slopes--this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.



LOCATION MAINTENANCE



-

[illegible]

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

CERTIFIED: 2/27/15





 **STOEPPELWERTH**

ALWAYS ON.

7965 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT ANDOVER NORTH SECTIONS 5-7 WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
PREPARED FOR:		
SECTION: 29	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: GDK	CHECKED BY: BKR	
SHEET NO. 1		
OF 6 SHEETS		
S & A JOB NO. 51940SSG		

PREPARED FOR:

SECTION: 29	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: GDK	CHECKED BY: BKR	
SHEET NO. 1		
OF 6 SHEETS		
S & A JOB NO. 51940SSG		

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

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acres	Dwelling Units (Max.)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Building Height (ft.)
K-1	Single-family detached	SP-2	N/A	N/A	N/A	1800 single-story 2000 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
K-2	Single-family detached	SP-2	N/A	N/A	N/A	1600 single-story 1800 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
L	Single-family detached	SP-2	N/A	105	N/A	1400 single-story 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12	35

Part of the East Half of the Southeast Quarter of Section 29, Township 19 North, Range 4 East of the Second Principal Meridian, located in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence North 89 degrees 22 minutes 42 seconds West along the south line thereof a distance of 330.75 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 13 minutes 51 seconds East 380.01 feet; thence North 89 degrees 40 minutes 21 seconds West 141.07 feet; thence South 79 degrees 21 minutes 20 seconds West 193.14 feet to a point on the west line of said Half-Quarter Section; thence North 00 degrees 13 minutes 51 seconds East along said west line a distance of 1044.02 feet; thence South 89 degrees 27 minutes 26 seconds East 995.02 feet; thence South 00 degrees 21 minutes 32 seconds West 230.26 feet; thence South 89 degrees 14 minutes 28 seconds East 330.00 feet to a point on the east line of said Southeast Quarter; thence South 00 degrees 21 minutes 32 seconds West along said east line a distance of 1155.87 feet to the Southeast corner thereof; thence North 89 degrees 22 minutes 42 seconds West along the aforesaid south line of said Half-Quarter Section a distance of 991.18 feet to the place of beginning of this description, containing 37.576 acres, more or less.

ANDOVER NORTH SECTIONS 5-7 PRIMARY PLAT ZONING PUD

SITE DATA TABLE

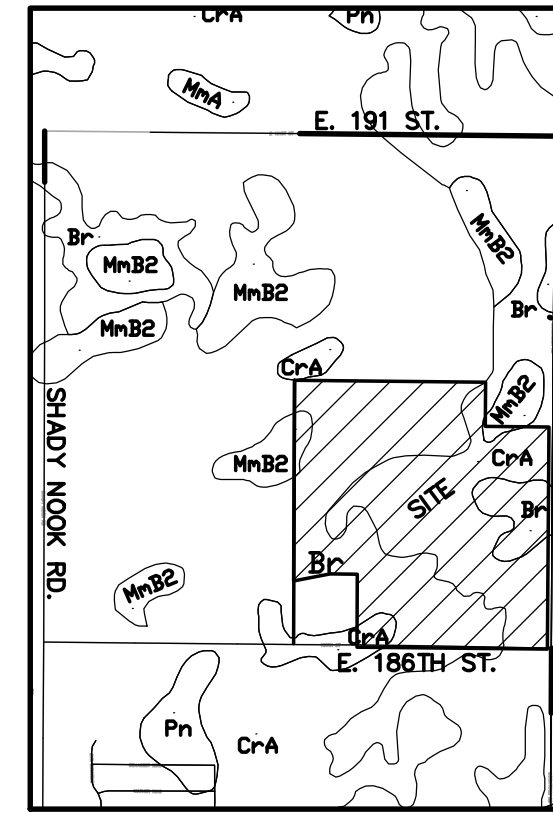
ACREAGE = 37.576 Ac.±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

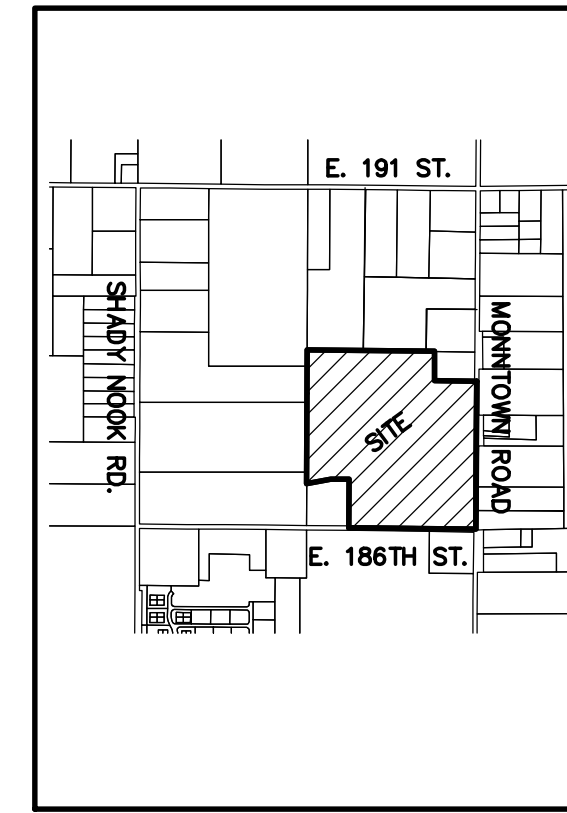
C-A Croasy silt loam, 0-3 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam—this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.



SOILS MAP
MmB2, Br
(N.T.S.)

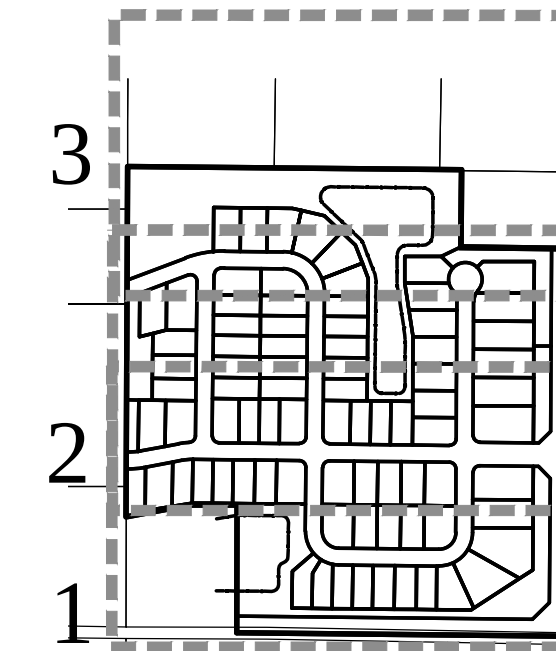


LOCATION MAP
SCALE: 1"=1500'

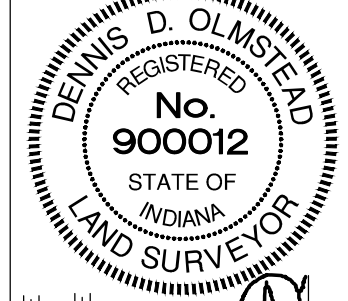
GRAPHIC SCALE

1 inch = 50 ft.

- LEGEND
- 30 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.S.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - * HANDICAP RAMP



REVISIONS	DATE	BY



THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THE ONE FOR WHICH IT WAS PREPARED. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
ANDOVER NORTH
SECTIONS 5-7
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 29	TOWNSHIP: 19N	RANGE: R4E
DRAWN BY: GDK	CHECKED BY: BKR	
SHEET NO. 2	OF 5 SHEETS	S & A JOB NO. 51940SSG

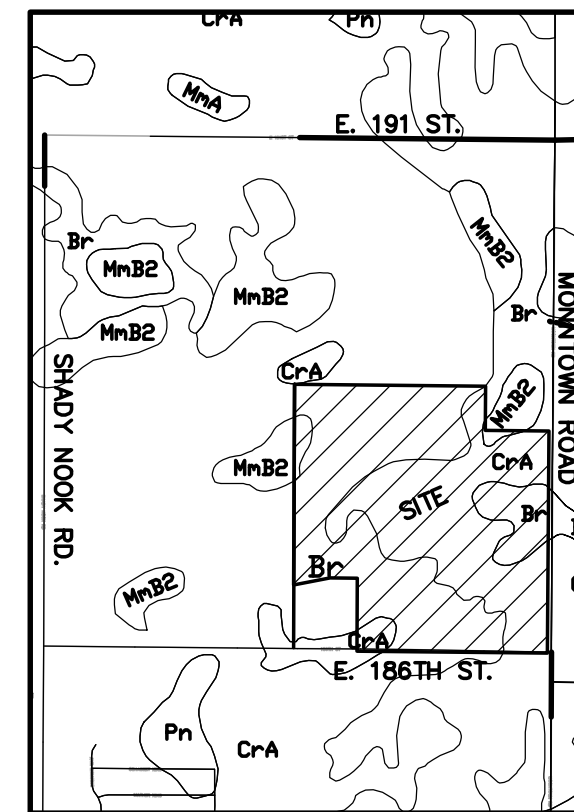
THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

DEVELOPMENT STANDARDS MATRIX

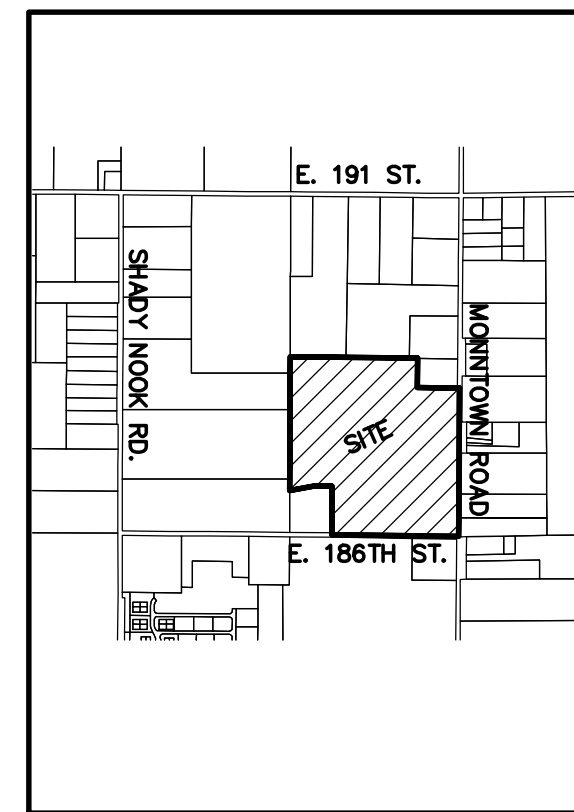
Product Type	Land Use	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Residential Feet Per Square Foot (Min.)	Min. Lot Area (Ac. R.)	Min. Lot Depth (ft.)	Min. Lot Area (Ac. R.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height (ft.)
 K-1 Single-family detached	SF-2	N/A	N/A	N/A	N/A	1800 single-story, 2000 multi-story (600 ground floor)	80	130	15,000*	35	25	25	7.5	15	35
 S-2 Single-family detached	SF-2	N/A	N/A	N/A	N/A	1600 single-story, 1800 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
 L Single-family detached	SF-2	N/A	105	N/A	N/A	1600 single-story, 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12*	35

Commencing at the Southwest corner of said Half-Quarter Section; thence North 89 degrees 22 minutes 42 seconds West along the south line thereof a distance of 330.75 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 13 minutes 51 seconds East 380.01 feet; thence North 89 degrees 40 minutes 21 seconds West 141.07 feet; thence South 79 degrees 21 minutes 20 seconds West 193.14 feet to a point on the west line of said Half-Quarter Section; thence North 00 degrees 13 minutes 51 seconds East along said west line a distance of 1044.02 feet; thence South 89 degrees 27 minutes 26 seconds East 995.02 feet; thence South 00 degrees 21 minutes 32 seconds West 230.26 feet; thence South 89 degrees 14 minutes 28 seconds East 330.00 feet to a point on the east line of said Southeast Quarter; thence South 00 degrees 21 minutes 32 seconds West along said east line a distance of 1155.87 feet to the Southeast corner thereof; thence North 89 degrees 22 minutes 42 seconds West along the aforesaid south line of said Half-Quarter Section a distance of 991.18 feet to the place of beginning of this description, containing 37.576 acres, more or less.

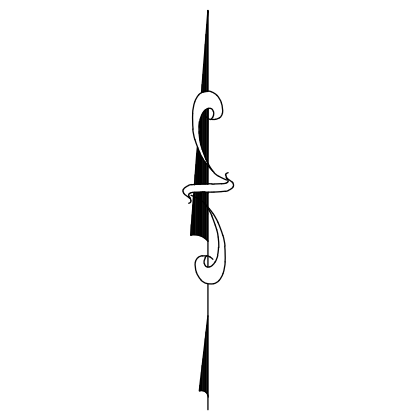
ACREAGE = 37.576 Ac.±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±



SOILS MAP
MmB2,Br
(N.T.S.)



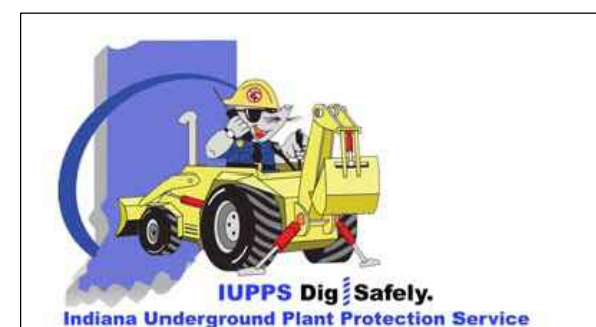
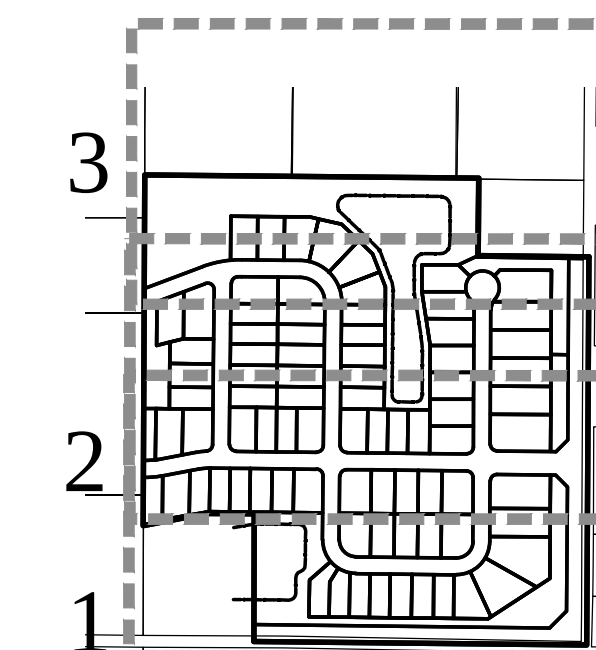
LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

- | LEGEND | |
|-------------|--|
| 30 | LOT NUMBER |
| D.E. | DRAINAGE EASEMENT |
| D.U.&S.E. | DRAINAGE UTILITY & SEWER EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| B.S.L. | BUILDING LINE |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| * | HANDICAP RAMP |



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

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

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH

SECTIONS 5-7

PRIMARY PLAT

ZONING PUD

SITE DATA TABLE

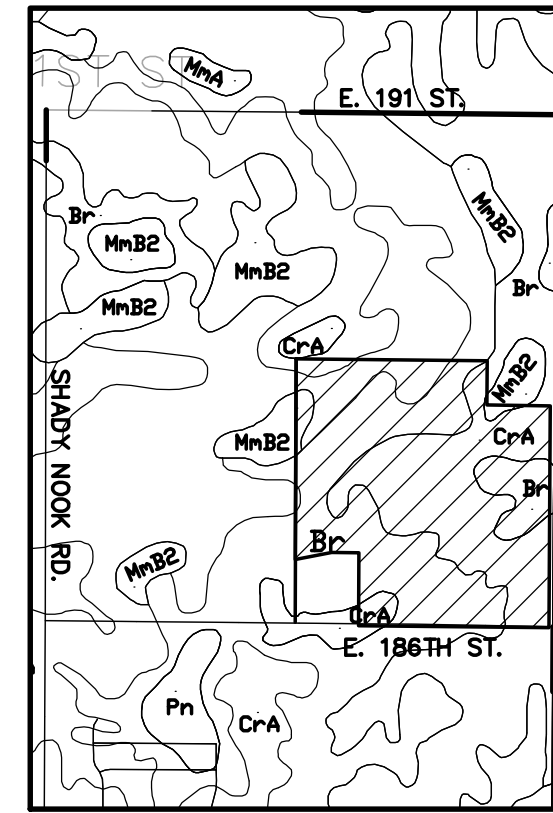
ACREAGE = 37.576 Ac.±
OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

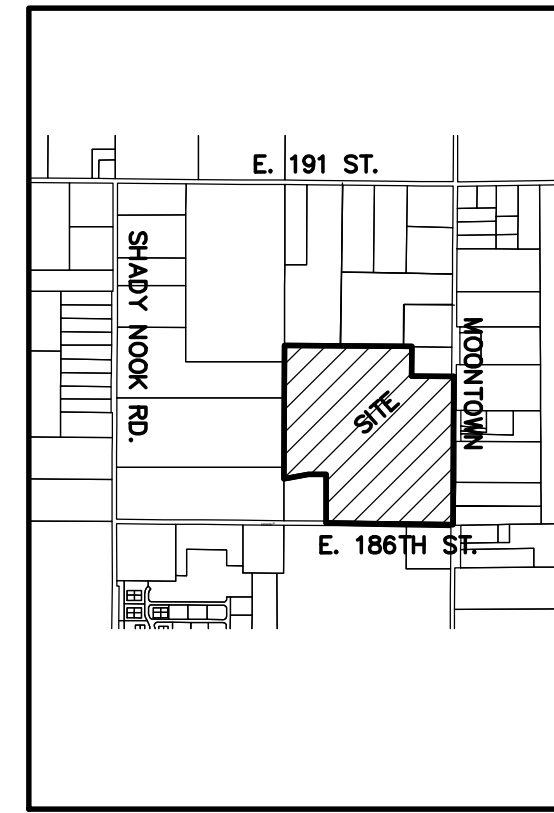
CrA Crosby silt loam, 0-3 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam—this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

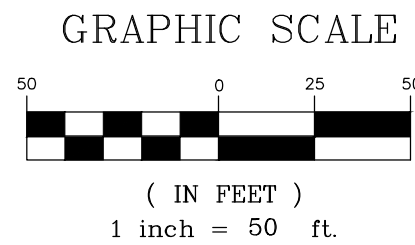
MmB2 Miami silt loam, 2-6 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.



SOILS MAP
Cr, MmB2, Br
(N.T.S.)

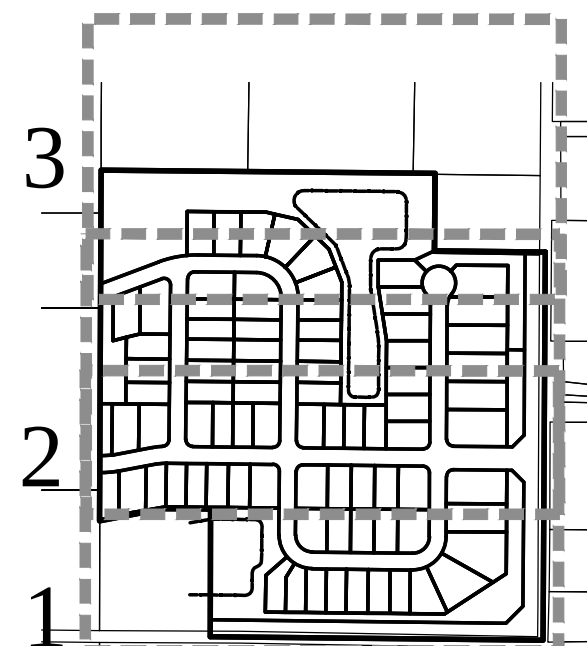


LOCATION MAP
SCALE: 1"=150'



- LEGEND
- LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- B.S.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

- 630 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- — PROPOSED SANITARY SEWER
- — PROPOSED STORM SEWER
- W — PROPOSED WATER LINE



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

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH

SECTIONS 5-7

PRIMARY PLAT

ZONING PUD

SITE DATA TABLE

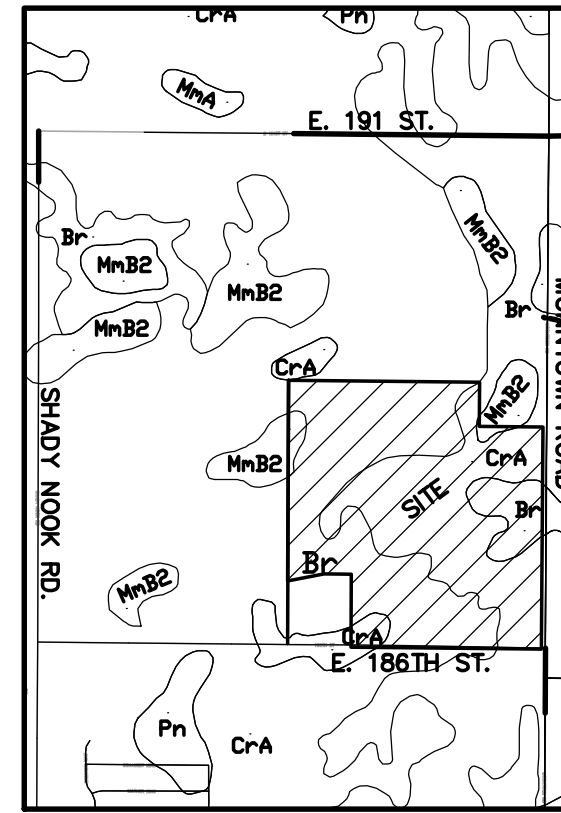
ACREAGE = 37.576 Ac.±
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DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

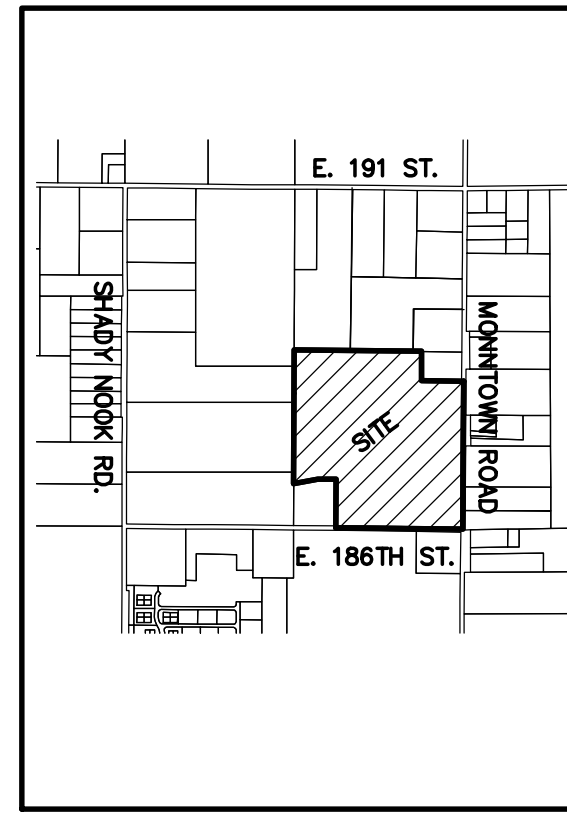
C-A Crosby silt loam, 0-3 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam—this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes—this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

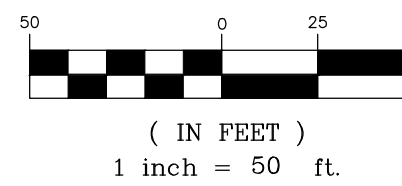


SOILS MAP
MmB2, Br
(N.T.S.)

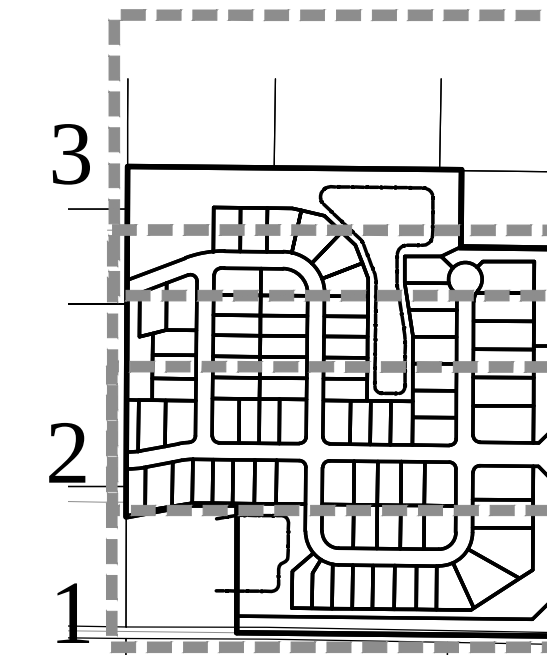


LOCATION MAP
SCALE: 1"=150'

GRAPHIC SCALE



- LEGEND
- 30 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.S.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - 830 — EXISTING CONTOUR
 - W — EXISTING WATER LINE
 - — PROPOSED SANITARY SEWER
 - — PROPOSED STORM SEWER
 - W — PROPOSED WATER LINE



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STOEPPELWERTH
REGISTERED LAND SURVEYOR
No. 900012
STATE OF INDIANA
CERTIFIED: 11/26/2013

ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
ANDOVER NORTH
SECTIONS 5-7

PREPARED FOR:
GDK
DRAWN BY:
GDK
CHECKED BY:
BKR

SECTION: 29
TOWNSHIP: 19N
RANGE: R4E

SHEET NO. 5
OF 6 SHEETS
S & A JOB NO. 51940SSG

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

BY
DATE

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

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH

SECTIONS 5-7

PRIMARY PLAT

ZONING PUD

SITE DATA TABLE

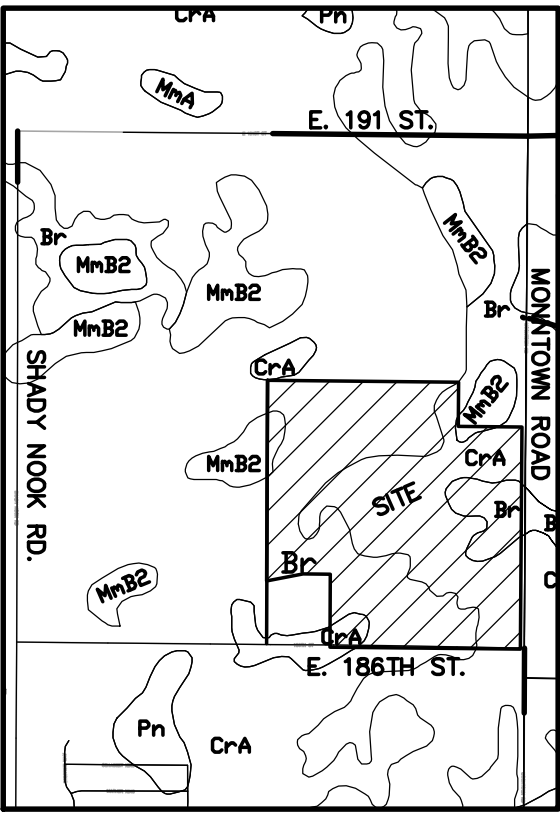
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OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

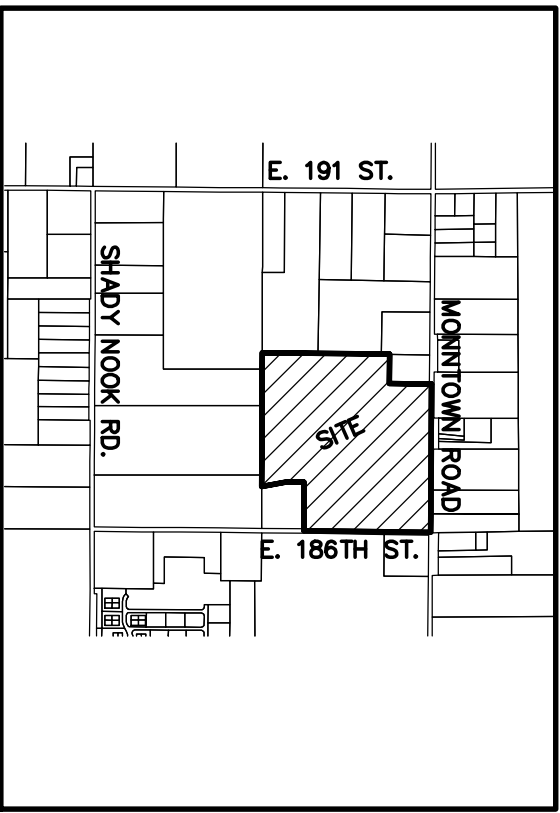
C/A Crossy silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam- this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

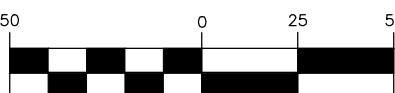


SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'

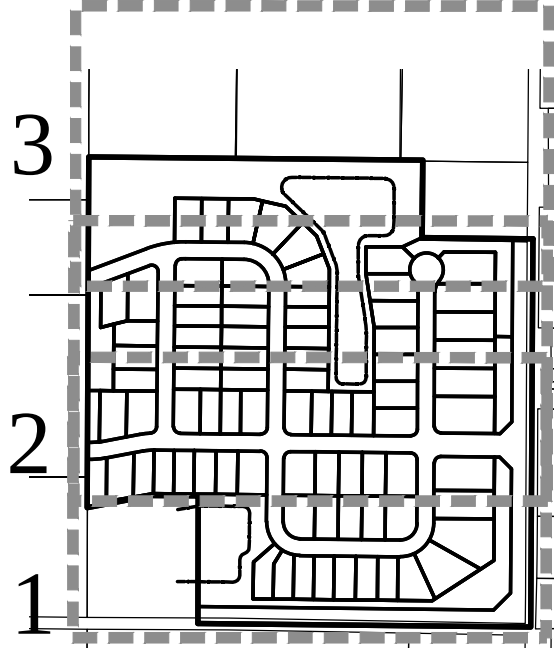
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

- LEGEND
- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.E.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- B.S.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP

- 630 --- EXISTING CONTOUR
- W --- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W --- PROPOSED WATER LINE



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS A PRELIMINARY SURVEY OF A ROUTE REPORT.

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

CERTIFIED: 2/27/15

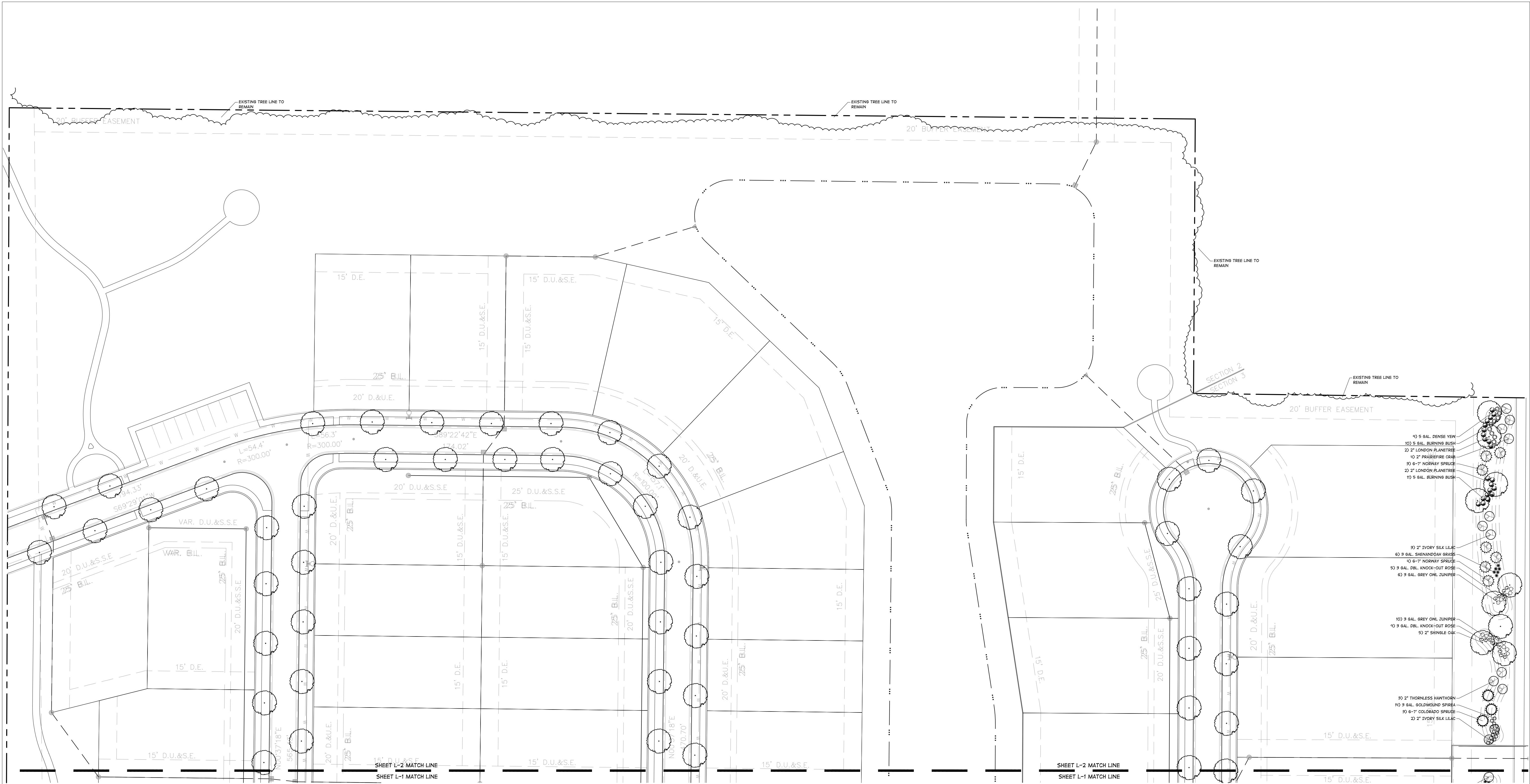
STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
ANDOVER NORTH
SECTIONS 5-7

PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: GDK CHECKED BY: BKR
SHEET NO. 6
OF 6 SHEETS
S & A JOB NO. 51940SSG

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

REVISIONS
DATE
BY



- 10' 5 GAL. DENSE YEW
- 10' 5 GAL. BURNING BUSH
- 20' 2" LONDON PLANETREE
- 10' 2" FRAGRANT OAK
- 10' 6-7" NORWAY SPRUCE
- 20' 2" LONDON PLANETREE
- 10' 5 GAL. BURNING BUSH

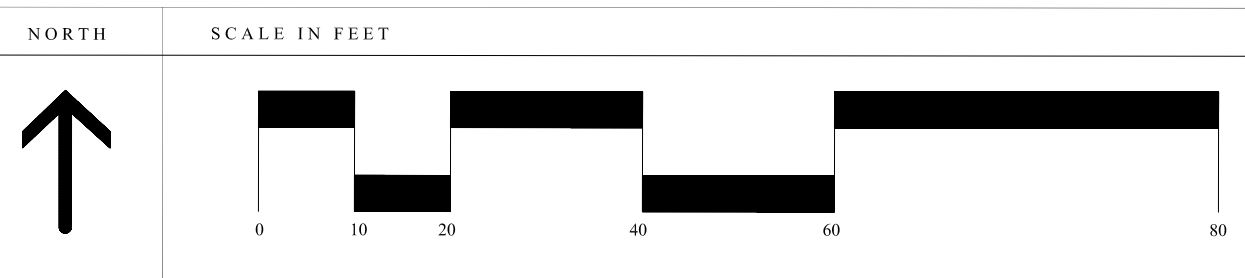
- 10' 2" IVORY SILK LILAC
- 10' 5 GAL. SHENANDOAH GRASS
- 10' 6-7" NORWAY SPRUCE
- 10' 5 GAL. DBL. KNOCK-OUT ROSE
- 10' 5 GAL. GREY OWL JUNIPER

- 10' 5 GAL. GREY OWL JUNIPER
- 10' 5 GAL. DBL. KNOCK-OUT ROSE
- 10' 5 GAL. SHINGLE OAK

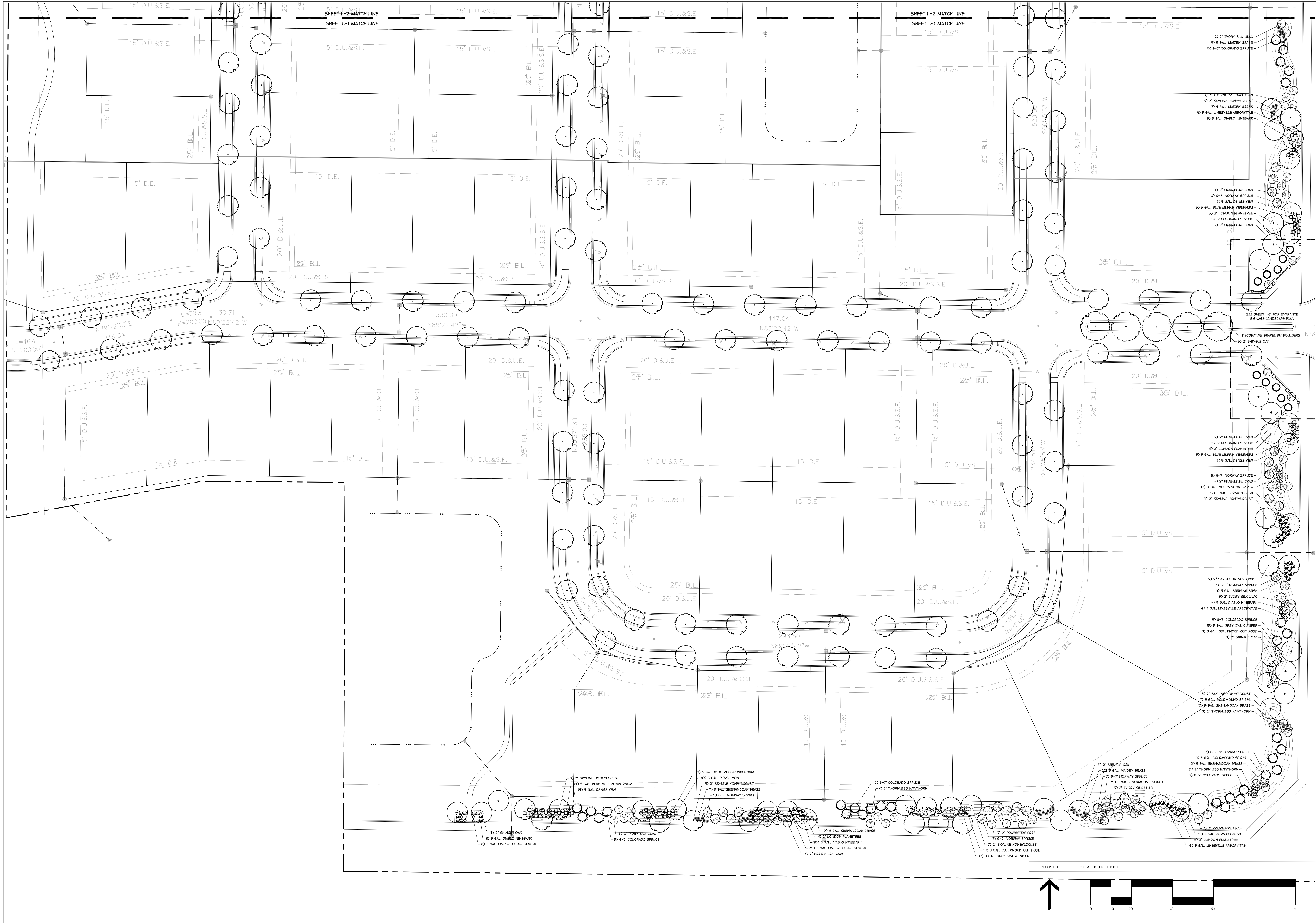
- 10' 2" THORNLESS HAWTHORN
- 10' 5 GAL. GOLDMOUND SPIREA
- 10' 6-7" COLORADO SPRUCE
- 20' 2" IVORY SILK LILAC

SECTION 2
SECTION 3

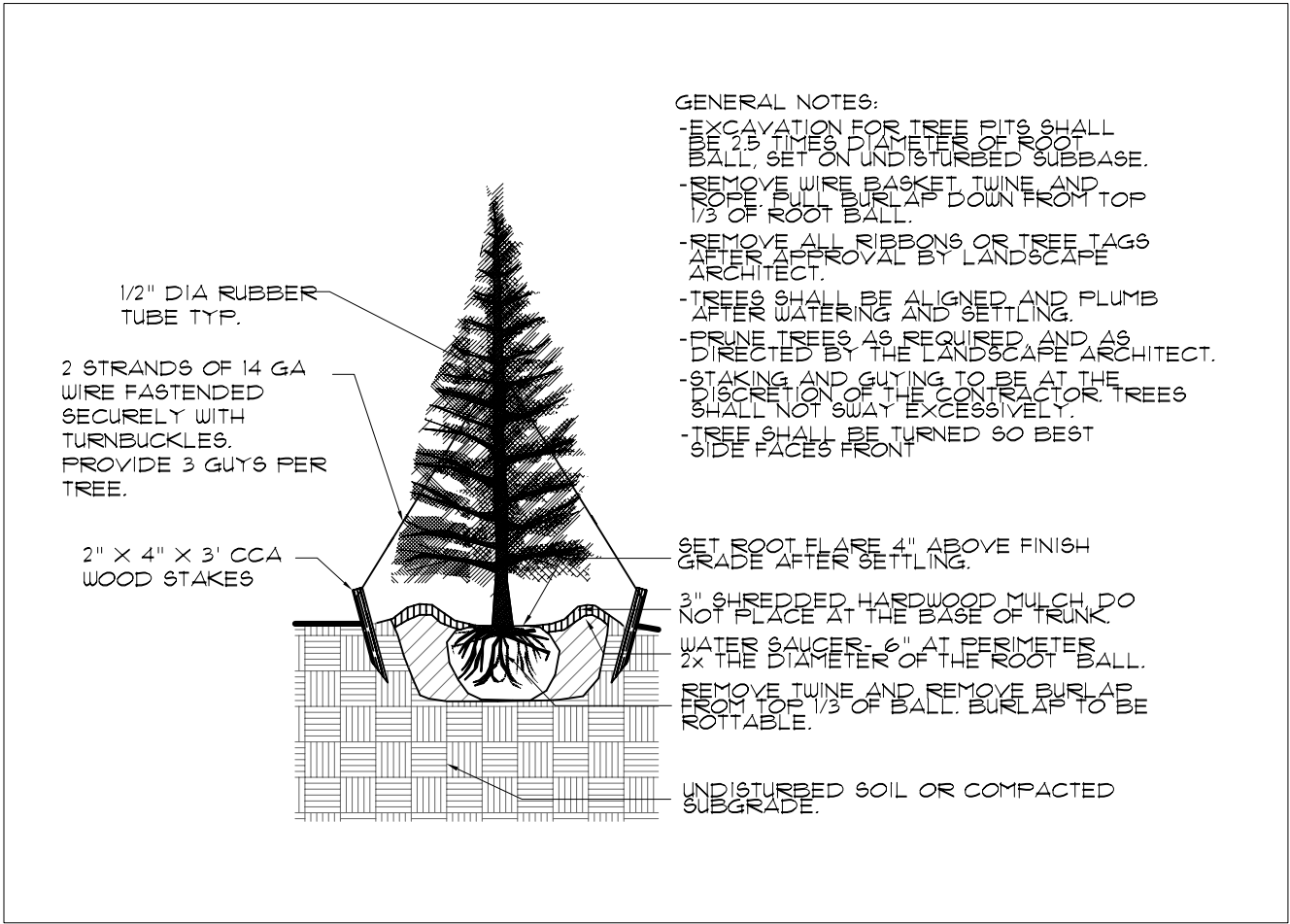
SECTION 2
SECTION 3



SITE SOLUTIONS GROUP		WESTFIELD, IN	
ANDOVER NORTH		LANDSCAPE PLAN	
HITTLE LANDSCAPING		L-1	
SCALE	1"=40'-0"	DATE	02/25/15
DRAWN BY	MB	CHECKED BY	MB
SHEET NO.		L-1	
REVISIONS		DATE	BY

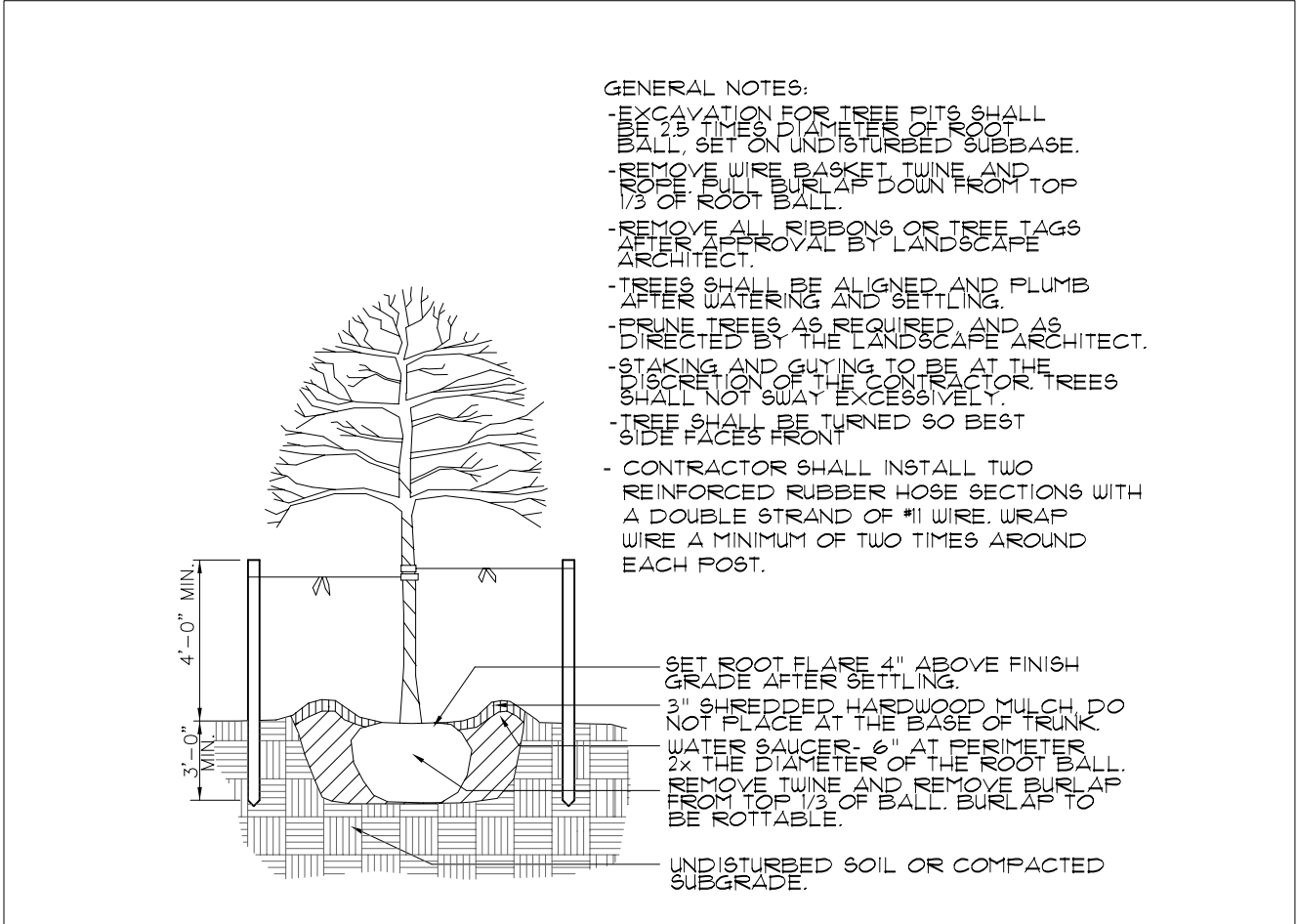


SITE SOLUTIONS GROUP		WESTFIELD, IN	
ANDOVER NORTH		LANDSCAPE PLAN	
DATE		BY	
REVISIONS		DATE	
SCALE		1"=40'-0"	
DATE		02/25/15	
DRAWN BY		MB	
CHECKED BY		MB	
SHEET NO.		L-2	



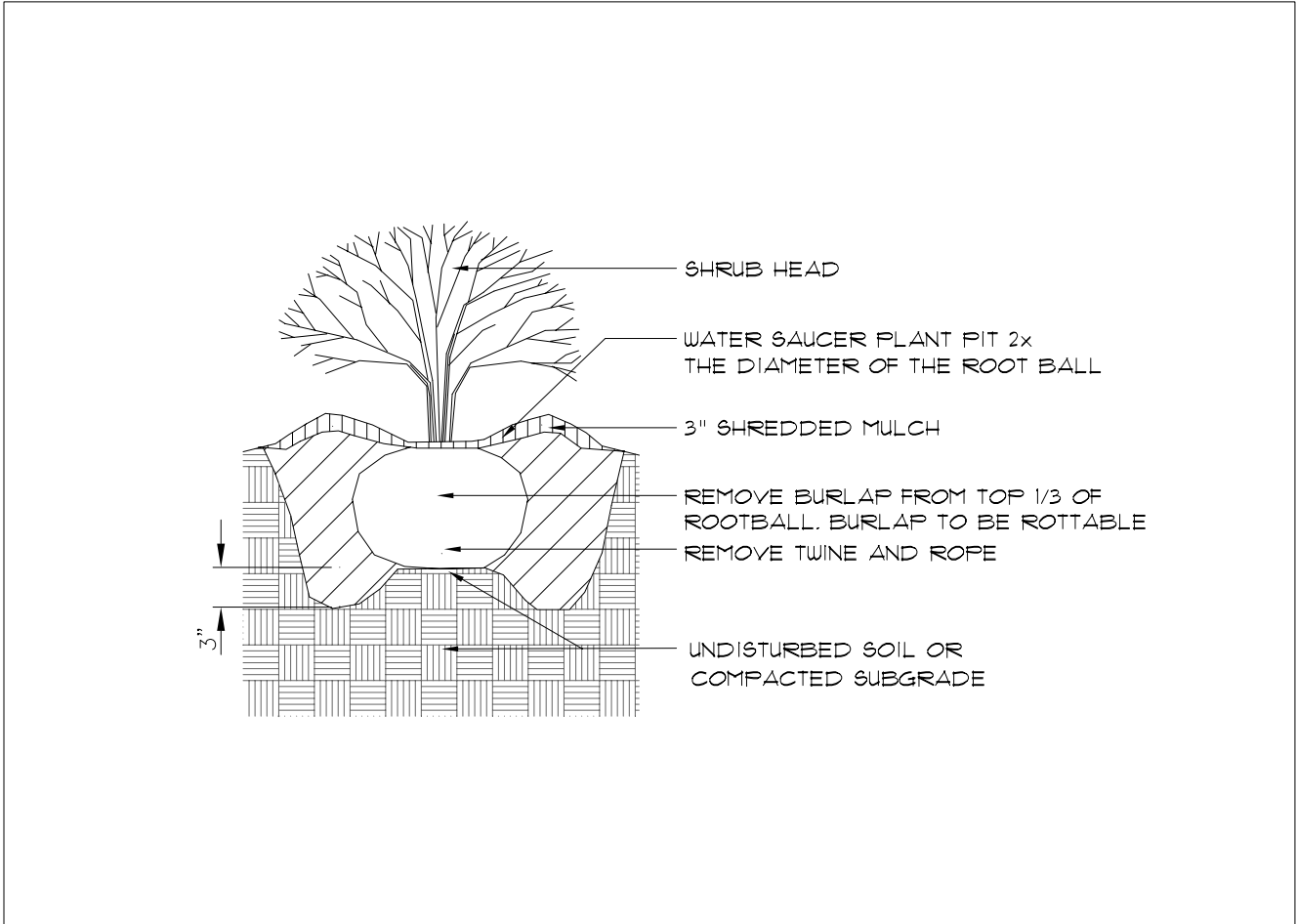
Evergreen Tree Planting

N.T.S.



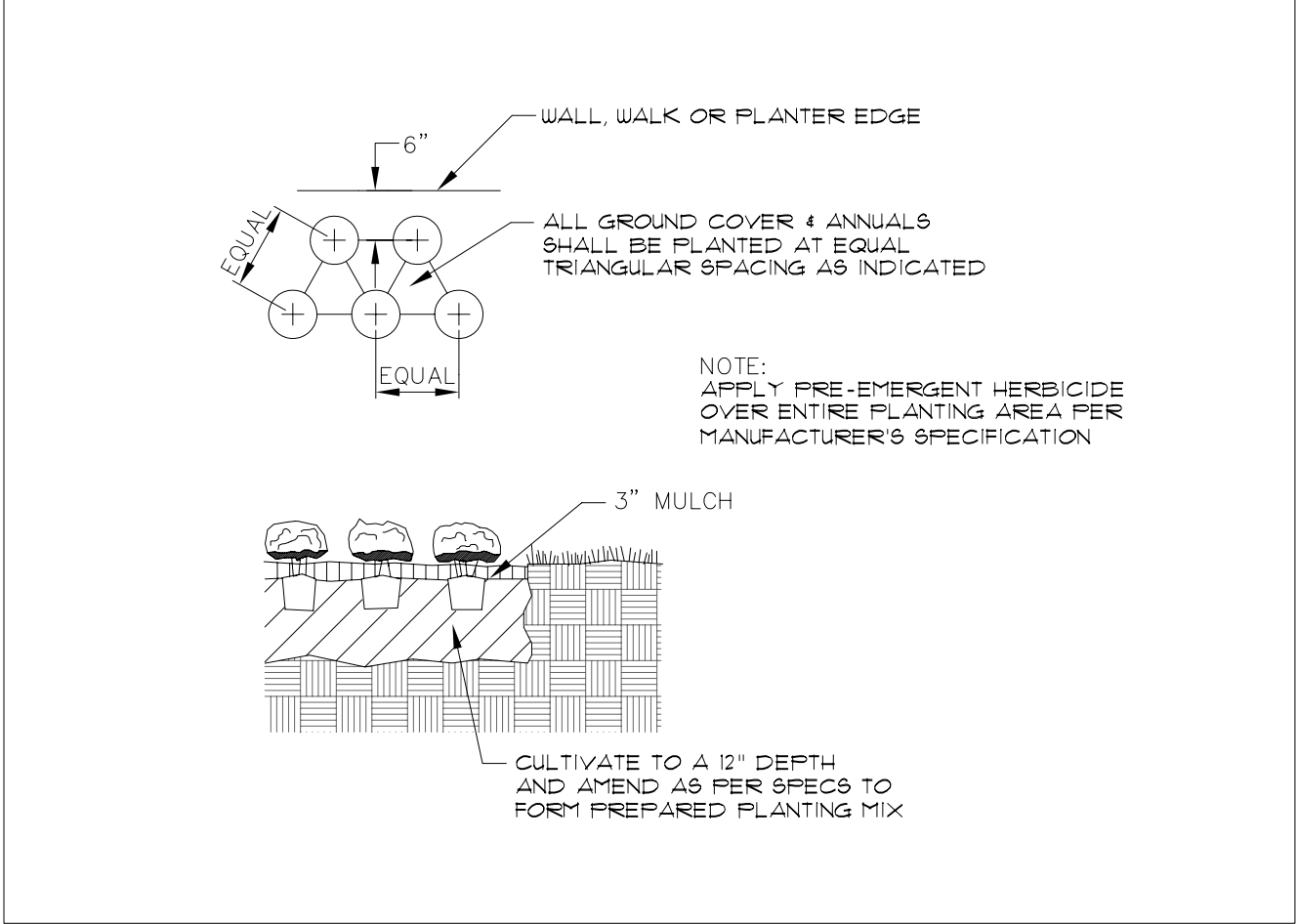
Deciduous Tree Planting

N.T.S.



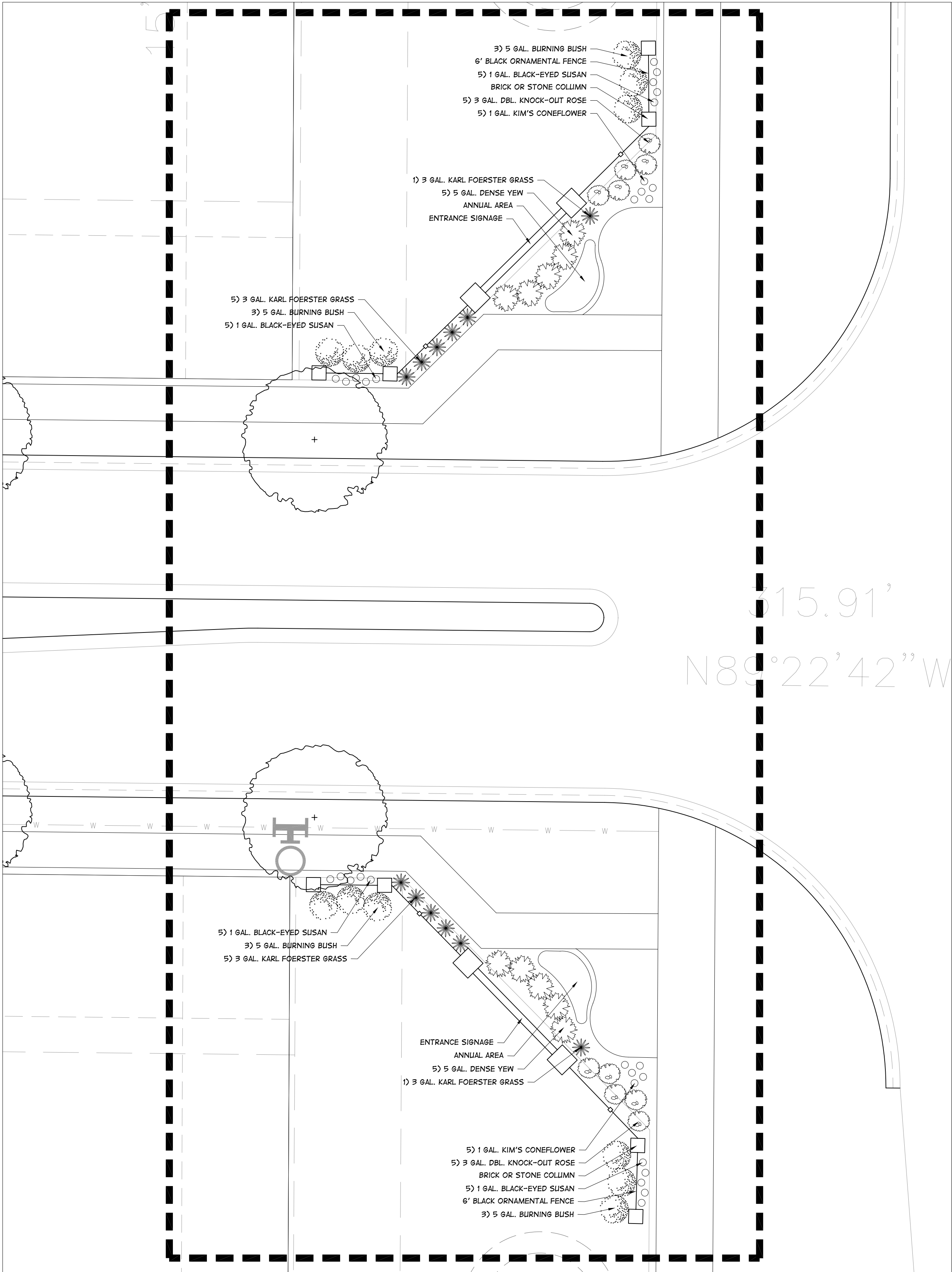
Shrub Planting

N.T.S.



Perennial / Groundcover Planting

N.T.S.



Entrance Signage Landscape

1" = 10'-0"

Plant List

Canopy Trees			
Common Name	Scientific Name	Number	Size
Skyline Honeylocust	Gleditsia tri. 'Skycole'	27	2"
Shingle Oak	Quercus imbricaria	19	2"
London Planetree	Platanus acerifolia 'Bloodgood'	21	2"

Evergreen Tree			
Common Name	Scientific Name	Number	Size
Norway Spruce	Picea abies	41	6-7'
Colorado Spruce	Picea pungens	10	8'
		29	6-7'

Ornamental Trees			
Common Name	Scientific Name	Number	Size
Thornless Hawthorn	Crataegus crus-galli 'Inermis'	16	2"
Prairiefire Crab	Malus 'Prairiefire'	25	2"
Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	20	2"

Shrubs			
Common Name	Scientific Name	Number	Size
Burning Bush	Euonymus alatus 'Compactus'	73	5 Gal.
Grey Owl Juniper	Juniperus virg. 'Grey Owl'	46	3 Gal.
Diablo Ninebark	Physocarpus opul. 'Monlo'	45	5 Gal.
Double Knock-Out Rose	Rosa 'Radtko'	56	3 Gal.
Goldmound Spirea	Spiraea 'Goldmound'	62	3 Gal.
Dense Yew	Taxus media 'Densiformus'	56	5 Gal.
Linesville Arborvitae	Thuja occid. 'Linesville'	49	3 Gal.
Blue Muffin Viburnum	Viburnum dentatum 'Christom'	32	5 Gal.

Perennials / Grasses			
Common Name	Scientific Name	Number	Size
Karl Foerster Grass	Calamagrostis 'Karl Foerster'	12	3 Gal.
Pow Wow Coneflower	Echinacea purpurea 'Pow Wow'	10	1 Gal.
Maiden Grass	Miscanthus sinensis 'Gracillimus'	38	3 Gal.
Shenandoah Grass	Panicum virgatum 'Shenandoah'	43	3 Gal.
Black-eyed Susan	Rudbeckia fulgida 'Goldstrum'	20	1 Gal.

General Construction Notes

- EXISTING SITE INFORMATION SUPPLIED BY SITE SOLUTIONS GROUP, WESTFIELD, IN. ALL QUANTITIES AND DESIGN BASED UPON SAME.
- BEFORE ANY EXCAVATION ON THE SITE, CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.

Planting Notes

- PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
- NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
- PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
- SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.

ORDINANCE NUMBER 15-05

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

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

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

WHEREAS, the Council enacted Ordinance No. 06-12, the Andover North Planned Unit Development District (the "Andover North PUD Ordinance"), on May 8, 2006;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1503-PUD-02**), requesting an amendment to the Andover North PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1503-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable recommendation (Vote: 7:0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on March 17, 2015;

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Andover PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Andover North PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Andover North PUD Ordinance, as amended.
- 1.2 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All other provisions of the Andover North PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Andover North PUD Ordinance, as amended.

Section 2. **Number of Dwelling Units.** The standards of *Section 6: Number of Dwelling Units* of the Andover North PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Andover North PUD Ordinance and below.

- 2.1 If Product Type M (Single Family Attached) is not developed in the Andover North PUD, then the Maximum Dwelling Units in Type L (Single Family Detached) may be increased from 105 to 150, provided the total number of all lots shall not exceed 220.
- 2.2 If the number of K-1 Lots exceeds twenty-five (25), then the number of Lots in excess of twenty-five (25) may apply toward the minimum number of K-2 Lots required, so long as the combined total of K-1 Lots and K-2 Lots developed is a minimum of sixty five (65).

Section 3. **Landscaping.** The standards of *Section 8: Landscaping* of the Andover North PUD Ordinance shall apply, except as otherwise modified by the Andover North PUD Ordinance and below.

- 3.1 The landscaping standards of the Andover North PUD Ordinance shall not apply; rather, Article 6.8 Landscaping Standards shall apply to the development of the Real Estate.
- 3.2 Section 8, Paragraph F of the Andover North PUD Ordinance, shall be amended as follows: A minimum of thirty (30%) of the gross area of the residential Real Estate shall be Open Space, which shall superseded the Green Belt Space, Secondary Green Space, and all other Open Space Requirements set forth in the Zoning

Ordinance. Any of the area of the Real Estate that is dedicated to or reserved for the use of a neighborhood association or the public as well as any are in which title or an easement is granted to a municipality shall be included in the Open Space calculation.

Section 4. **Amenities.** The standards of *Section 10: Amenities* of the Andover North PUD Ordinance shall be replaced and superseded with the following, as applicable to the Real Estate:

The Following shall be provided:

- A. Dedicated Open Space of Wooded Area and Park (minimum 5,000 square feet);
- B. Trail; and
- C. Trail Staging Area, including benches and trail map.

In addition, the following amenities or substitutions as approved by the Director Director's designee, shall be included:

- D. Playground and/or "Tot Lot" (minimum 4,000 square feet);
- E. Basketball court;
- F. Picnic area;
- G. Dog park (minimum of 1,500 square feet)
- H. Soccer field;
- I. Softball diamond;
- J. Vistas; and
- K. A total of ten (10) pocket parks (minimum 2,000 square feet).

All amenities shall be dedicated to the Association.

Section 5. **Development Standards Matrix.** The standards of *Exhibit 5: Development Standards Matrix* of the Andover North PUD Ordinance shall apply, except as otherwise modified by the Andover North PUD Ordinance and below.

- 5.1 Dwelling Units Maximum for Product Type L, shall be increased to 150
- 5.2 A new footnote 10 shall be added to Exhibit 5 which states "The Number of Product Type L may be increased from 105 to 150 only if no Product Type M Lots are developed in the Andover North PUD and the total number of all Lots does not exceed 220."

Section 6. **Development Phasing.** The standards of *Exhibit 9: Development Phasing* of the Andover North PUD Ordinance shall apply, except that the "Clubhouse" Amenity shall be removed from the Amenity Phasing Table.

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

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-05** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-05**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-05**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

Prepared by:

Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Zoning District Map

EXHIBIT A

Legal Description

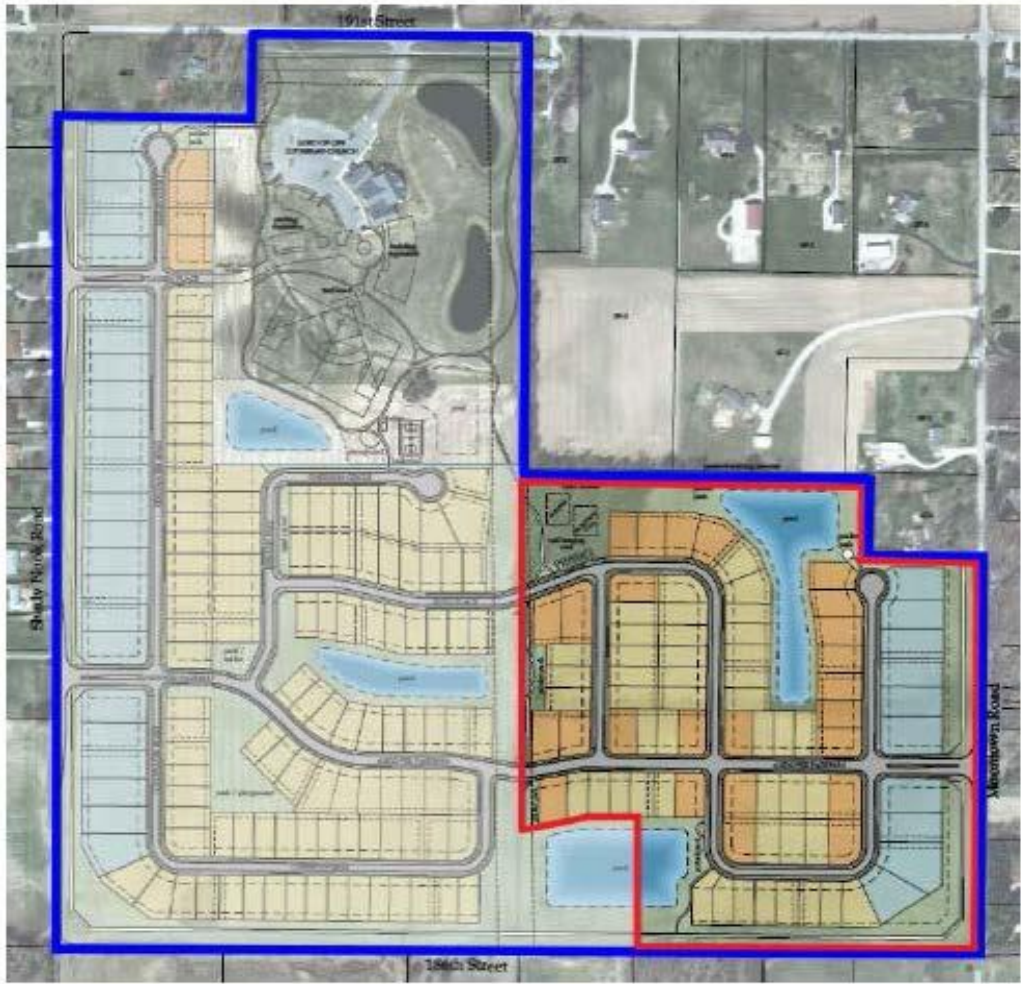
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 22 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS EAST 379.80 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST 137.44 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 20 SECONDS WEST 196.85 FEET TO A POINT ON THE WEST LINE OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 1043.71 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 37 SECONDS EAST 988.85 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST 235.91 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 55 SECONDS EAST 334.80 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1147.58 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 22 MINUTES 42 SECONDS WEST ALONG THE AFORESAID SOUTH LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 991.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 37.4 ACRES, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS SUBJECT TO CHANGE UPON THE COMPLETION OF AN ACCURATE BOUNDARY SURVEY.

EXHIBIT B

Andover North Zoning District Map



-  ANDOVER NORTH PUD
-  AREA SUBJECT TO TEXT AMENDMENT

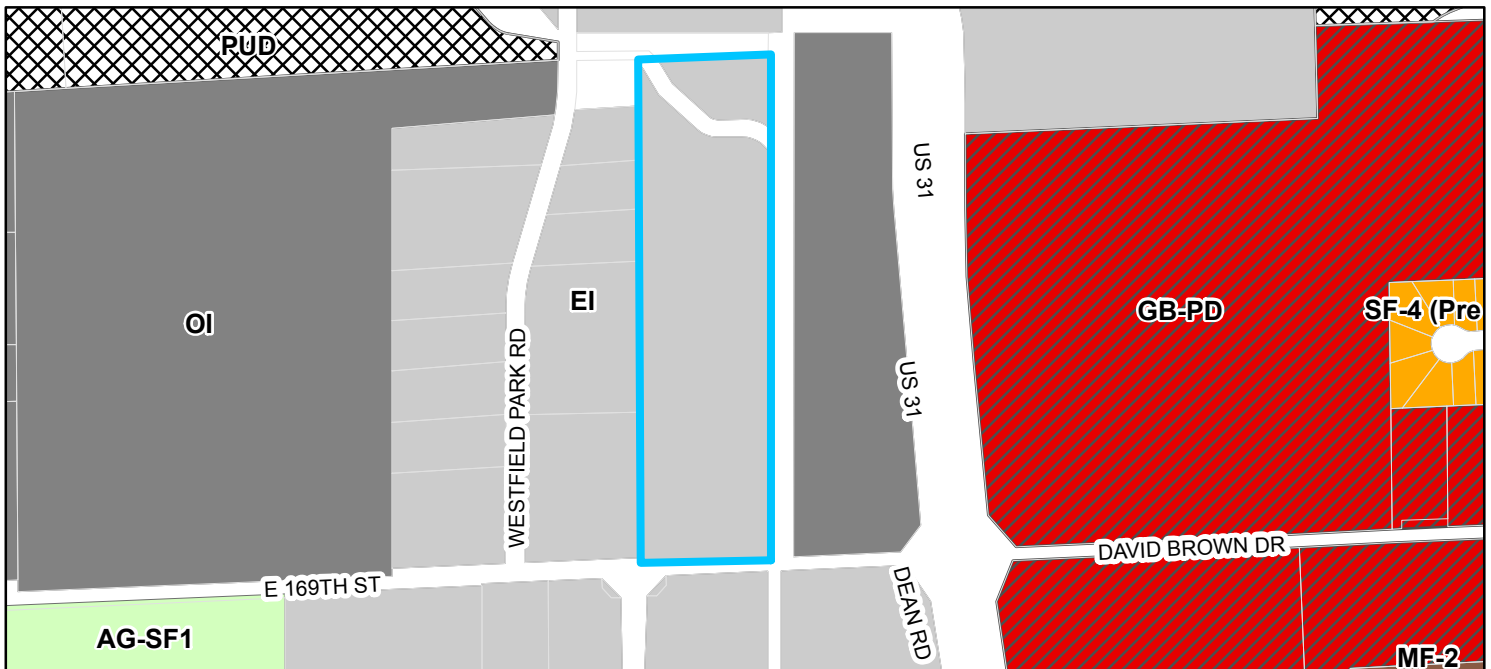


Aerial Location Map

 Site



Zoning Map



Legend

Zoning

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

NEW WORLD HEADQUARTERS

FOR:



1122 East 169th Street
Westfield, Indiana 46074

CONTACTS

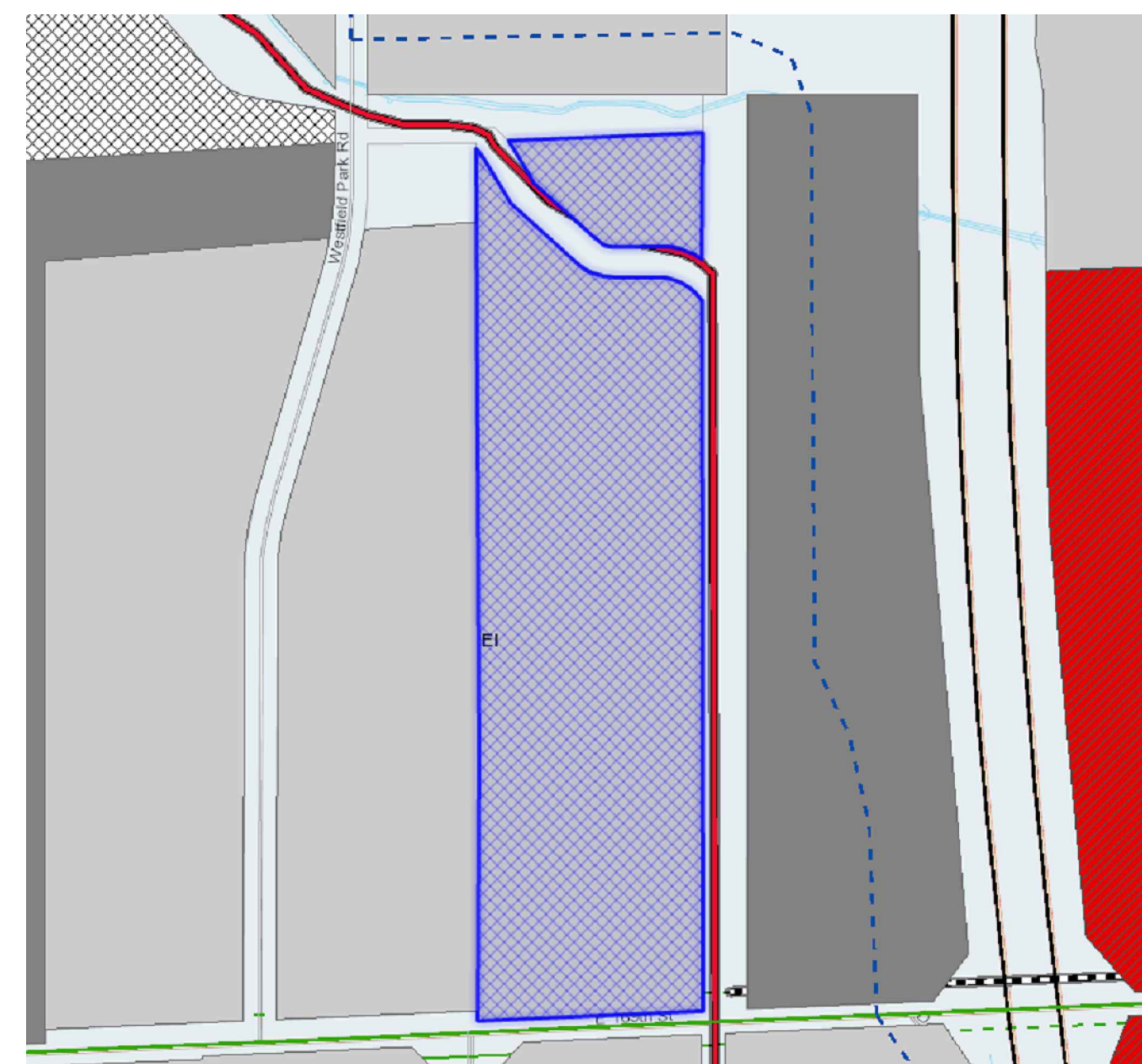
CITY OF WESTFIELD		
Westfield Economic and Community Development Department 2728 East 171st Street Westfield, Indiana 46074 Kevin Todd (317) 804-3170 ktodd@westfield.in.gov	Westfield Fire Department 17535 Dartown Road Westfield, Indiana 46074 Garry Harling (317) 804-3307 gharling@westfield.in.gov	Westfield G.I.S. <i>(for addressing)</i> 2706 East 171st Street Westfield, Indiana 46074 Leane Kmetz (317) 804-3001 lkmetz@westfield.in.gov
Westfield Public Works Department 2706 East 171st Street Westfield, Indiana 46074 Ken Alexander / Jeremy Lollar (317) 804-3100 kalexander@westfield.in.gov jlollar@westfield.in.gov	Westfield Pre-Construction 2706 East 171st Street Westfield, Indiana 46074 Dustin Shoe (317) 804-3140 dshoe@westfield.in.gov	Westfield Storm Water 2706 East 171st Street Westfield, Indiana 46074 Mike Morgan / Wes Rood (317) 804-3100 mmorgan@westfield.in.gov wrood@westfield.in.gov
HAMILTON COUNTY		
Hamilton County Surveyor's Office One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Greg Hoyes (317) 776-8495 greg.hoyes@hamiltoncounty.in.gov	Hamilton County Auditor's Office Transfer & Mapping Division 33 North 9th Street Noblesville, Indiana 46060 Nick Christiansen (317) 776-9624 nick.christiansen@hamiltoncounty.in.gov	Hamilton County Health Department 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield <i>{for water & sanitary sewer}</i> 2728 East 171st Street Westfield, Indiana 46074 Harry Nikides (317) 927-4338 / (317) 691-4974 (cell) hnikides@citizensenergygroup.com	Citizens Gas of Westfield 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. <i>Construction Field Coordinator</i> (317) 927-4684 rmiller@citizensenergygroup.com	Citizens Gas of Westfield 2020 North Meridian Street Indianapolis, Indiana 46202 Jeffrey Sinclair <i>Industrial Sales Consultant</i> (317) 927-4744 jsinclair@citizensenergygroup.com
Duke Energy (Noblesville Office) 100 South Mill Creek Road Noblesville, Indiana 46060 Timothy Hardin / Vincent Literal (800) 521-2232 timothy.hardin@duke-energy.com vincent.literal@duke-energy.com	Duke Energy (Carmel Office) 16475 Southpark Drive Westfield, Indiana 46074 Shirley Hunter (317) 896-6711 shirley.hunter@duke-energy.com	Duke Energy: Asset Protection WF500 / 2727 Central Avenue Columbus, Indiana 47201 Gary S. McNamee (812) 375-2021 gary.mcnamee@duke-energy.com
Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 Troy Yackle / Mark Wood (317) 733-3213 (Troy) (317) 733-3232 (Mark) tray.yackle@sug.com mark.wood@sug.com	Indiana Gas / Vectren P.O. Box 1700 Noblesville, IN 46061 Resa Glover / Charlotte May (317) 776-5550 tglover@vectren.com cmay@vectren.com	Comcast Cable 533 East 65th Street Indianapolis, Indiana 46220 Matt Stringer (317) 275-6493 / (317) 491-2432 (cell) matthew_stringer@cable.comcast.com Gary Gray (317) 275-6351 / (317) 716-2831 (cell) gary_gray@cable.comcast.com
tw telecom 4625 West 86th Street, Suite 500 Indianapolis, Indiana 46268 Tanny Triplitt (317) 713-8947 / (317) 716-4559 (cell) tanny.triplitt@twtelecom.com	Bright House Networks 3030 Roosevelt Avenue Indianapolis, Indiana 46218 J.D. Trueblood (317) 713-3899 / (317) 716-0932 (cell) jd.trueblood@mybrighthouse.com	Buckeye Partners, L.P. 940 Buckeye Road Lima, Ohio 45804 Kyle Smith (419) 993-8008 cksmith@buckeye.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Austin Guyer (317) 291-9460 x1233 aguyer@marathonpetroleum.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 steve.costlow@ftr.com	AT&T 5858 North College Avenue Indianapolis, Indiana 46220 Steve Robinson (317) 265-6801 sr2432@att.com
Inside Connect Cable 750 Liberty Drive Westfield, Indiana 46074 Clay Manley (317) 569-2800 cmanley@insideconnect.net		

SHEET INDEX

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

L1 LANDSCAPE PLAN

E1 EXTERIOR LIGHTING PLAN



WESTFIELD ZONING MAP

N.T.S.



2014 WESTFIELD GIS AERIAL

N.T.S.



PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES

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

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

KEELER-WEBB ASSOCIATES
Consulting Engineers - Planners - Surveyors

486 GRADE DRIVE
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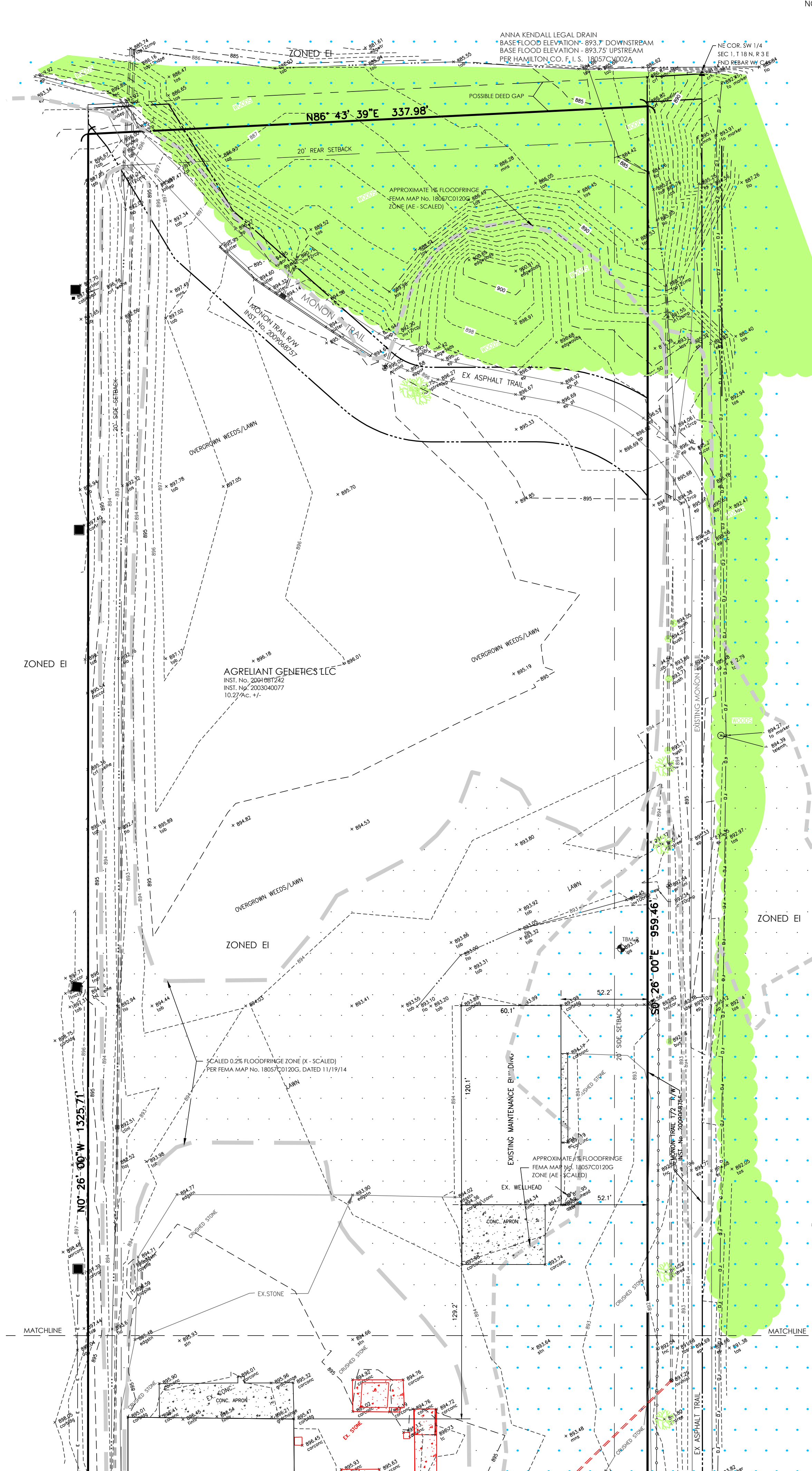
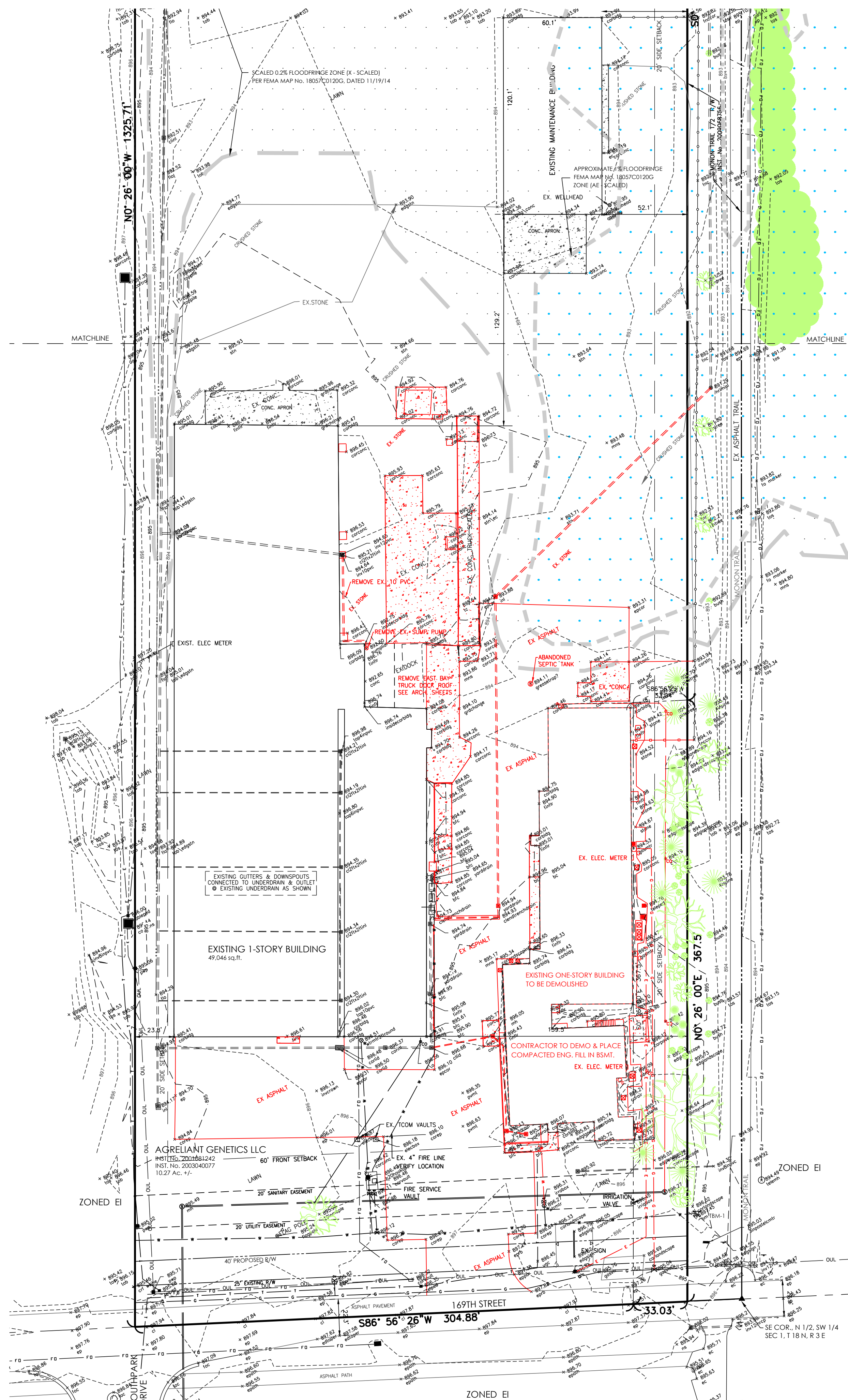
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Westfield, Indiana 46074
317.896.5552

DRAWN BY: CPW
CHECKED BY: ALD

PROJECT No.
1410-059

SHEET No.

COV



NOTES:

1. SITE INFORMATION
SITE SIZE 10.27 Ac. +/-
2. TBM-1

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

TBM-2

COND. - GOOD
ELEV. = 903.28'
NAVD 1988

COND. - GOOD
ELEV. = 893.78'
NAVD 1988

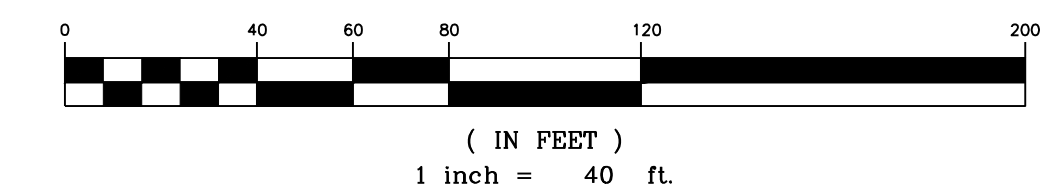
5/8" REBAR SET 1" +/- ABOVE GRADE (KWA CONTROL POINT 5000) LOCATED 34.3' NORTH AND 36.3' EAST OF THE NORTHEAST CORNER OF THE AGRELIANT MAINTENANCE GARAGE

EXISTING LEGEND

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

EXISTING TOPOGRAPHY PLAN

GRAPHIC SCALE



HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"
CALL BEFORE YOU DIG
811

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

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

DATE

2/9/2014

ISSUE

PREFILING CONFERENCE

DATE

2/26/2014

ISSUE

WESTFIELD- DP SUBMITTAL

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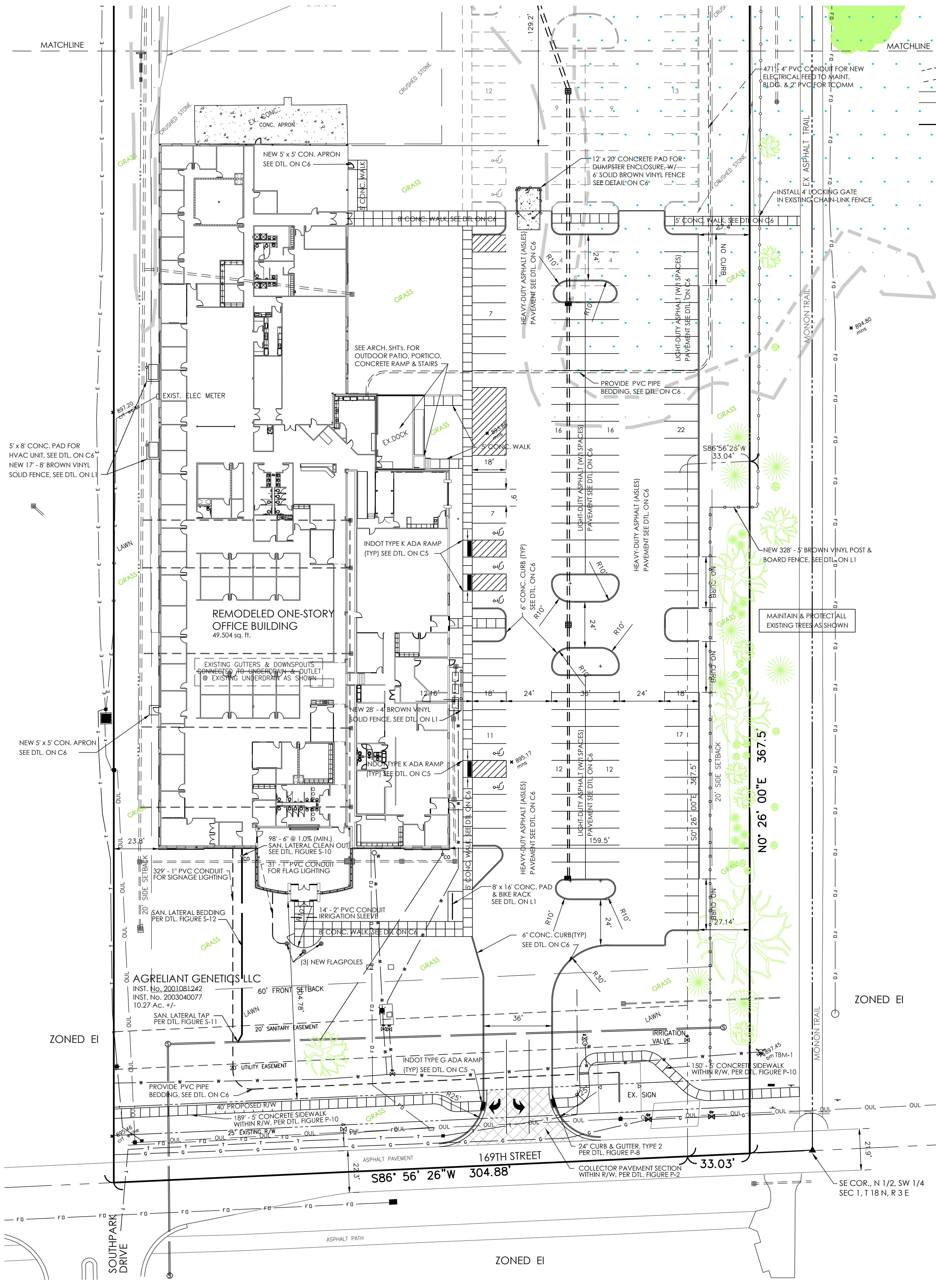
AgReliant
GENETICS

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CHECKED BY: ALD

PROJECT No.
1410-059

SHEET No.
C1



PROPOSED LEGEND

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

EXISTING LEGEND

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

SITE DATA

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

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

- The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.
- All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grades as shown on the plan.
- The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.
- The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.
- The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.
- The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).
- The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.
- Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.
- See details on sheet C6 for pavement cross-sections.
- All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.
- All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue point per ADA 2010 requirements).

SITE NOTES

- Site Information was taken from Keeler-Webb Ass., dated 2/04/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.
- The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.
- The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.
- The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.
- The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.
- The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.
- All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.
- Use compacted granular fill when utility lines are placed under walks and driveways.
- Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.
- Provide sleeves for mechanical work as required.
- Notify Engineer at least 1 day (24 hours) prior to placing any concrete.
- Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.
- See this sheet for exterior concrete specifications.
- This structure shall comply with A.D.A. 2010.
- All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.
- If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.
- Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

- CONCRETE NOTES
- ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.
 - Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.
 - Perform sampling and testing during concrete placement, as follows:
 - Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.
 - Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.
 - When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.
 - Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.
 - Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.
 - Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.
 - Portland Cement ASTM C 150, Type as required.
 - ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to 1/2" minimum size.
 - Water: Drinkable
 - Air-Entraining Admixture: ASTM C 260.
 - Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.
 - Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.
 - Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.
 - Welded Wire Fabric: ASTM A 185.
 - Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.
 - Ready Mix Concrete: ASTM C 94
 - Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.
 - Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Relighten forms during concrete placement if required to eliminate leaks.
 - Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.
 - Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.
 - Barricade open excavations occurring as part of this work and post with warning lights.
 - Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.
 - Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.
 - Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).
 - Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.
 - Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.
 - Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.
 - Provide construction, isolation and control joints as indicated on civil sheets.
 - All exterior concrete shall be finished with a light broom type surface.
 - The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.
 - All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grades as shown on the plans.
 - The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.
 - The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

- SANITARY SEWER LATERAL NOTES
- Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.
 - Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 foot/100 feet.
 - All PVC joints shall be pre-molded, manufactured and installed in accordance with ASTM C-425-6 OT.
 - Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.
 - No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.
 - Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.
 - Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

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

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

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

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

PROPOSED SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

DATE
2-09-2014
2-26-2014

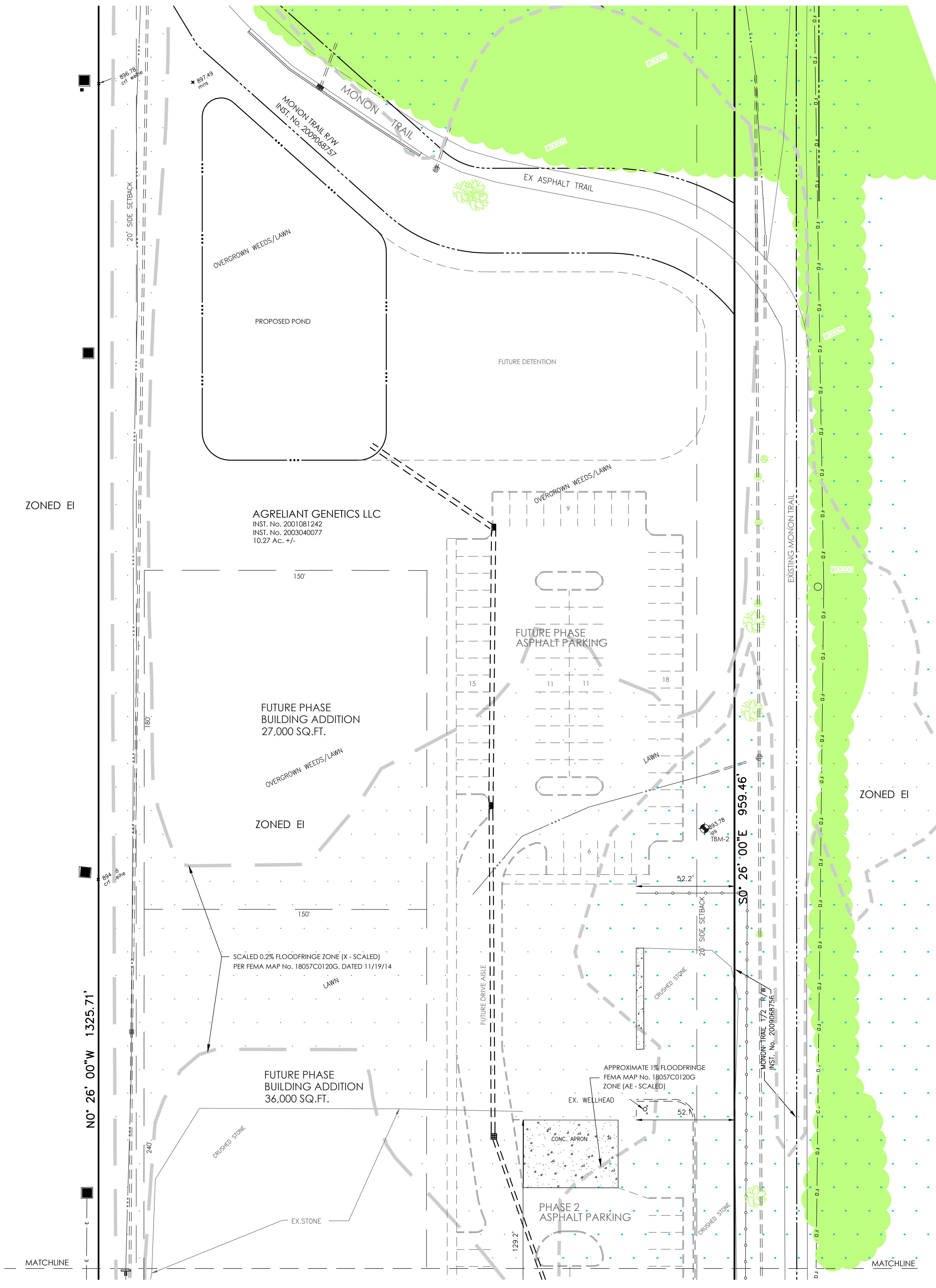
ISSUE
PRELIMINARY CONFERENCE
WESTFIELD - DP SUBMITTAL

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DRAWN BY: CPW
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. C2



- PROPOSED LEGEND**
- 1' CONTOUR LINE
 - 5' CONTOUR LINE
 - FG UNDERGROUND FIBER OPTIC
 - PROPOSED UNDERGROUND ELECTRIC
 - WOOD PRIVACY FENCE
 - PROPOSED FIRE/SPRINKLER
 - PROPOSED GAS SERVICE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY
 - PROPOSED STORM SEWER
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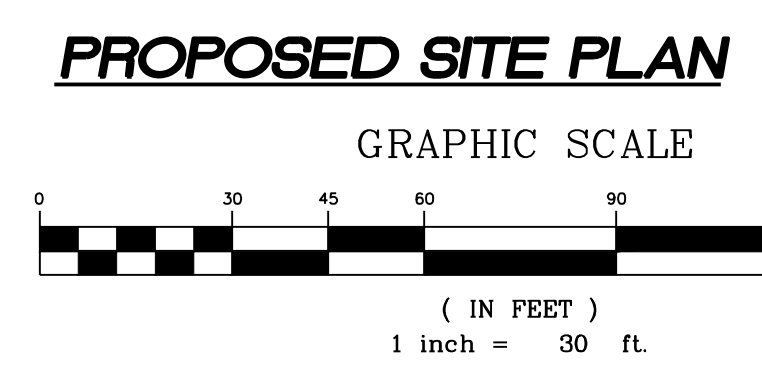
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 - WATER VALVE
 - PHONE MANHOLE
 - UTILITY PEDESTAL



CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

CONTRACTOR TO ADHERE TO WESTFIELD GRAVITY SANITARY SEWER
STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:
BUILDING SERVICE CONNECTION DETAIL 1, FIGURE S-10
BUILDING SERVICE CONNECTION DETAIL 2, FIGURE 2-11
BUILDING SERVICE BEDDING DETAIL, FIGURE S-12

CONTRACTOR TO ADHERE TO WESTFIELD PAVING STANDARDS AND DETAIL
SHEETS FOR THE FOLLOWING:
ENTRANCE WITHIN R/W PAVEMENT SECTION (COLLECTOR), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W, FIGURE P-17
REPAIR CUTS WITHIN R/W DETAIL, FIGURE P-19



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WESTFIELD - DP SUBMITTAL

2-09-2014

2-26-2014

KEELER-WEBB ASSOCIATES

Consulting Engineers-Planners-Surveyors

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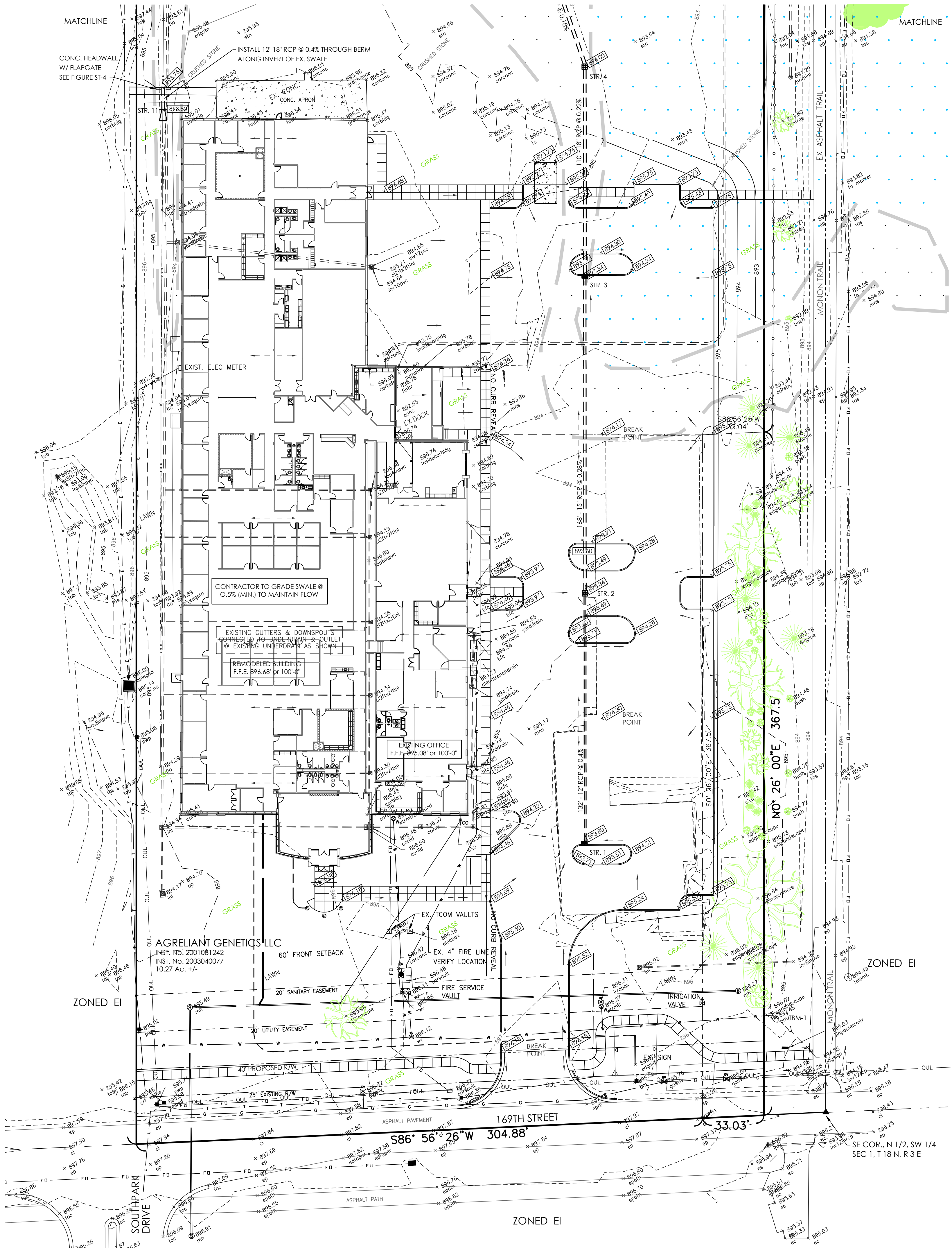
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PROJECT No. 1410-059

SHEET No. C2.2



DRAINAGE & GRADING NOTES

- EXISTING TOPOGRAPHY TAKEN FROM KEELER-Webb ASSOC., DATED 02/04/2015.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- ALL GRADING/EARTHMOVING WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE SOIL EROSION.
- PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE ALONG 169th STREET AT EXISTING ENTRANCE.
- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS QUICKLY AS PRACTICAL WITH TEMPORARY SEEDING PER AMOUNTS SHOWN ON SHEET C4.
- SEE SHEET C4 FOR EROSION CONTROL NOTES AND PLAN.
- PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURES, ALL TOPSOIL AND ORGANIC MATTER, FROZEN, WET SOFT, LOOSE, OR UNDESIRABLE SOIL SHALL BE REMOVED. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF SIX INCHES (6") OR AS NECESSARY TO REMOVE ORGANIC MATTER IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS.
- TOPSOIL SHALL BE SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER ANY CONSTRUCTION AREAS OR FUTURE EXPANSION AREAS.
- ANY STORM SEWER STRUCTURES SHALL COMPLY WITH CURRENT SPECIFICATION OF THE CITY, COUNTY AND ALL AGENCIES IN RESPECT TO DESIGN AND QUALITY OF CONSTRUCTION. COMPACTED GRANULAR BACKFILL SHALL BE REQUIRED UNDER ALL PAVEMENT AREAS AND WITHIN 5 FEET OF THE EDGE OF PAVEMENT AREAS.
- ANY PRE CAST CONCRETE AND STEEL FOR MANHOLES AND INLETS SHALL BE IN ACCORDANCE WITH ASTM C-478.
- TRENCHES SHALL BE OPENED SUFFICIENTLY AHEAD OF PIPE LAYING TO REVEAL OBSTRUCTIONS, AND SHALL BE PROPERLY PROTECTED AND/OR BARRICADED WHEN LEFT.
- TRENCHES SHALL BE SHEETED AND GRADED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.
- THE SUBGRADE SHALL BE PROOFROLLED WITH SUITABLE EQUIPMENT AND ALL SPONGY AND OTHERWISE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- ALL FILLED PLACES UNDER EXISTING STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACT TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
- EXTRA STRENGTH REINFORCED CONCRETE PIPE TO BE PLACED UNDER PAVED AREAS AND A MINIMUM COVER OF 24" SHALL BE MAINTAINED.
- STORM WATER SEDIMENT TRAPS SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- THE ABOVE PROPERTY PARTIALLY LIES WITHIN A KNOWN FLOOD PLAIN. THE SUBJECT PROPERTY LIES IN ZONE (X), SHADED 0.2%, SHADED 1% ZONE AE, AND FLOODWAY AS SCALED PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 18057C0120G, OF HAMILTON COUNTY, INDIANA, EFFECTIVE DATE NOVEMBER 19, 2014. PER HAMILTON COUNTY F.I.S. STUDY OF ANNA KENDALL DRAIN THE 1% CHANCE ELEVATION ON THE SUBJECT TRACT BETWEEN CROSS-SECTIONS I AND J IS 893.75' AT UPSTREAM LIMITS AND 893.7' AT THE DOWNSTREAM LIMITS OF THE SUBJECT REAL ESTATE.
- ALL EXISTING GRADES SHOWN ARE TOP OF PAVEMENT OR GRADE UNLESS OTHERWISE NOTED.
- REMOVE ALL TREES AND STUMPS FROM AREA TO BE OCCUPIED BY ROAD AND SURFACED AREAS. REMOVAL OF TREES OUTSIDE THESE AREAS SHALL ONLY BE DONE AS NOTED ON DRAWINGS OR APPROVED BY THE OWNER.
- ALL BRUSH, STUMPS, WOOD AND OTHER REFUSE FROM THE TREES SHALL BE BURIED ONSITE OR REMOVED TO DISPOSAL AREAS OFF OF THE SITE. DISPOSAL BY BURNING SHALL NOT BE PERMITTED UNLESS PROPER PERMITS ARE OBTAINED (WHERE APPLICABLE). THE LOCATION OF ON SITE BURY PITS SHALL BE DESIGNATED BY THE OWNER OR THE ENGINEER.
- REMOVE ALL ORGANIC MATERIAL FROM THE AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, WALKS AND PARKING AREAS. PILE AND STORE TOPSOIL AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL, DEBRIS, WEEDS, GRASS, STONES, ECT.
- AFTER COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOP SOIL SHALL BE REPLACED IN AREAS DESIGNATED ON THE EROSION CONTROL PLAN FOR SEEDING AND / OR SODDING. ANY REMAINING TOP SOIL SHALL BE USED FOR FINISHED GRADING AROUND STRUCTURES AND LANDSCAPING AREAS.
- CONTRACTOR SHALL PERFORM ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO GRADE AS SHOWN ON THE DRAWINGS.
- ROUGH GRADING: THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS ABOVE THE ESTABLISHED SUBGRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS THE ESTABLISHED GRADE. ALL BANKS AND OTHER BREAKS IN GRADE SHALL BE ROUNDED AT THE TOP AND BOTTOM.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- MINOR ADJUSTMENTS TO THE GRADES MAY BE REQUIRED TO EARTHWORK BALANCES WHEN MINOR EXCESS MATERIAL OR SHORTAGES ARE ENCOUNTERED. IT IS RECOGNIZED BY THE PARTIES HERETO THAT THE CALCULATIONS OF THE ENGINEER IN DETERMINING EARTHWORK QUANTITIES SHALL BE ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARDS FOR SUCH CALCULATIONS. FURTHER, THAT THESE CALCULATIONS ARE SUBJECT TO THE INTERPRETATIONS OF SOIL BORINGS AS THE PHYSICAL LIMITS OF THE VARIOUS SOIL TYPES, ALSO THE ALLOWABLE VARIATION IN FINISH GRADE AND COMPACTION PERMITTED THE CONTRACTOR, AND THAT ALL OF THESE PARAMETERS MAY CAUSE EITHER AN EXCESS OR SHORTAGE OF ACTUAL EARTHWORK MATERIALS TO COMPLETE THE PROJECT. IF SUCH AN ACTUAL MINOR EXCESS OR SHORTAGE OF MATERIALS OCCURS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO DETERMINE IF ADJUSTMENTS CAN BE MADE TO CORRECT THE IMBALANCE OF EARTH.

STRUCTURE DATA TABLE

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

HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"
CALL BEFORE YOU DIG
811

KNOW WHAT'S BELOW
PER INDIANA STATE LAW (CS-1-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.
CALL 1-800-882-5544 to schedule
a locate request

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

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

DRAINAGE/GRADING PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

mitchdesign

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CHECKED BY: ALD

PROJECT No.
1410-059

SHEET No.

C3.1

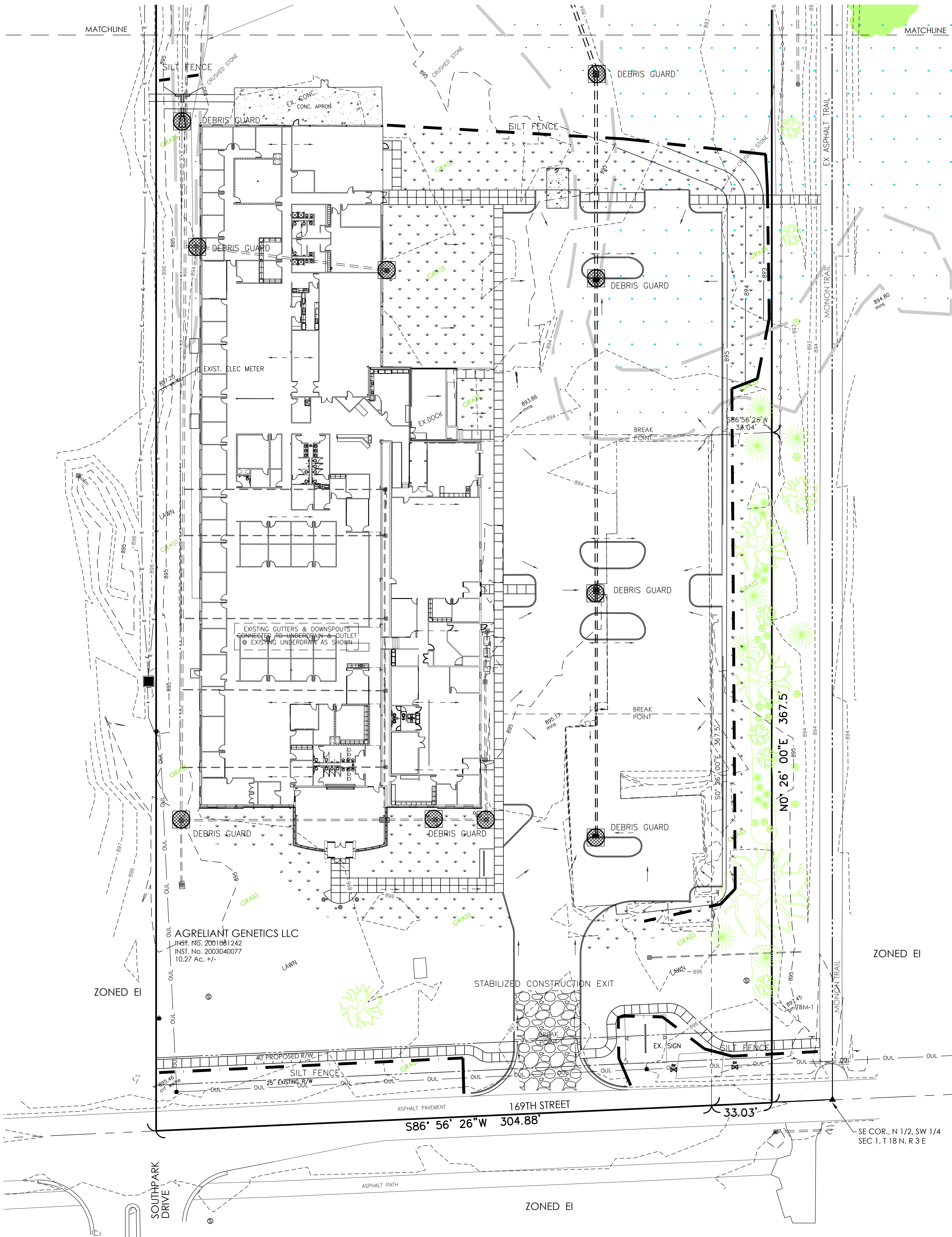
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DATE

ISSUE

PRE-FLING CONFERENCE
2-09-2014
WESTFIELD - DP SUBMITAL
2-26-2014



EROSION CONTROL SEQUENCE SCHEDULE

- Preconstruction Activity:
 - Work around and locate all existing above and below grade utility lines: Contact Indiana Underground Plant Protection Service ("Holey Moley") 1-800-382-5544.
 - Contact plan reviewing/inspection agency(s).
 - Install silt fence around perimeter of area(s) to be protected/preserved.
 - Protect areas suitable for use as vegetative filter strips.
- Construction Site Access:
 - Install stabilized aggregate construction exit/access drive to prevent or minimize tracking of sediment onto public or private roadways.
 - Provide stabilized of construction routes, construction vehicle staging and maintenance areas, designated employee parking areas, etc., to prevent or minimize tracking of sediment onto public or private roadways.
- Perimeter Controls:
 - Divert stormwater runoff from up-slope properties away from the project site.
 - Install sediment traps/basins at locations where stormwater may discharge from project site.
 - Divert storm water runoff away from the active construction zone.
- Initial Land Clearing and Grading Activities:
 - Clearing and grubbing of existing vegetation
 - Strip and stockpile topsoil
 - Install silt fence around perimeter of topsoil stockpile as soon as earthmoving activities define the area of disturbance.
 - Stabilize topsoil stockpiles on the down slope of active construction.
- Secondary Land Grading Activities:
 - Construct primary sediment traps and basins down slope of active construction zones.
 - Install and stabilize outlets for stormwater drainage system with riprap outlet protection and turf reinforcement mats for basin outlets, storm drain outlets, open channel outlets and culvert pipe outlets.
 - Install storm sewer system along with sediment barriers and sediment traps/basins.
 - Protect of storm drain inlets with drop inlet protection and/or curb inlet protection.
 - Stabilize areas disturbed for storm sewer installation with temporary seeding and mulching.
 - Construct drainage swales and stabilize with permanent seeding and mulching for areas where construction of drainage swales has been completed.
 - Excavate subsoil to grades shown on plans.
 - Stabilize soil stockpiles with sediment barriers/fillers, temporary seeding, and mulching around perimeter of soil stockpiles.
- Temporary Surface Stabilization:
 - Stabilize rough graded areas with temporary seeding and mulching on all rough graded areas that will be inactive for a period of seven days or more.
 - Stabilization of areas at final grade with permanent seeding and mulching for detention/retention basins, drainage swales.
- Install Pavement Infrastructure:
 - Cut in and construct parking lot subgrade/base.
 - Install storm sewers and structures, provide protective measures.
 - Install utilities and provide temporary seeding and mulching.
- Building Construction:
 - Protect existing storm drain inlets
 - Maintain and stabilize site access with stabilized ingress/egress entrance at all points where vehicles enter and exit the site.
 - Maintain perimeter protection
 - Provide maintenance of drainage swales/channels
 - Perform excavation for foundation and/or footings
 - Construct buildings/structures
 - Provide downspout extenders once downspouts and gutters are installed.
- Final Shaping/Landscaping/Stabilization:
 - Provide application of topsoil and soil amendments for all unvegetated areas that are at final grade.
 - Plant trees and shrubs
 - Provide final site stabilization for all remaining unvegetated areas.
- Maintenance of Erosion and Sediment Control Measures:
 - Remove all temporary stormwater management measures and stabilize all remaining unvegetated areas disturbed when removing temporary stormwater management measures.

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

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

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

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

PERMANENT SEED MIXTURES						
SPECIES	lbs. / ACRE	lbs. / 1,000 s.f.	SUITABLE PH	DRY	WELL DRAINED	WET
LEVEL / SLOPING OPEN AREAS						
TALL FESCUE	35	0.8	5.5-8.3	2	1	2
TALL FESCUE (RED CLOVER)**	25	0.6	5.5-8.3		1	
	5	0.12				
KENTUCKY BLUEGRASS	15	0.4	5.5-7.5	2	1	
CREeping RED FESCUE	15	0.4				
STEEP BANKS AND CUTS						
TALL FESCUE	15	0.4	5.8-7.5	2	1	2
KENTUCKY BLUEGRASS	25	0.6				
TALL FESCUE	35	0.8	5.5-8.3	2	1	
EMERALD CROWNCRACK**	10	0.25				
LAWNS / HIGH MAINTENANCE AREAS						
KENTUCKY BLUEGRASS	40	0.9	5.8-7.5	2	1	
CREeping RED FESCUE	40	0.9				
PERENNIAL RYEGRASS (TURF TYPE)	170	4.0	5.8-7.5		1	
TALL FESCUE	170	4.0	5.5-8.3	2	1	2
1 = PREFERRED 2 = WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT						

TEMPORARY SEEDING			
KIND OF SEED	PER 1000 sq. ft.	PER ACRE	REMARKS
WHEAT OR RYE	3.5 lbs.	2 bu.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 lbs.	3 bu.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 lbs.	40 lbs.	COVER SEED 1/4" DEEP*
* NOT NECESSARY WHERE MULCH IS APPLIED			

SEED MIXTURES
NOT TO SCALE

EROSION CONTROL BLANKET NOTES

- All permanent slopes shall be seeded with a mixture of mulch (3000 #) 1000 lbs. 12-12-12 fertilizer per acre, and red fescue at the rate of 40 lbs. per acre, and 40 lbs. blue grass per acre from March 1 to May 15 and August 10 to October 15.
- All sediment control measures shall be installed prior to cleaning and grubbing operations and shall be maintained until permanent ground cover is established.
- All sediment control measures shall be performed in strict accordance with the plans as approved by Marion County Soil & Water and the City of Indianapolis.
- The Contractor shall provide adequate erosion protection measures during construction such as, but not limited to: Siltation basins, Silt traps, Straw bale dams, Soil Cement, Mulch and Seeding, Soil Stabilization Fabric, and Jute Netting.
- Erosion control blanket by "North American Green" (or equal). Anchor all erosion control blankets as required per manufacturer North American Green "S 150 BN" 100% biodegradable (48" Long) Staples shall be 11 gauge U-shaped, 6" long, and minimum 1" crown. Drive staples vertically into ground and use (4) staples at ends of roll. For slope installation, staple along length of roll at 6 foot intervals. For swale liner, staple along length of roll at 4 foot intervals. Another row of staples shall be placed in the center of the blanket alternately spaced from staples at each side of row.
- Any grades established between May 15 to August 10 shall provide temporary seeding consisting of 40 lbs. per acre of annual rye grass.
- For any seeding that takes place between October 15 to March 1, either rye or wheat may be substituted and spread at 3 bushels per acre. If grains are used they shall be cut at the time of permanent seeding. Cover seed with mulch 1 - 1 1/2" deep.
- If temporary seeding is established prior to permanent seeding, the mulch may be eliminated except for exposed areas.

TEMPORARY SEEDING AND STABILIZATION DATES

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

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

- LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED
- INCREASE SEEDING APPLICATION BY 50 % DURING DORMANT PERIODS.

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

SEEDING SCHEDULE

NOT TO SCALE

PROPOSED LEGEND

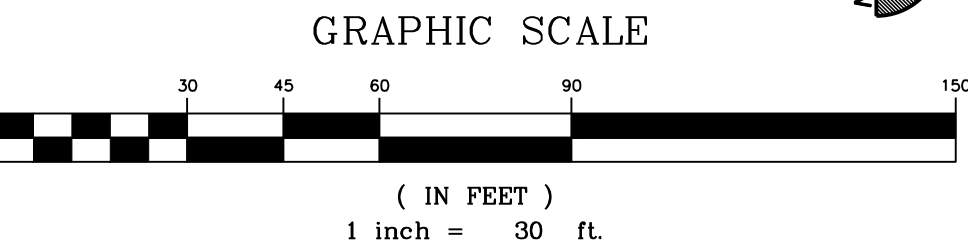
- STONE BAG DAM
- SWALE
- SILT FENCE
- PERMANENT SEEDING
- STABILIZED CONSTRUCTION EXIT
SEE DETAIL ON C6
- EROSION CONTROL BLANKET
- DEBRIS GUARD

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

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

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

EROSION CONTROL PLAN



KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

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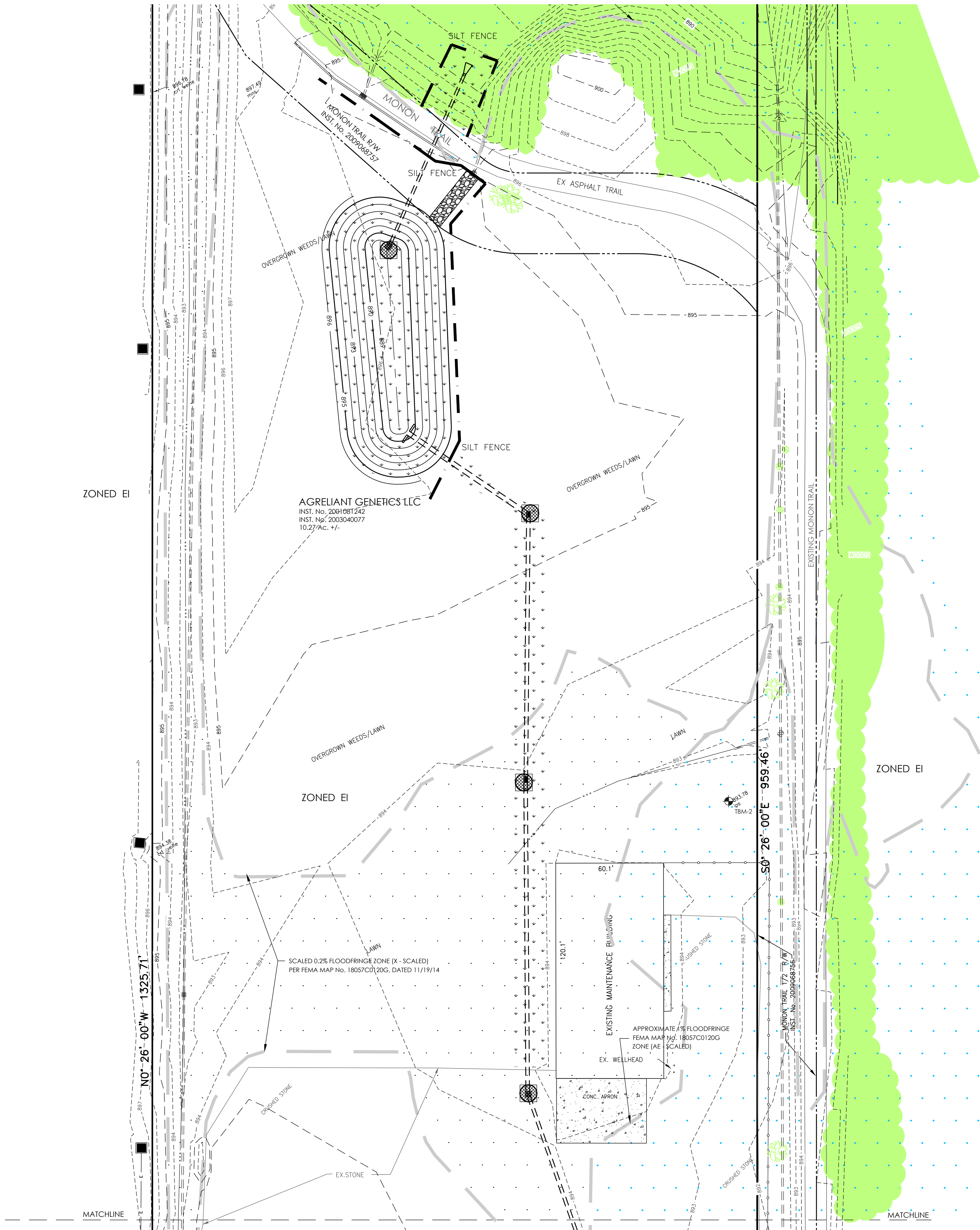
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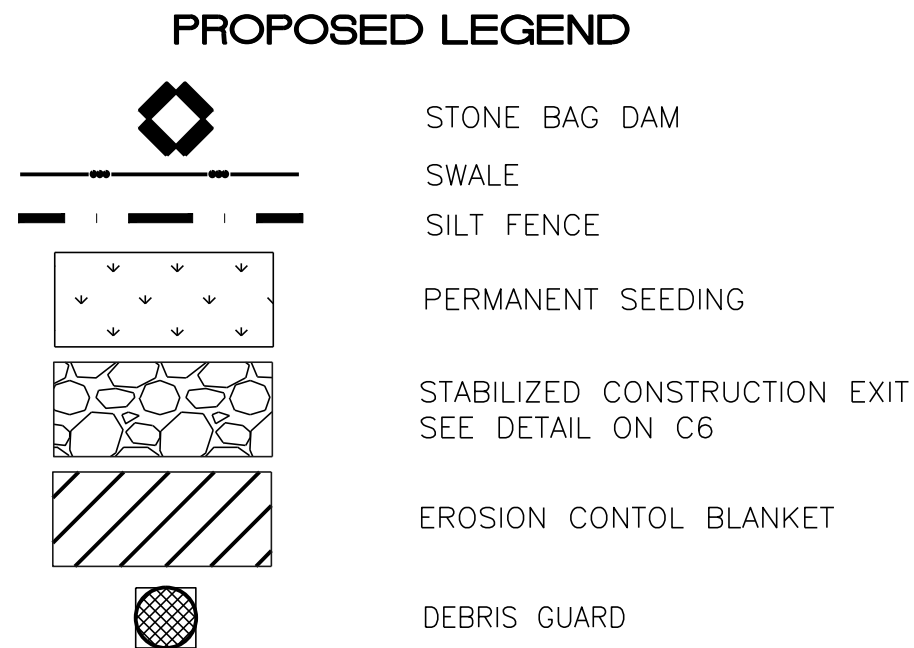
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Westfield, Indiana 46074
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DRAWN BY: ALD
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PROJECT No. 1410-059
SHEET No.

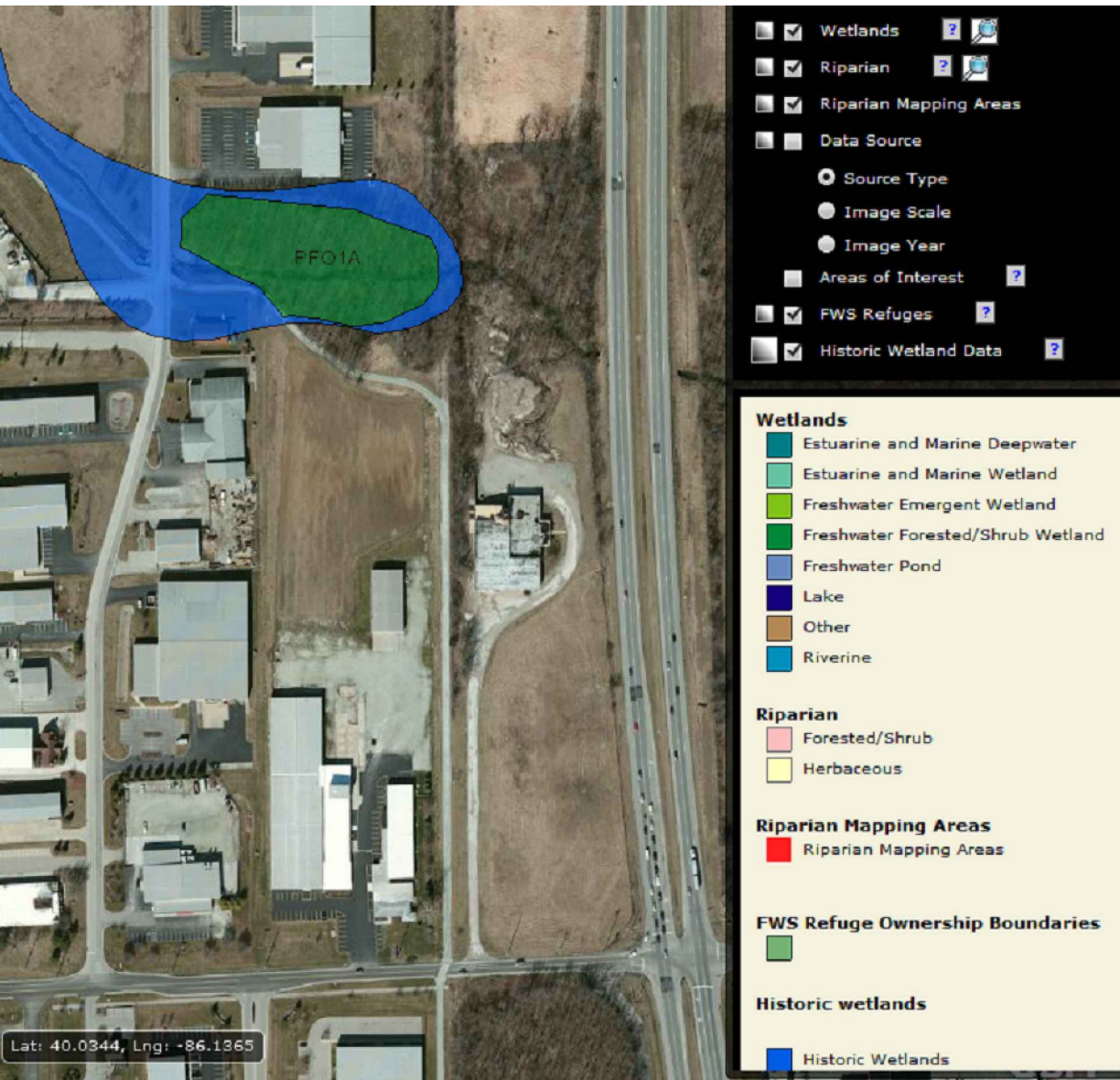
C4.1



THIS PLAN IS FOR CONCEPTUAL
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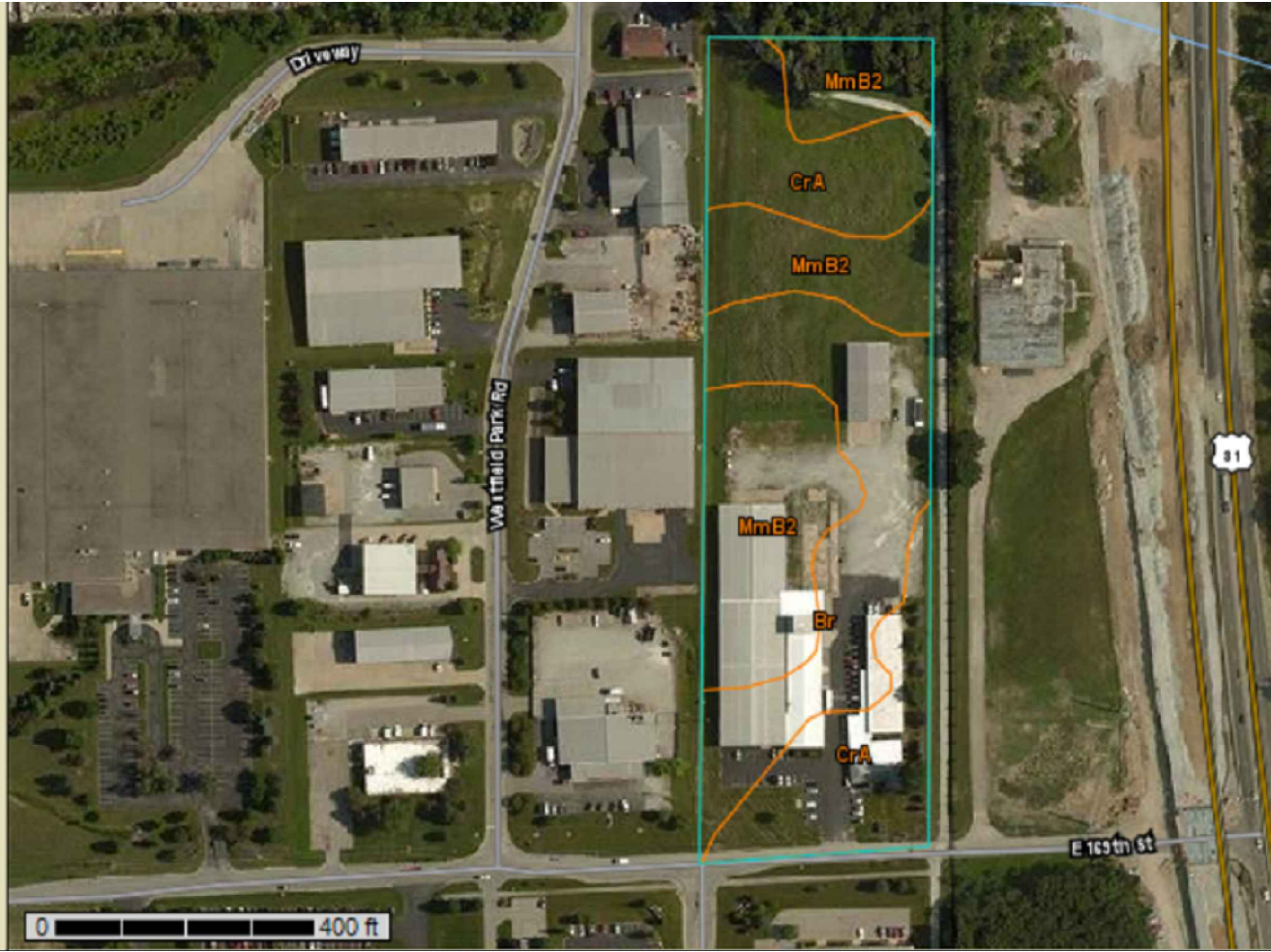


2014 WESTFIELD GIS AERIAL
N.T.S.



2014 WESTFIELD GIS AERIAL
N.T.S.

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

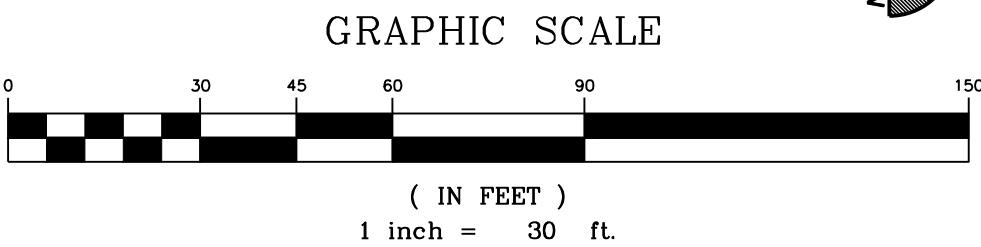


SOILS MAP
N.T.S.

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

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

EROSION CONTROL PLAN



DATE

2-09-2014

ISSUE

PRELIM CONFERENCE

DATE

2-26-2014

ISSUE

WESTFIELD - DP SUBMITAL

KEELER-WEBB ASSOCIATES

Consulting Engineers - Planners - Surveyors

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PROJECT No. 1410-059

SHEET No. C4.2

STORMWATER POLLUTION PREVENTION PLAN NOTES

- A1 Plan Index Provided on the Cover sheet
A2 Situation plan denoting lot numbers, boundaries, and streets is provided on the Cover sheet.
A3 Project Type: This project consists of a remodel of a 49,504 sq.ft. office building.
A4 Vicinity Map: Denoted on Cover Sheet
A5 Legal Description of Project Site: See Cover Sheet.
A6 Location of all lots and proposed improvements: See Sheets C1.1 to L1.
A7 14 Digit Hydrologic Unit Code: 05120201090080
A8 State or Federal water quality permits: IDEM Rule 5 NOI
A9 For specific points where stormwater discharges will leave the site: Stormwater leaves the site in one location. Near the Northwest property corner via on-site storm sewer RCP to outlet into a proposed detention pond and near the Northeast property corner via existing storm sewer.
A10 For location of all wetlands, lakes and water courses on and adjacent to site: By graphic plotting the above described real estate does have a delineated Wetland (PFO1A - Freshwater Forested Wetland) per U.S. Fish and Wildlife National Wetland Inventory web site. The wetland area lies in the forested area North of the Monon Trail along the Anna Kendall Legal Drain. There will be no earthmoving/land disturbance activities in this area.
A11 Receiving Waters: Anna Kendall Legal Drain
A12 Identification of potential discharges to groundwater: none found on the site
A13 100 Year Floodplains, Floodways and Flood Fringes: The subject property does partially lie within a known flood plain (Zone AE) per FEMA Flood Insurance Rate Map No. 18057021206, effective date November 19, 2014.
A14 Pre-Construction and Post Construction Peak Discharge:
10 year Pre-Construction Peak Discharge = X CFS
100 year Post Construction Peak Discharge = X CFS
A15 Adjacent Land Use (see Stormwater Pollution Prevention Plan - PreConstruction Plan Sheet C1 for more information).
North: Monon Trail and Anna Kendall legal drain and forested area
South: 169th Street
East: Monon Trail
West: Commercial/Industrial Building sites
A16 Locations and approximate boundaries of all disturbed areas: See Sheets C1 - C4 for locations: A17 Identification of existing vegetative cover: See Topographic Survey C1.
A18 Soil Map including descriptions and limitations: See Sheet C4 for soils map, description and limitations.
A19 Locations, size and dimensions of proposed stormwater systems: See Site Development Plan Sheet C3 for proposed storm sewer system.
A20 Locations, size and dimensions of any proposed off-site construction activities associated with this project: (None)
A21 Locations of Soil Stockpiles: See the proposed landscape berm in the front yard setback and the remaining topsoil will be spread around the site to promote the growth of grass in all landscaped areas.
A22 Existing site topography: See Sheet C1 for existing site topography.
A23 Proposed final topography: See Site Development Plan Sheet C3 for proposed site grading and drainage patterns.
B1 Description of potential pollutants sources associated with the construction activities: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, trash, debris, biological agents found in trash, fertilizers, herbicides, pesticides, oil, or concrete washout.
B2 Sequencing of stormwater quality implementation relative to land disturbance activities:

PRECONSTRUCTION ACTIVITIES

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

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

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

CONSTRUCTION ACTIVITIES:

1. Once erosion and sediment control measures are in place, begin land clearing followed immediately by rough grading. Do not leave large areas unprotected for more than 15 days. Rule 5 requires that all disturbed areas that potentially will be idle for 15 days or more will be stabilized (seeded, mulched, etc.) immediately.
2. After completion of mass grading, final grade, and seed pond banks, landscape berms, common sod, and sods in place.
3. Upon completion of mass grading, install sanitary and storm sewers. As storm sewers are constructed, install inlet protection measures. Install riprap upon completion of end section installation.
4. Install rock check dams as indicated per plan and specifications.
5. Once pavement is in place, install inlet sediment barriers.
6. Once inlet protection is in place, final grade all areas. Upon completion of all grading, verify depth of pond per plan requirement, dredge as needed.
B3 Stable construction entrance location(s) and specifications: See Stormwater Pollution Prevention Plan Sheet C4 for location and Sheet C5 for construction entrance details and specifications.
B4 Sediment control measures for sheet flow areas: See Erosion Control Plan Sheet C4 for locations of sediment control measures and Sheet C5 & C6 construction details and specifications.
B5 Sediment control measures for concentrated flow areas: See Erosion Control Plan Sheet C4 for locations of sediment control measures and Sheet C5 & C6 construction details and specifications.
B6 Storm sewer inlet protection measures, locations, and specifications: See Erosion Control Plan Sheet C4 for locations of inlet protection measures and Sheet C5 & C6 construction details and specifications.
B7 Runoff control measures: See Erosion Control Plan Sheet C4 for locations of runoff control measures and Sheet C5 & C6 construction details and specifications.
B8 Stormwater outlet protection specifications: See Erosion Control Plan Sheet C4 for locations of stormwater outlet control measures and Sheet C5 & C6 construction details and specifications.
B9 Grade stabilization structure locations and specifications: See Erosion Control Plan Sheet C4 for locations of grade stabilization control measures and Sheet C5 & C6 construction details and specifications.
B10 Location, dimensions, specifications and construction details of each stormwater quality measure: See Erosion Control Plan Sheet C4 for locations of various stormwater quality measures and Sheet C5 & C6 construction details and specifications.
B11 Temporary surface stabilization methods appropriate for each season: See Erosion Control Plan Sheet C4 for locations of temporary surface stabilization measures and Sheet C5 & C6 construction details and specifications.
B12 Permanent surface stabilization specifications: See Erosion Control Plan Sheet C4 for locations of permanent surface stabilization measures and Sheet C5 & C6 construction details and specifications.

B13 Material Handling and spill prevention plan:

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

- Alert Procedures for Spills:
1. Any personnel observing a spill will immediately instigate the following procedures:
a. Diding "911" from any telephone.
b. Notify the appropriate emergency personnel.
2. The Emergency Coordinator will then take the following actions:
a. Barricade the areas allowing no vehicles to enter or leave the spill zone.
b. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling the appropriate telephone number:
Office: (317)-233-7745
Toll Free - (800)-233-7745 Also the National Response Center at (800)-424-8802 and provide the following information:
Time of observation of the spill
- Location of the spill
- Identity of material spilled
- Probable source of the spill
- Probable time of the spill
- Volume of the spill and duration
- Present and anticipated movement of the spill
- Weather conditions
- Personnel at the scene
- Action initiated by personnel
c. Notify the Westfield Fire Department: 9-1-1
d. Notify the Westfield Police Department: 9-1-1
e. Notify waste recovery contractor, maintenance personnel or other contractual personnel as necessary for clean-up.
f. Coordinate and monitor clean-up until the situation has been stabilized and all spills have been eliminated.
g. Cooperate with the IDEM-OER on procedures and reports involved with the event.
Cleanup Parameters:
1. The Developer/owners shall be continuously kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumps and other equipment readily accessible for clean-up operations. In addition, a continually updated list of available absorbent materials and clean-up supplies should be kept on site.
2. All maintenance personnel shall be made aware of techniques for prevention of spills. They shall be informed of the requirements and procedures outlined in this plan. They shall be kept abreast of current developments or new information on the prevention of spills and/or necessary alterations to this plan.
3. When spills occur which could endanger human life and this becomes primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments.
4. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management.
5. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management or the local emergency response agency.
B14 Monitoring and maintenance guidelines for pollution prevention measures:
Strow Bole Dam Maintenance Requirements
1. Inspect strow bole dams after each storm and promptly remove any sediment deposits to insure adequate storage volume for the next rain, taking care not to undermine the entrenched boles.
2. Inspect periodically for deterioration or damage from construction activities and repair immediately.
3. After the contributing drainage area has been stabilized, remove all strow boles and sediment deposits, bring the disturbed area to grade and stabilize it.
Silt Fence Maintenance Requirements
1. Inspection of the silt fence periodically and after each storm event.
2. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately.
3. Remove deposited sediment when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
4. Take care to avoid undermining the fence during cleanout.
5. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade and stabilize it.
Temporary Sediment Trap Maintenance Requirements
1. Inspect temporary sediment traps after each storm event and immediately repair any erosion and piping holes.
2. Remove sediment when it has accumulated to one-half the design depth.
3. Replace spillway gravel facing when clogged.
4. Inspect vegetation and re-seed if necessary.
5. Check the spillway depth periodically to insure a minimum of 1.5 ft. depth from the lowest point of the settled embankment to highest point of the spillway crest and fill any low areas to maintain desired elevation.
6. Promptly replace any displaced rip-rap, being careful that no stones in the spillway are above design grade.
7. After all disturbed areas have been stabilized, remove the structure and sediment, grade the site to blend with adjoining areas and stabilize it.
Sandbag Curb Inlet Barrier Maintenance Requirements
1. Inspect frequently for damage by vehicular traffic and repair if necessary.
2. Inspect after each storm event.
3. Remove sediment, without flushing, when it reaches half the height of the barrier.
4. Deposit removed sediment where it will not enter storm sewer drains.
Block and Gravel Curb Inlet Protection Maintenance Requirements
1. After each storm event remove the sediment and replace the gravel, replace the geotextile fabric if used.
2. Periodically remove sediment and tracked-on soil from the street, without flushing, to reduce the sediment load on the curb inlet protection.
3. Inspect periodically for damage and repair. Keep grades free of debris.
4. After the contributing drainage area has been stabilized, remove the gravel, wire mesh, geotextile fabric and sediment deposits and dispose of them properly.
Erosion Control Blanket (Surface Applied) Maintenance Requirements
1. During vegetative establishment, inspect after each storm event for any erosion below the blanket.
2. If any area(s) shows erosion, pull back that portion of the blanket covering it, re-seed the area and re-establish the blanket.
3. After vegetative establishment check the treated area periodically.
Temporary Gravel Construction Entrance Maintenance Requirements
1. Inspect entrance pool and sediment disposal area weekly and after storm events or heavy use.
2. Reshape as needed for drainage and runoff control.
3. Topdress with clean straw or mulch as needed.
4. Immediately remove mud and sediment tracked or washed onto streets by brushing or sweeping.
Flushing should only be used if the water is conveyed into a sediment trap or basin.
5. Repair any broken road pavement immediately.
B15 Erosion & sediment control specifications for individual building lots: See Sheet C4, C6 & C7 for construction details and specifications for erosion and sediment control on individual building lots not included in this phase of the project.

- C1 Description of pollutants and their sources associated with the proposed land use: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, grease, antifreeze, metals, rubber fragments, road grit, soils and sands, construction trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, miscellaneous home improvement materials, toys and clothing and animal waste, elevated storm runoff temperatures, acid rain pesticides and pathogens.
C2 Sequence describing stormwater quality measure implementation:
1. Inspect and maintain all erosion control measures as detailed in the Stormwater Pollution Prevention Measures Maintenance Requirements beginning immediately after installation and continuing until vegetation has been sufficiently established and all construction activity is complete.
2. Remove all individual inlet protection and strow bole dams, silt fences etc. only after seeding and sufficient vegetation growth has been established in each area to a point where sediment/pollutants will not enter the drainage or storm sewer system.
3. Inspection and maintenance of all areas or right-of-way and infrastructure improvements is the responsibility of the owner/developer or his designee until improvements are accepted for maintenance by owners or local agencies.
4. Inspection and maintenance of individual lots is the responsibility of the builder or his designee until the owner buys and thereby accepts responsibility for the individual tract of land.
C3 Description of proposed post construction stormwater quality measures: Site and facility design for stormwater quality protection on this site employs a multi-level strategy consisting of:
1. Reducing or eliminating post-project runoff.
2. Controlling sources of pollutants.
3. And if needed, treating contaminated stormwater runoff before discharging it into the storm sewer system or receiving waters.
Typical stormwater quality measures for reducing, eliminating or controlling pollutants (source controls) include:
a. This site stormwater is discharged to an on site detention pond with BMP's on the West side of the property.
b. All direct runoff from impervious areas are conveyed to closed storm sewers prior to leaving the site.
c. See sheets C4-6 and L1 for permanent seeding, temporary seeding, and landscaping plantings in all vegetated areas not occupied by buildings, parking or other similar improvements to the site.
d. See sheets C4 and L1 for all required mulching of permanent seeding, temporary seeding, and landscaped areas on the site.
C4 Location, dimensions, specifications and construction details of stormwater quality measures: See Erosion Control Plan Sheet C4 for locations of permanent stormwater quality measures and Sheet C5 & C6 construction details and specifications.
C5 Description of maintenance guidelines for proposed water quality measures: See Owners BMP Operations and Maintenance Manual.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES:

- Vehicle & Equipment Maintenance
Description and Purpose
Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility, if this option is not available then work should be performed in designated areas only while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.
C4 Location, dimensions, specifications and construction details of stormwater quality measures: See Erosion Control Plan Sheet C4 for locations of permanent stormwater quality measures and Sheet C5 & C6 construction details and specifications.
C5 Description of maintenance guidelines for proposed water quality measures: See Owners BMP Operations and Maintenance Manual.
ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES:
Vehicle & Equipment Maintenance
Description and Purpose
Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility, if this option is not available then work should be performed in designated areas only while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.

Suitable Applications

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

Limitations

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

Implementation

If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runoff and runoff, and should be located at least 50 feet from downstream drainage facilities and watercourses.
Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.

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

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

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

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

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

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

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

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

Property disposal of used oils, fluids, lubricants and spill cleanup materials.

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

Properly disposal of or recycle used batteries.

Do not bury used tires.

Repair leaks of fluids and oil immediately.

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

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

Keep ample supplies of spill cleanup materials onsite.

Maintain waste fluid containers in leak proof condition.

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

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

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

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

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

Discourage "topping-off" of fuel tanks.

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

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

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

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

Train employees and subcontractors in proper fueling and cleanup procedures.

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

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

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

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

Keep ample supplies of spill cleanup materials onsite.

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

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

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

1. Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.
2. Packaging materials including wood, paper and plastic.
3. Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products.
4. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.
5. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials, transport and package construction materials.

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

Select designated waste collection areas onsite.

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

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

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

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

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

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

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

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

Arrange for regular waste collection before container overflow.

Clean up immediately if a container does spill.

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

Collection Storage and Disposal
Littering on the project site should be prohibited.

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

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

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

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

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

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

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

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

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

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

Inspect construction waste area regularly.

Arrange for regular waste collection.

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

Discuss the concrete management techniques in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.

Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

Store dry and wet materials away from drainage areas.

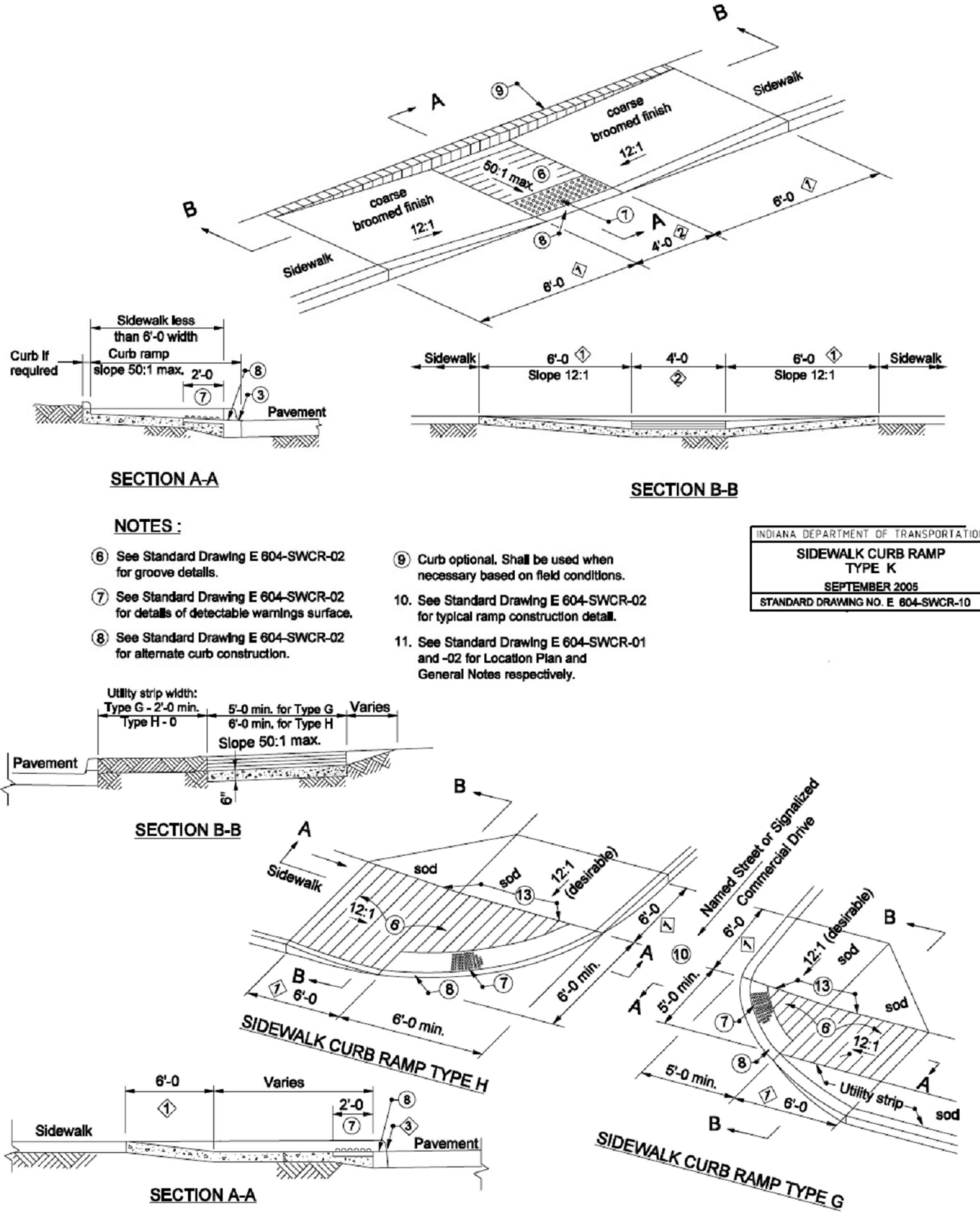
Perform washout of concrete trucks offsite or in designated areas only.

Do not washout concrete trucks into storm drains, open ditches, streets or streams.

Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:
- Locate washout area at least 50 feet from storm drains, open ditches, or water bodies.
- Do not allow runoff from this area by constructing a temporary pit or bermmed area large enough for wash out and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly.

- Avoid creating runoff by draining water to a bermmed or level area when washing concrete to remove fine particles and expose the aggregate.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to appropriate base stockpile or dispose in the trash.



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PROFESSIONAL ENGINEER

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PRELIMINARY
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2/09/2014
2/26/2014
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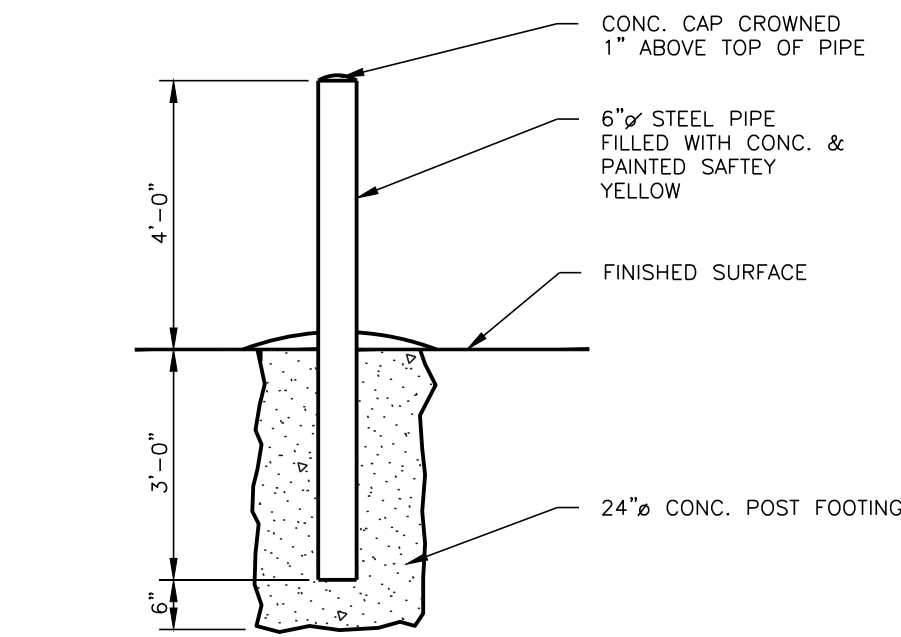
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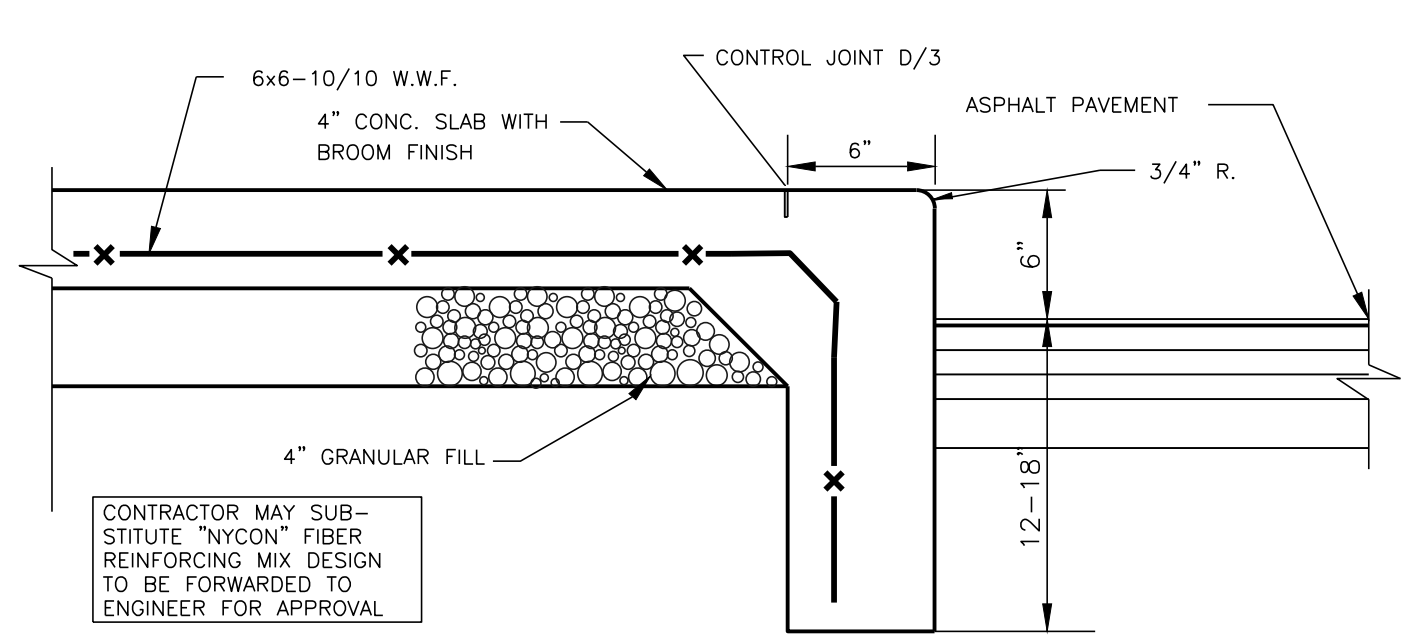
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PROJECT No.
1410-059
SHEET No.
C5



PIPE BOLLARD DETAIL

NOT TO SCALE

1
C6



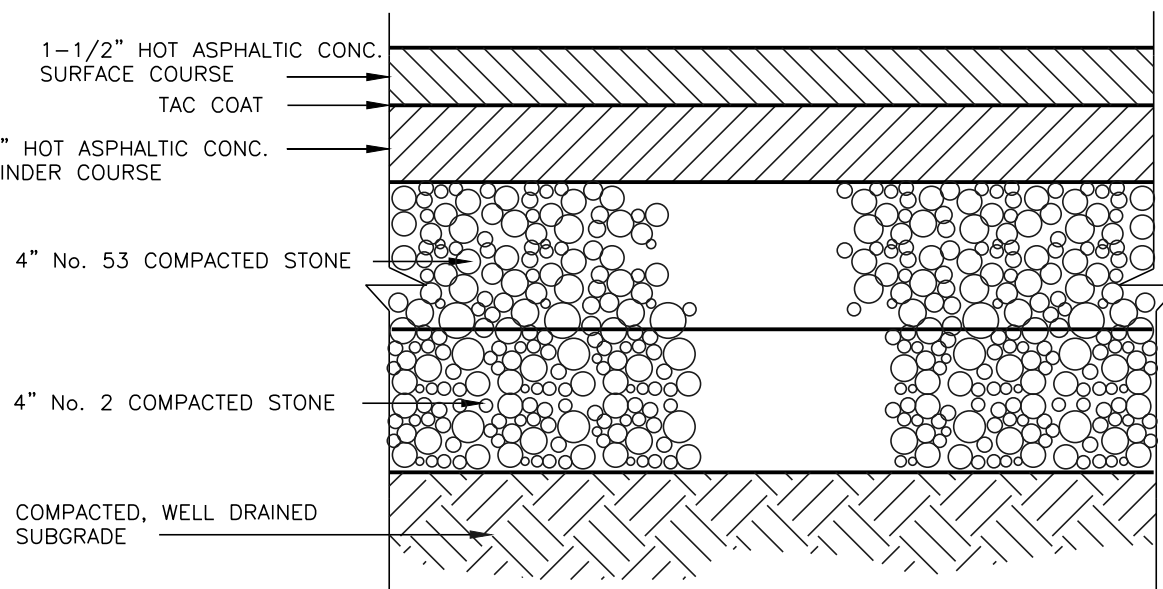
CONCRETE WALK/STOOP DETAIL

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7
C6

NOTES:

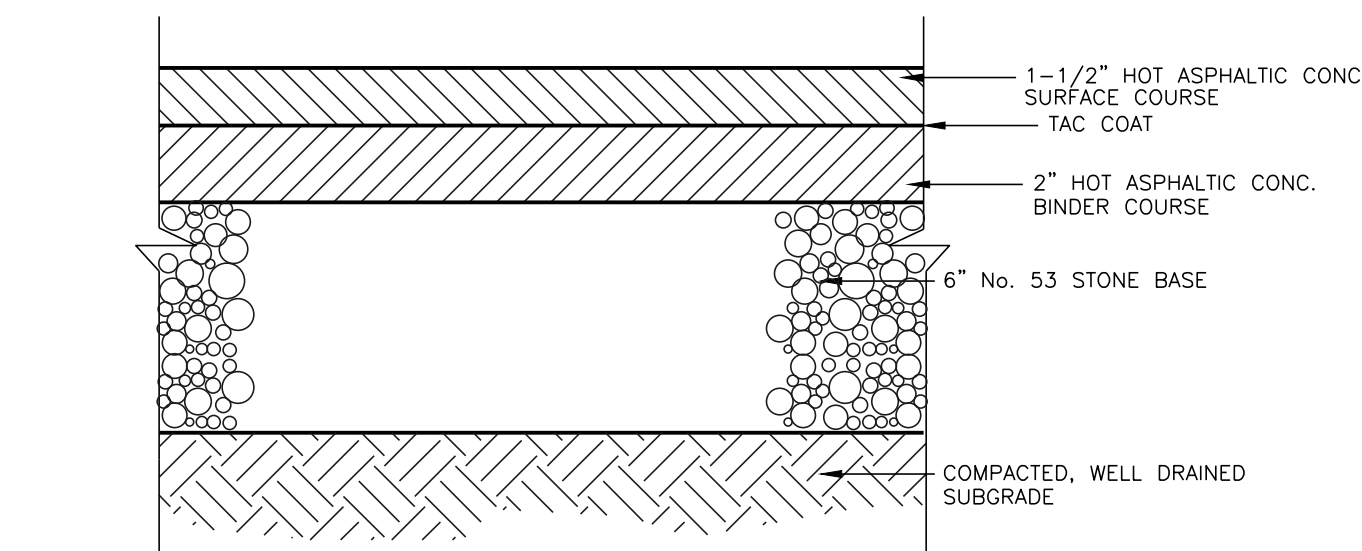
1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT 6'-0" SPACING AND 48'-0" BETWEEN EXPANSION JOINTS. (FOR SIDEWALK ONLY)
2. SUBGRADE UNDER ALL CURBS, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO CURB, THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6".
4. WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS AS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY #4 DEFORMED RE-BAR AT 3'-0" O.C. IF NO CONCRETE PAVEMENT IS BEING BUILT, AT THE TIME, THE CURB IS CONSTRUCTED, EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL RADI AND AT INTERVALS NOT TO EXCEED 100'. CONTRACTION JOINTS SHALL BE PLACED AT 20' O.C.



HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

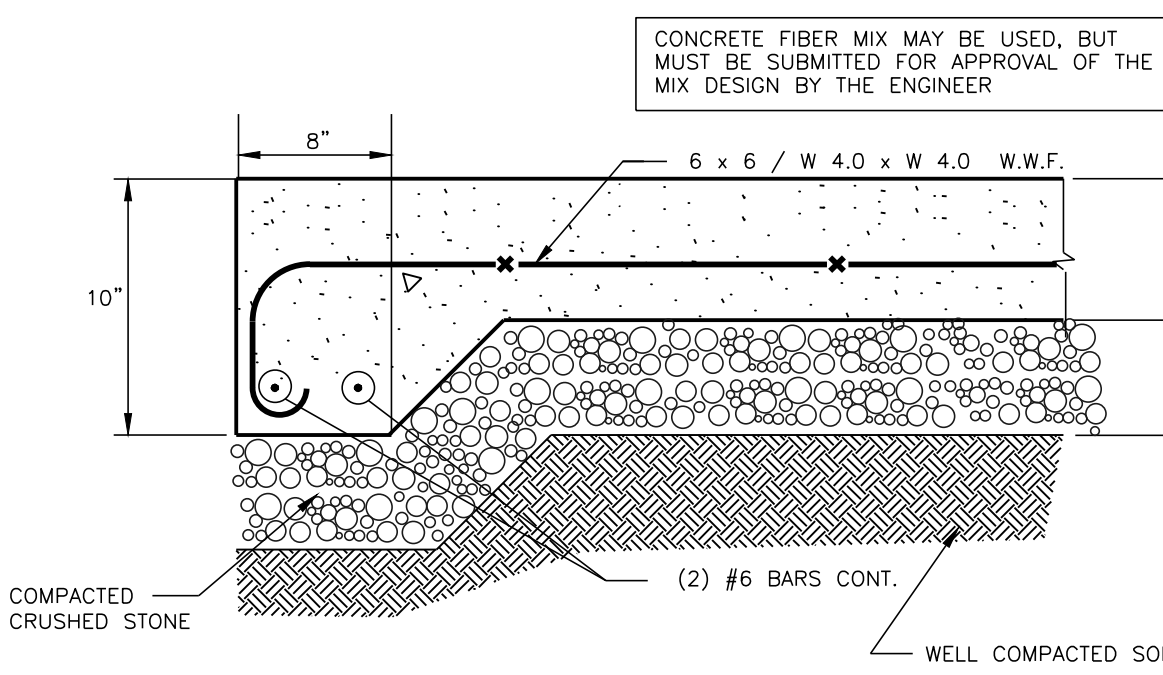
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C6



LIGHT DUTY ASPHALT PAVEMENT SECTION

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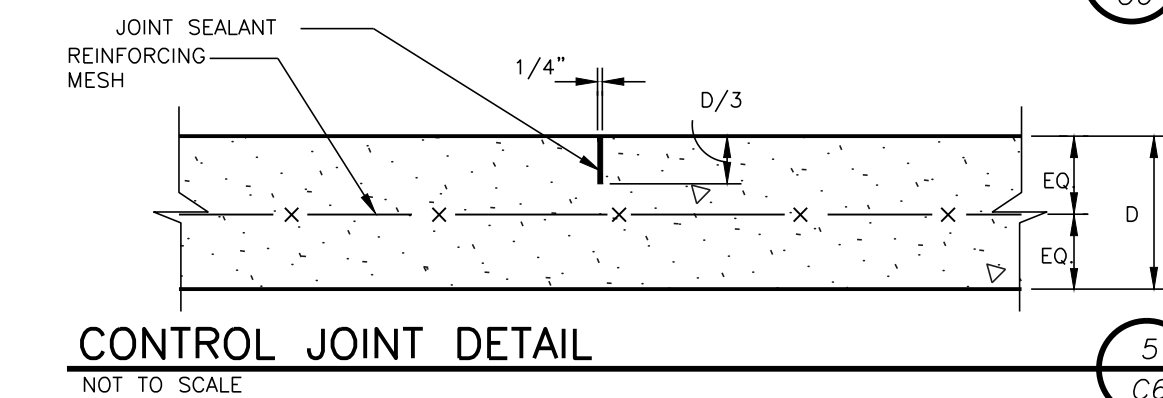
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CONCRETE PAVEMENT DETAIL

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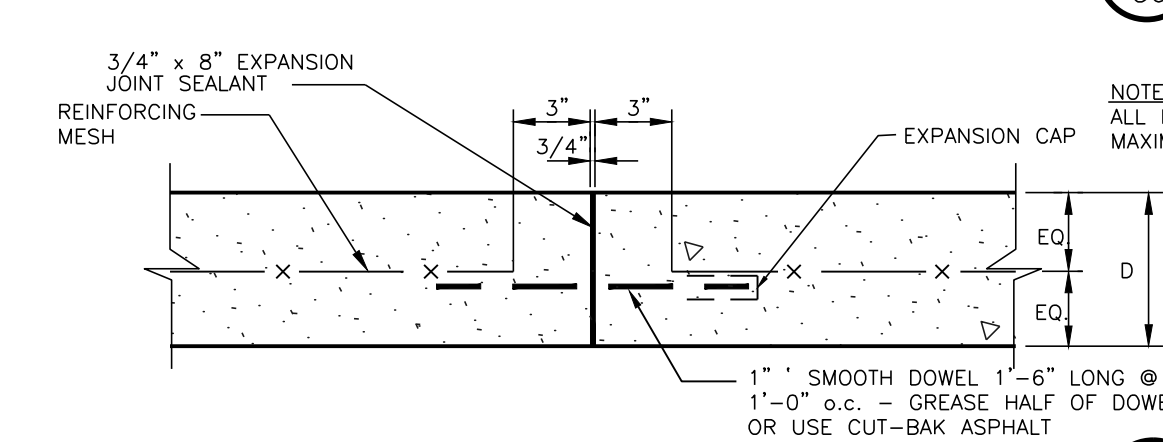
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C6



CONTROL JOINT DETAIL

NOT TO SCALE

5
C6



EXPANSION JOINT DETAIL

NOT TO SCALE

6
C6

NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS.
A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

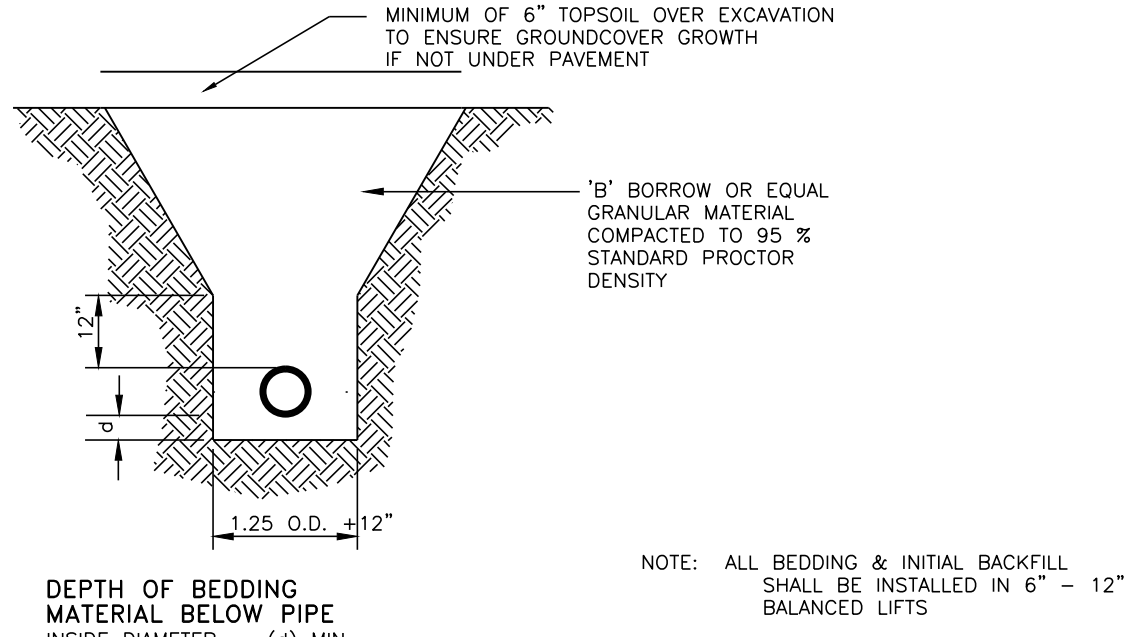
DEPTH OF BEDDING MATERIAL BELOW PIPE INSIDE DIAMETER (d) MIN.
27" & SMALLER 3"
30" & 60" 4"
66" & LARGER 6"

CONCRETE PIPE TRENCH DETAIL

NOT TO SCALE

(MORE THAN 5' FROM P.V.M.T.)

10
C6

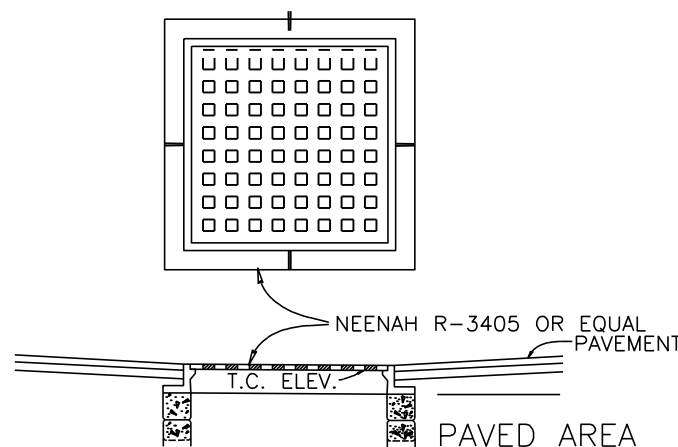


CONCRETE PIPE TRENCH DETAIL

NOT TO SCALE

11
C6

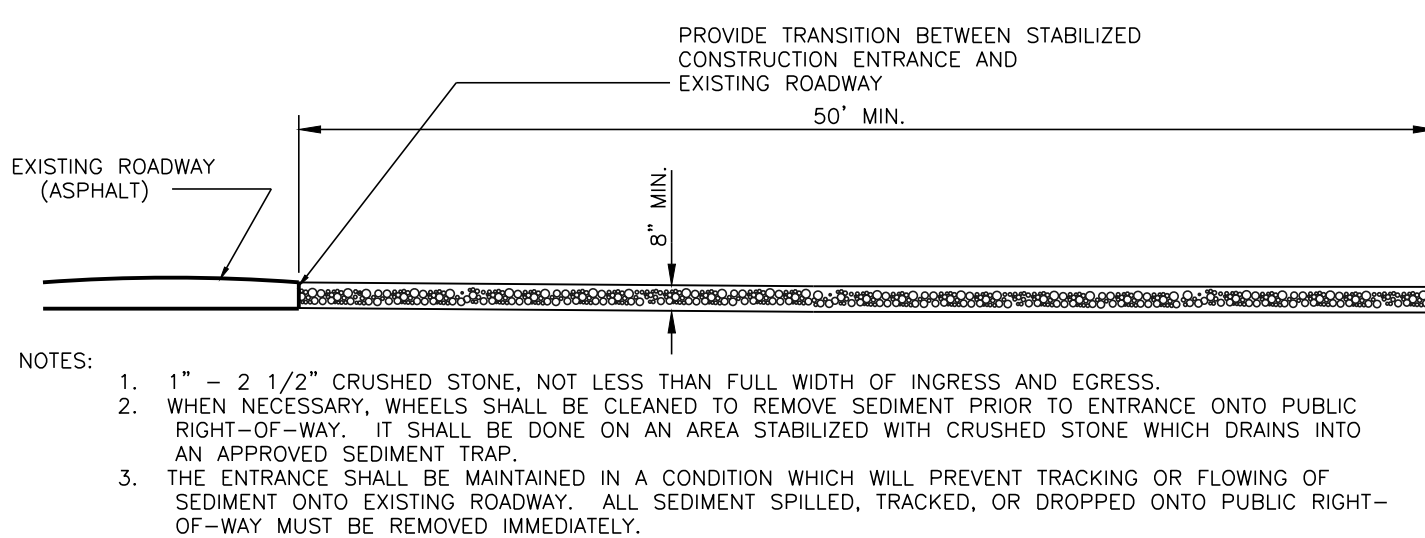
(W/1 5' OF PAVEMENT)



STORM SEWER CASTING

(NO SCALE)

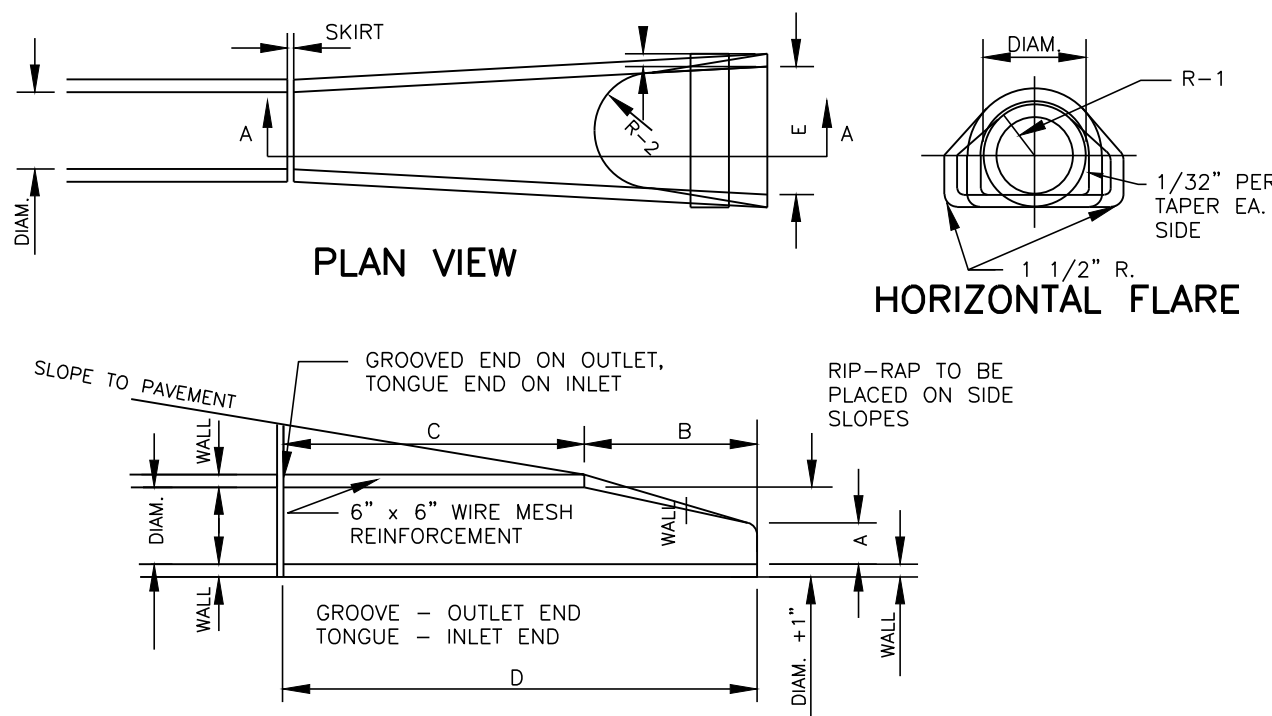
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C6



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

13
C6



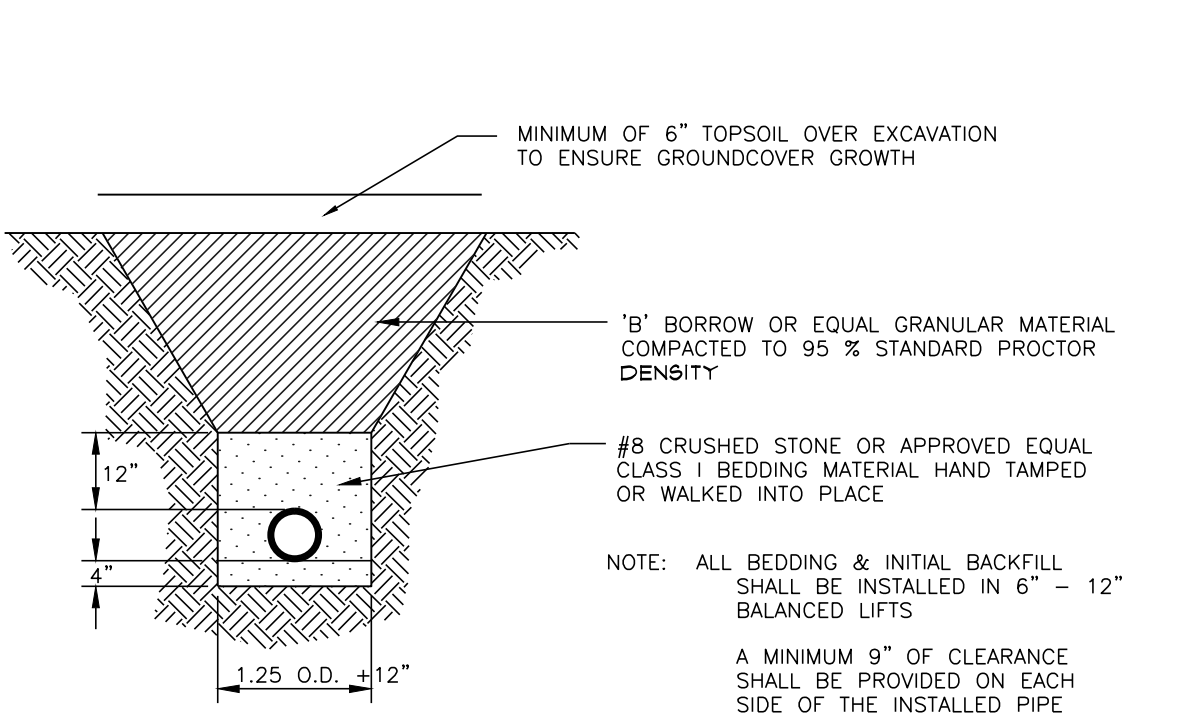
END-SECTION SHALL COMPLY WITH ALL APPLICABLE PORTIONS OF A.S.T.M. C76.

DIAM.	WALL	T or G	WEIGHT	A	B	C	D	E	DIAM. +1" R-1	R-2 SKIRT
12	2	1 1/2	530	4	24	487/8727/824	13	10	1/16	9 31/2
15	2	1 1/4	740	6	27	46 73 30	16	121/2	11	31/2
18	2	1 1/2	990	9	27	46 73 36	19	151/2	12	4
21	2	3/4	1280	9	35	38 73 42	22	161/8	13	4
24	3	2 1/2	1520	91/2	431/230	731/248	25	16	11/16	14 1/2

RCP END-SECTION DETAIL

NOT TO SCALE

14
C6

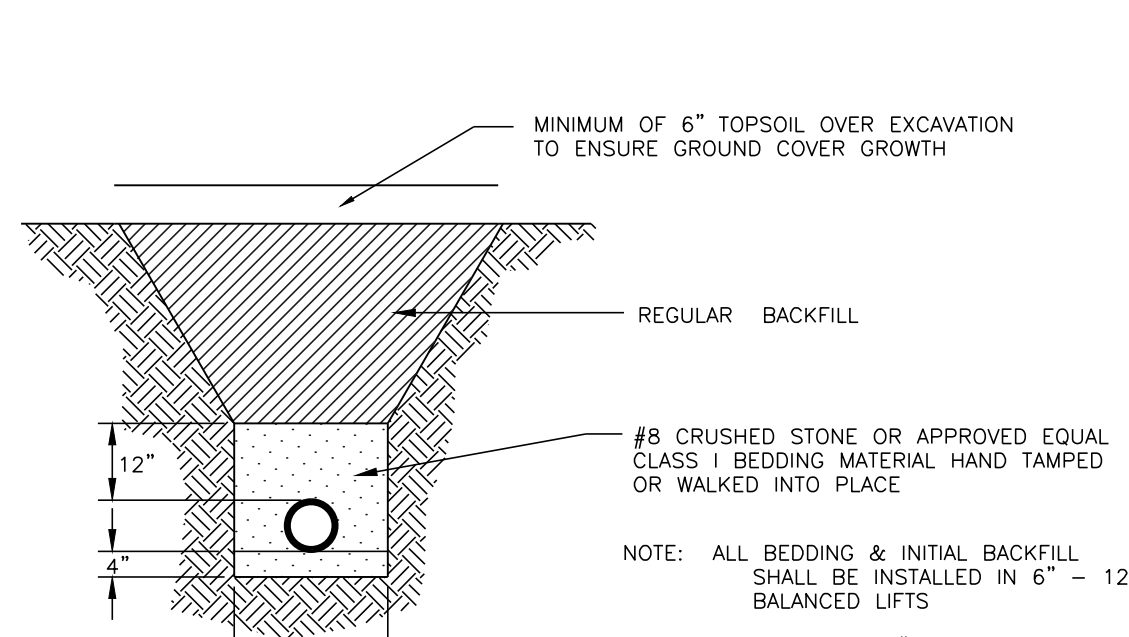


PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

(W/1 5' OF PAVEMENT)

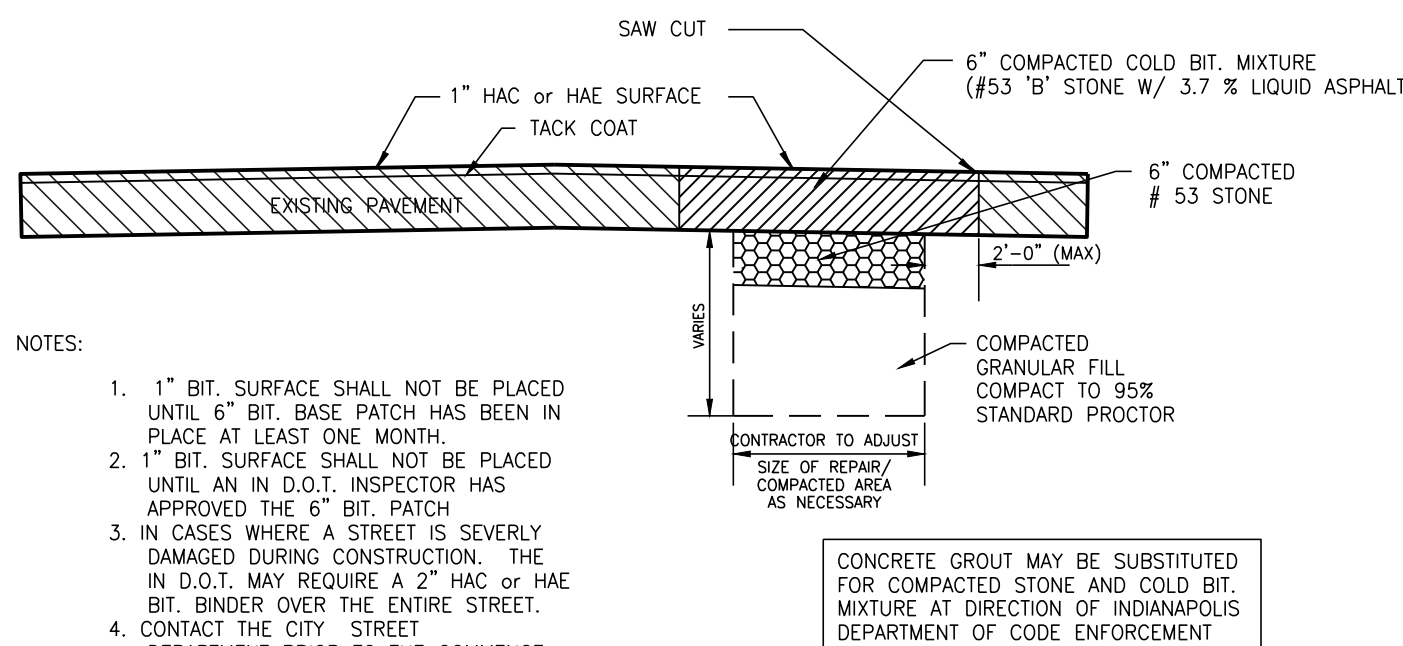
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PLASTIC PIPE TRENCH DETAIL

NOT TO SCALE

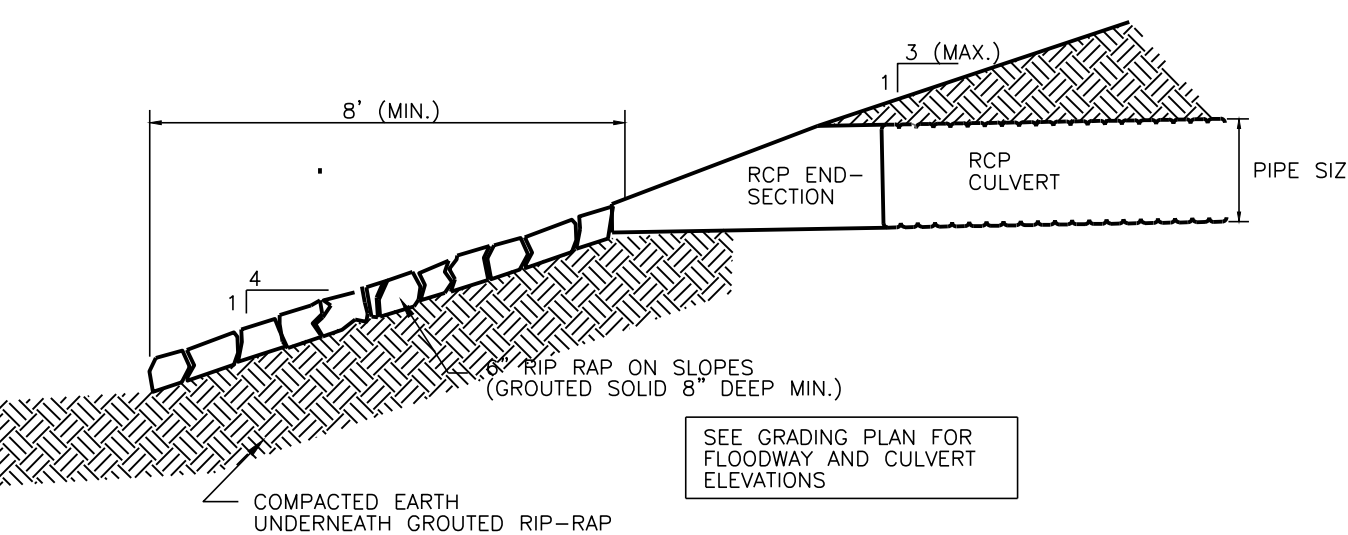
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PAVEMENT REPAIR CUT DETAIL

NOT TO SCALE

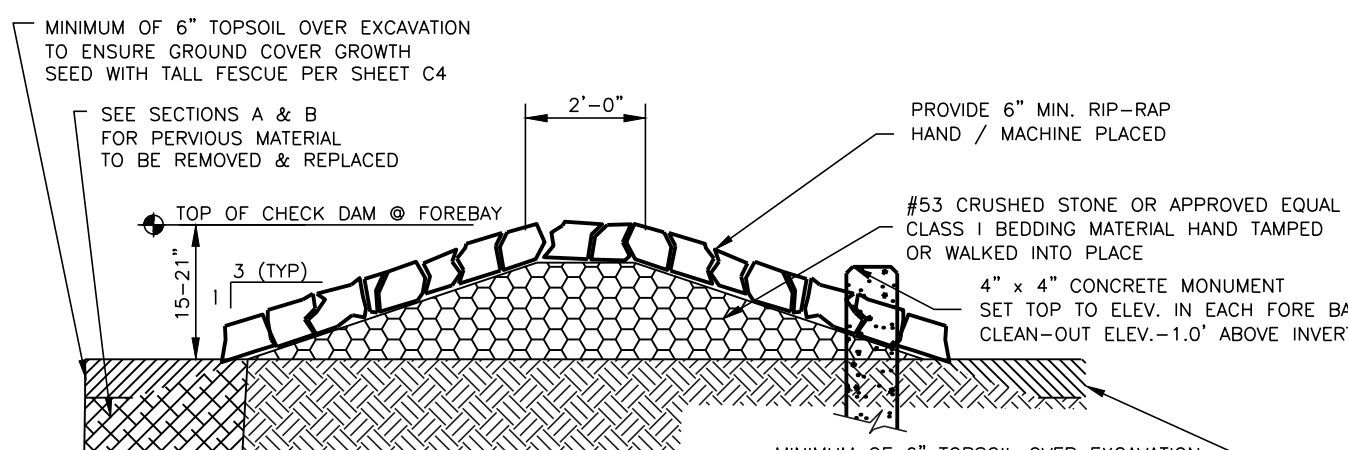
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END-SECTION OUTLET DETAIL

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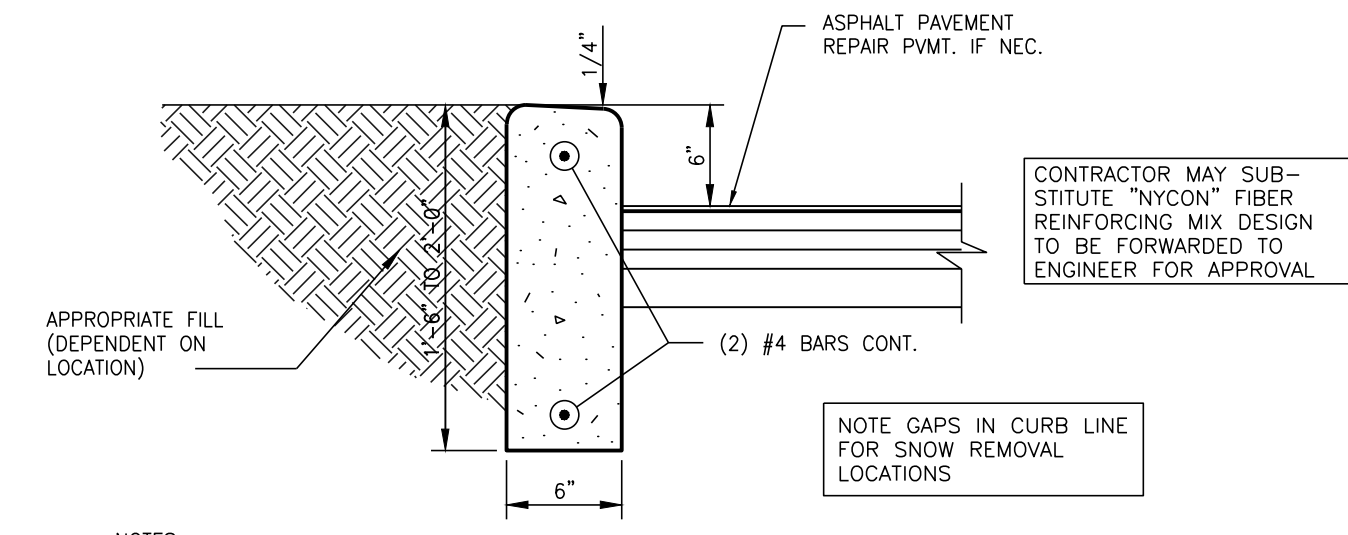
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C6



STONE CHECK DAM DETAIL

NOT TO SCALE

19
C6



- NOTES:
1. WHERE SIDEWALK IS CONSTRUCTED IMMEDIATELY ADJACENT TO CURB, THE SURFACE OF THE SIDEWALK SHALL BE CONSTRUCTED 1/4" HIGHER THAN THE CURB.
 2. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT 6'-0" SPACING AND 48'-0" BETWEEN EXPANSION JOINTS.
 3. SUBGRADE UNDER ALL CURB, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH CONCRETE SPECIFICATIONS.
 4. WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO CURB, THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6".
 5. WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS AS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY #4 DEFORMED RE-BAR AT 3'-0" O.C. IF NO CONCRETE PAVEMENT IS BEING BUILT, AT THE TIME, THE CURB IS CONSTRUCTED, EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL RADI AND AT INTERVALS NOT TO EXCEED 100'. CONTRACTION JOINTS SHALL BE PLACED AT 20' O.C.

STANDING CURB DETAIL

NOT TO SCALE

20
C6

SITE DETAILS

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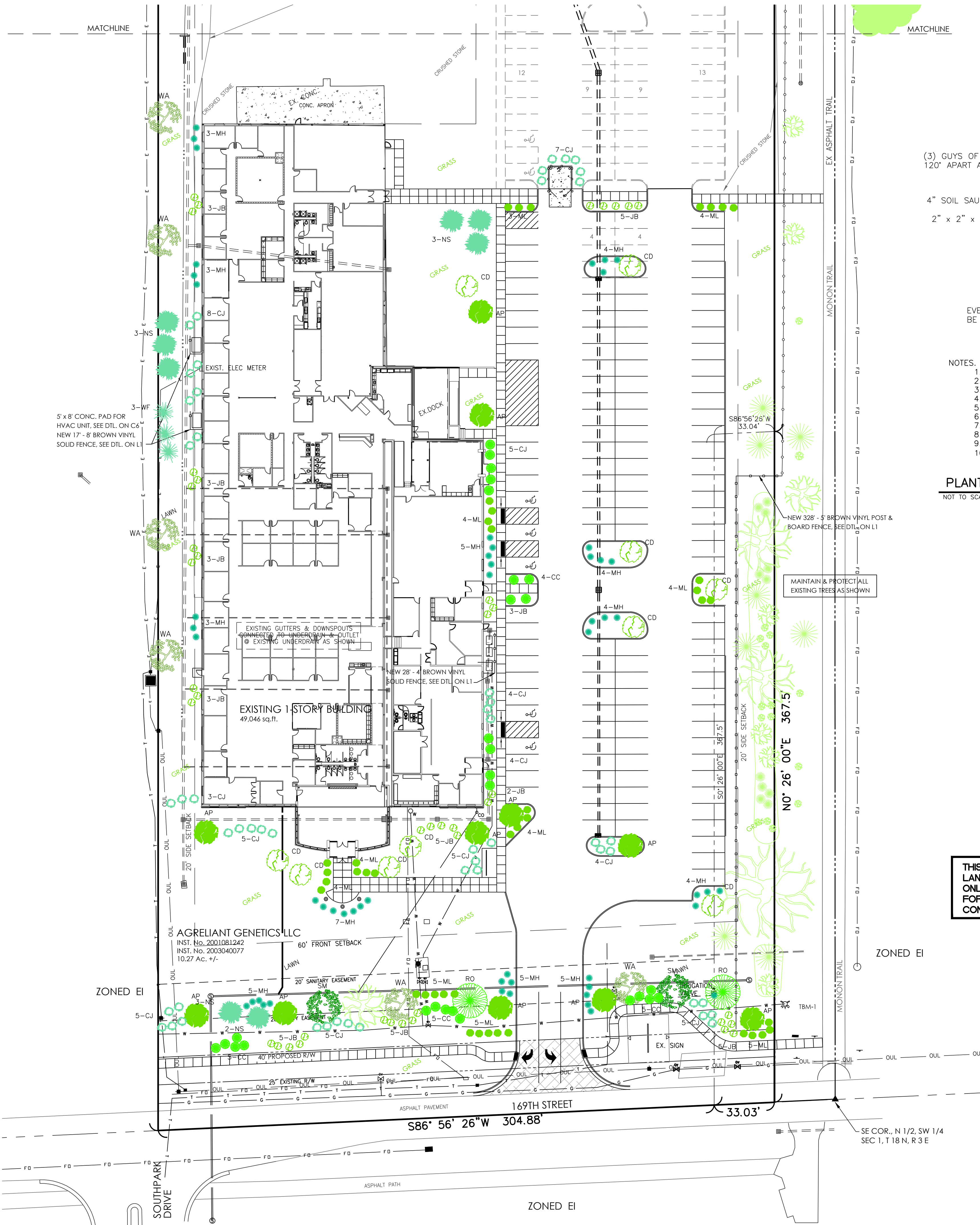
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PROJECT No. 1410-059
SHEET No.

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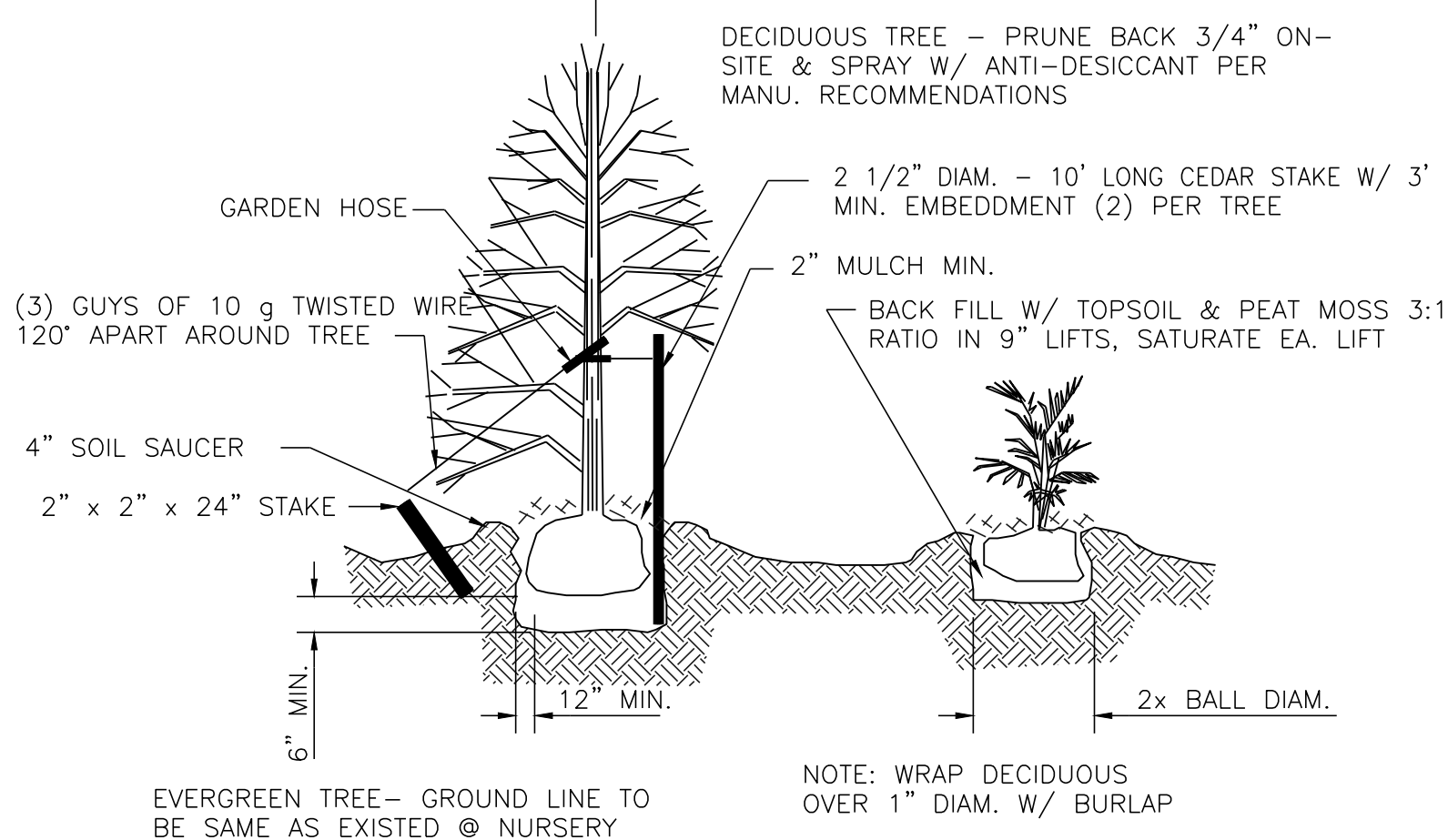


- NOTES:
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
 2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
 3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
 4. TRUNK WRAP SENSITIVE TREES, ONLY.
 5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
 6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
 7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
 8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
 9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
 10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS

NOT TO SCALE

THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS



- A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT, WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.
- B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT, ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.
- C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

TREE PROTECTION DETAIL

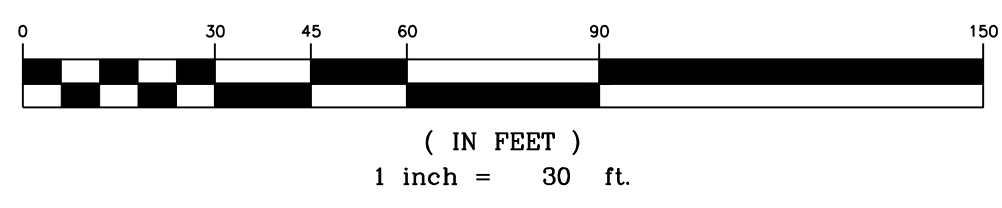
NOT TO SCALE

TREE AND SHRUB PLANTING SCHEDULE						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	52
ML	SYRINGA PATULA	MISS. KIM LILAC	18"	BALL & BURLAP	3' o.c.	42
CJ	JUNIPERUS CHINESIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	51
CC	CONTONEASTER APICULATUS	CRANBERRY COTONEASTER	18"	BALL & BURLAP	3' o.c.	28
JP	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	42
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8" HIGH 2" cal.	WIREBALL	AS SHOWN	6
SM	ACER SACCHARUM	SUGAR MAPLE	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
RO	QUERCUS RUBRA	RED OAK	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	10
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	11
WF	ABIES CONCOLOR	WHITE FIR	6" HIGH	BALL & BURLAP	AS SHOWN	3
NS	PICEA ABIES	NORWAY SPRUCE	6" HIGH	BALL & BURLAP	AS SHOWN	8

- NOTES:
1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
 2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
 3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
 4. ALL TREES SHALL BE STAKED.
 5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
 6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING CONSTRUCTION.

LANDSCAPING PLAN

GRAPHIC SCALE



ISSUE

DATE

PRE-FILING CONFERENCE	2/09/2014
WESTFIELD - DP SUBMITAL	2/26/2014

KEELER-WEBB ASSOCIATES

Consulting Engineers-Planners-Surveyors

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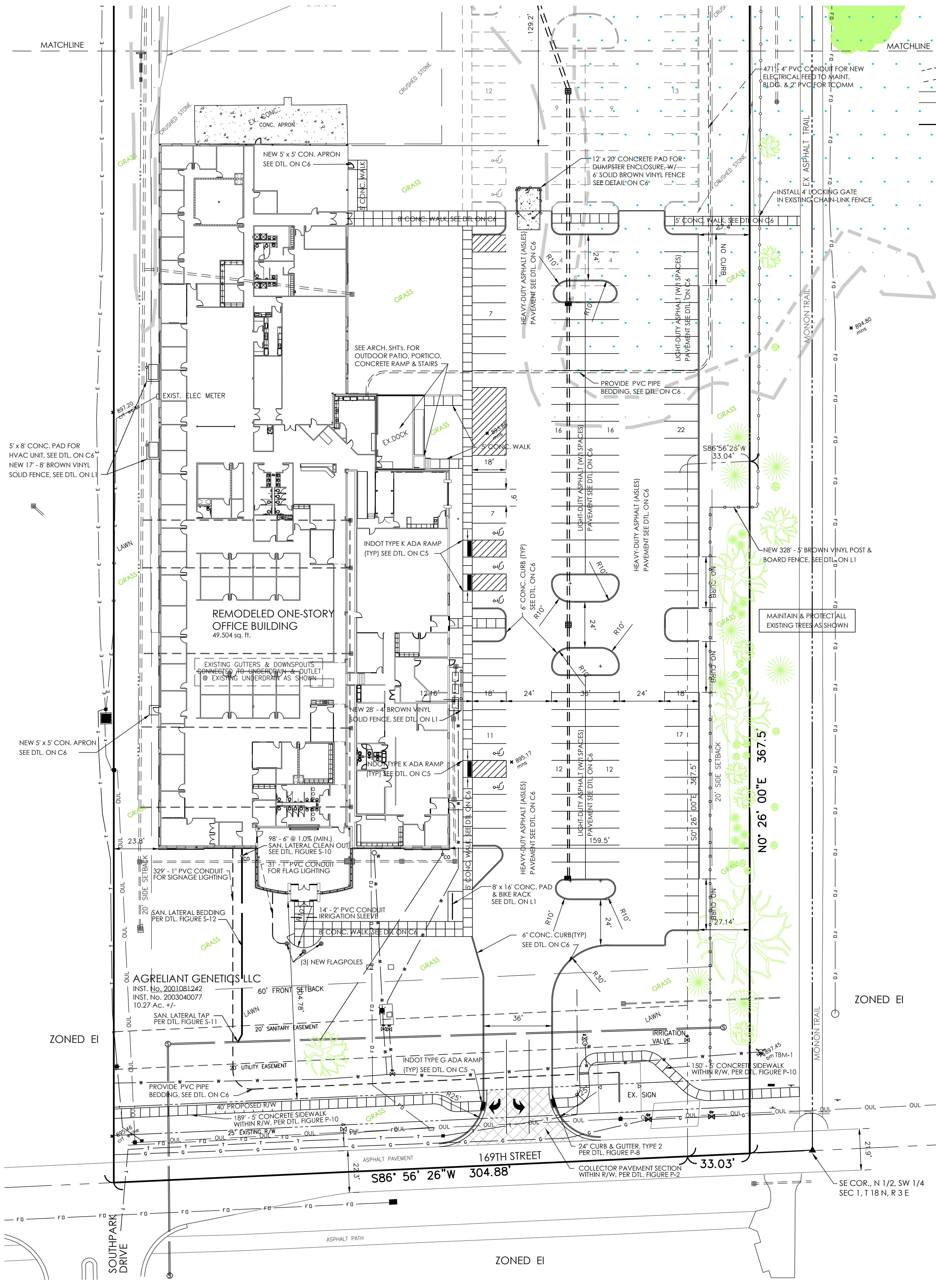
mitschDESIGN

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Westfield, Indiana 46074
317.896.5552

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. L1



PROPOSED LEGEND

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

EXISTING LEGEND

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

SITE DATA

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

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

- The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.
- All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grades as shown on the plan.
- The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.
- The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.
- The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.
- The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).
- The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.
- Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.
- See details on sheet C6 for pavement cross-sections.
- All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.
- All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue point per ADA 2010 requirements).

SITE NOTES

- Site Information was taken from Keeler-Webb Ass., dated 2/04/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.
- The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.
- The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.
- The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.
- The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.
- The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.
- All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.
- Use compacted granular fill when utility lines are placed under walks and driveways.
- Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.
- Provide sleeves for mechanical work as required.
- Notify Engineer at least 1 day (24 hours) prior to placing any concrete.
- Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.
- See this sheet for exterior concrete specifications.
- This structure shall comply with A.D.A. 2010.
- All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.
- If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.
- Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

- CONCRETE NOTES
- ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.
 - Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.
 - Perform sampling and testing during concrete placement, as follows:
 - Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.
 - Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.
 - When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.
 - Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.
 - Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.
 - Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.
 - Portland Cement ASTM C 150, Type as required.
 - ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to 1/2" minimum size.
 - Water: Drinkable
 - Air-Entraining Admixture: ASTM C 260.
 - Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.
 - Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.
 - Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.
 - Welded Wire Fabric: ASTM A 185.
 - Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.
 - Ready Mix Concrete: ASTM C 94
 - Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.
 - Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Relighten forms during concrete placement if required to eliminate leaks.
 - Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.
 - Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.
 - Barricade open excavations occurring as part of this work and post with warning lights.
 - Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.
 - Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.
 - Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).
 - Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.
 - Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.
 - Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.
 - Provide construction, isolation and control joints as indicated on civil sheets.
 - All exterior concrete shall be finished with a light broom type surface.
 - The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.
 - All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grades as shown on the plans.
 - The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.
 - The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

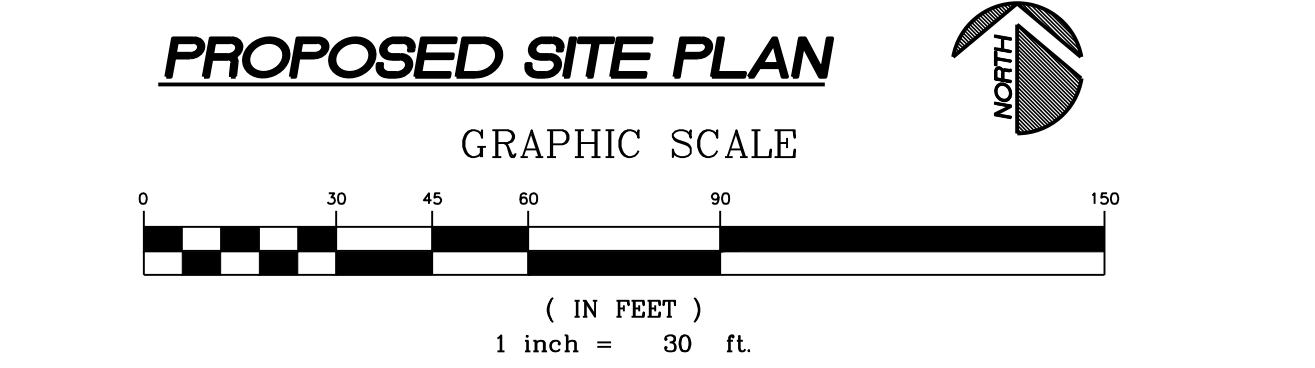
- SANITARY SEWER LATERAL NOTES
- Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.
 - Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 foot/100 feet.
 - All PVC joints shall be preformed, manufactured and installed in accordance with ASTM C-425-6 OT.
 - Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.
 - No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.
 - Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.
 - Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

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

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

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

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



KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

DATE
2-09-2014
2-26-2014

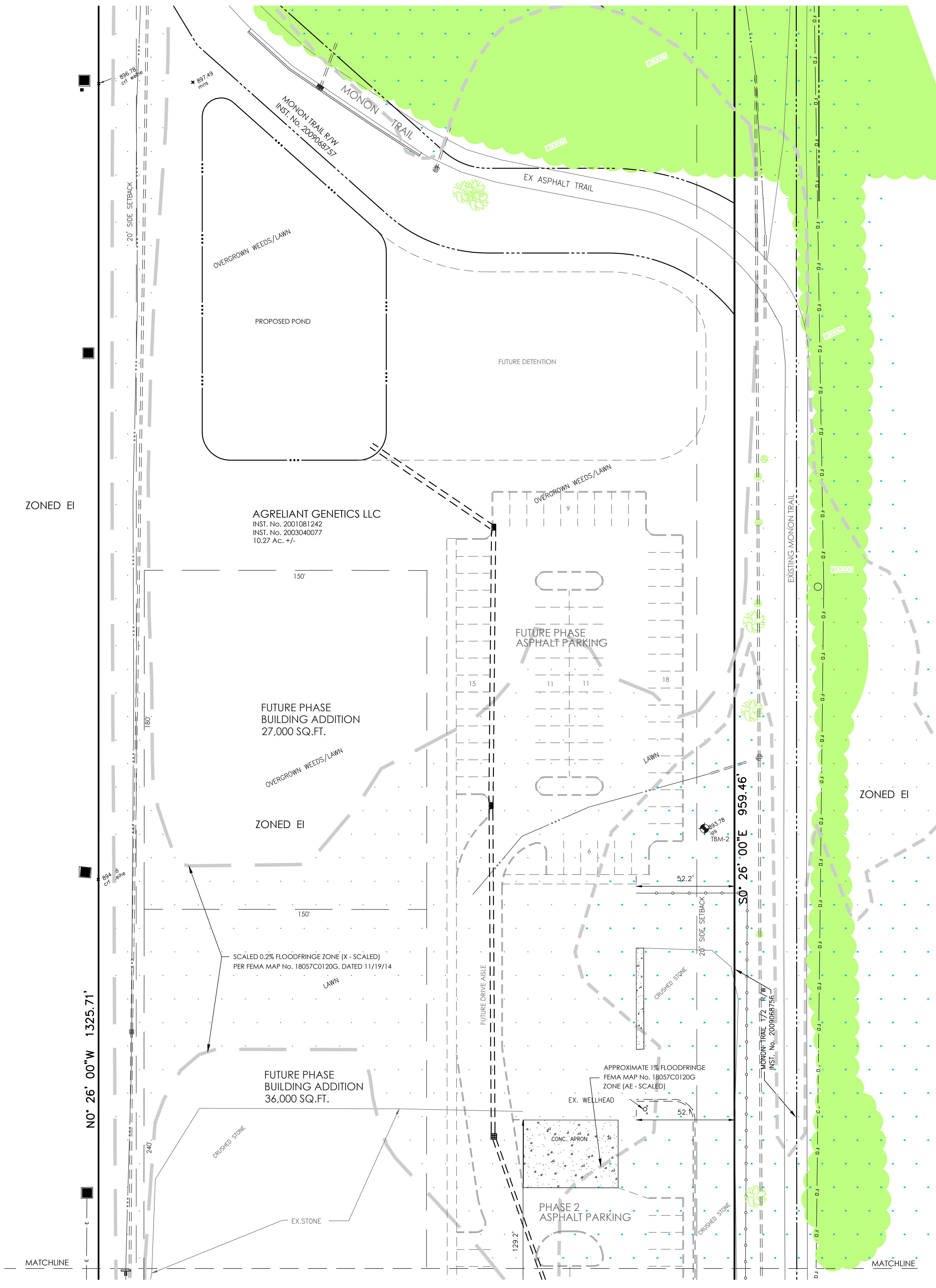
ISSUE
PRELIMINARY CONFERENCE
WESTFIELD - DP SUBMITTAL

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SHEET No. C2



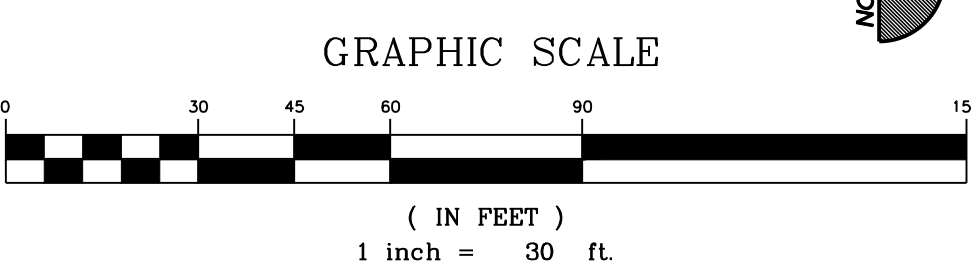
- PROPOSED LEGEND**
- 1" CONTOUR LINE
 - 5" CONTOUR LINE
 - FG UNDERGROUND FIBER OPTIC
 - PROPOSED UNDERGROUND ELECTRIC
 - WOOD PRIVACY FENCE
 - PROPOSED FIRE/SPRINKLER
 - PROPOSED GAS SERVICE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY
 - PROPOSED STORM SEWER
 - PROPOSED SWALE
 - A.D. SPACE
 - PROPOSED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

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

HOLEY MOLEY SAYS
"DIG SAFELY"
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811
CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

CONTRACTOR TO ADHERE TO WESTFIELD GRAVITY SANITARY SEWER STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:
BUILDING SERVICE CONNECTION DETAIL 1, FIGURE S-10
BUILDING SERVICE CONNECTION DETAIL 2, FIGURE 2-11
BUILDING SERVICE BEDDING DETAIL, FIGURE S-12
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5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W, FIGURE P-17
REPAIR CUTS WITHIN R/W DETAIL, FIGURE P-19

PROPOSED SITE PLAN



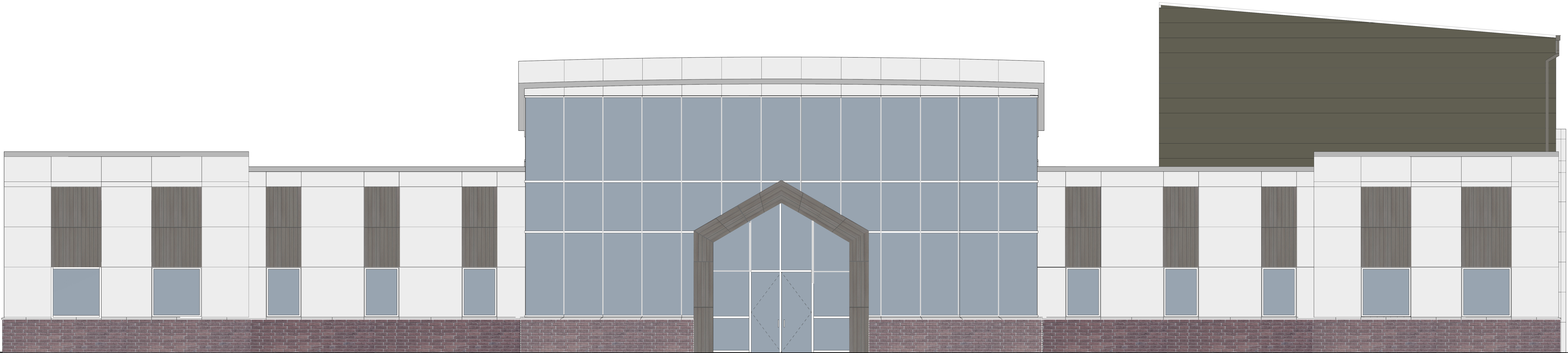
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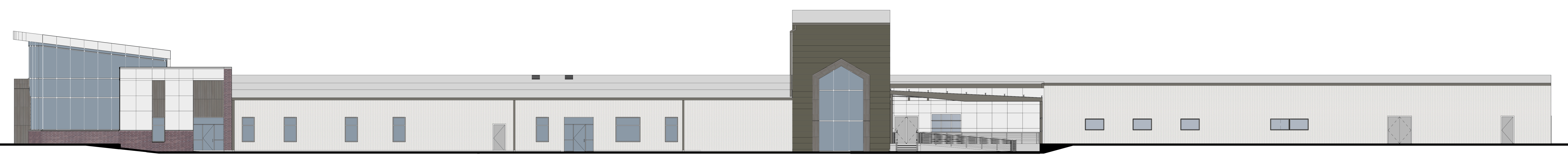
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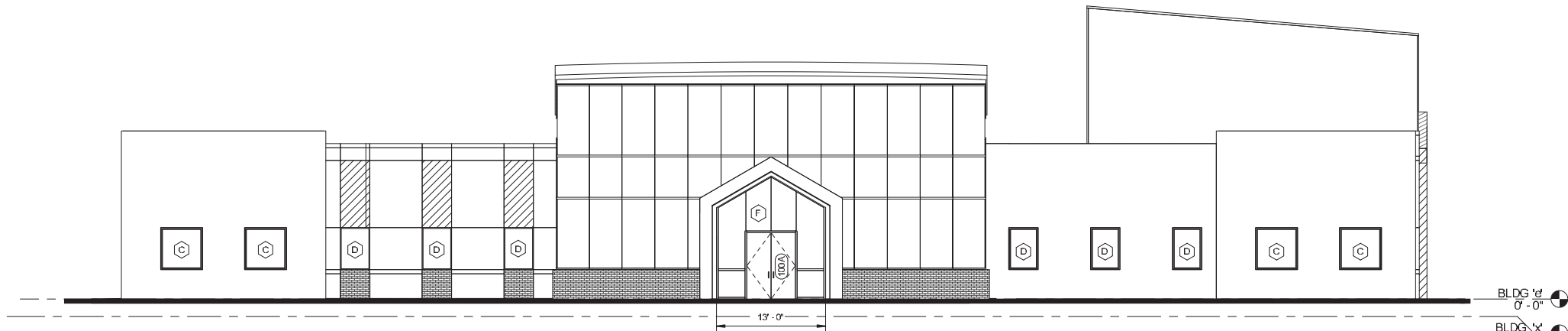
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SHEET No. C2.2

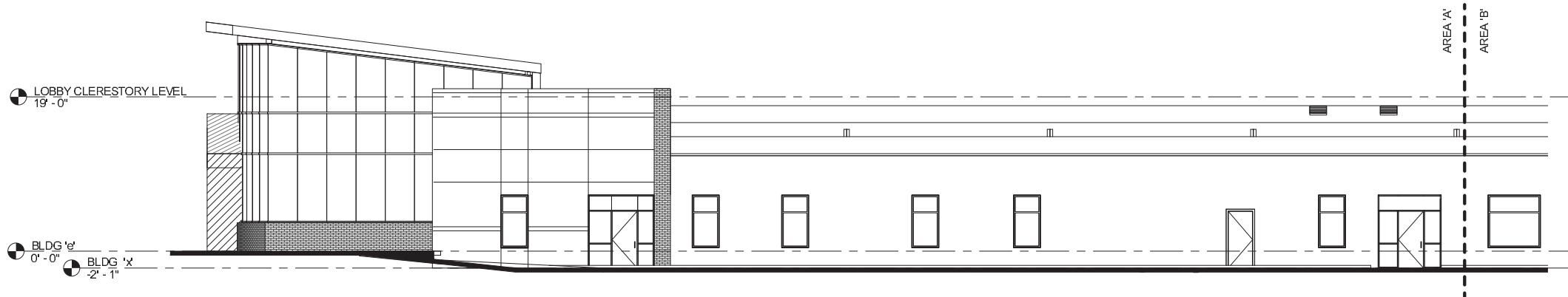






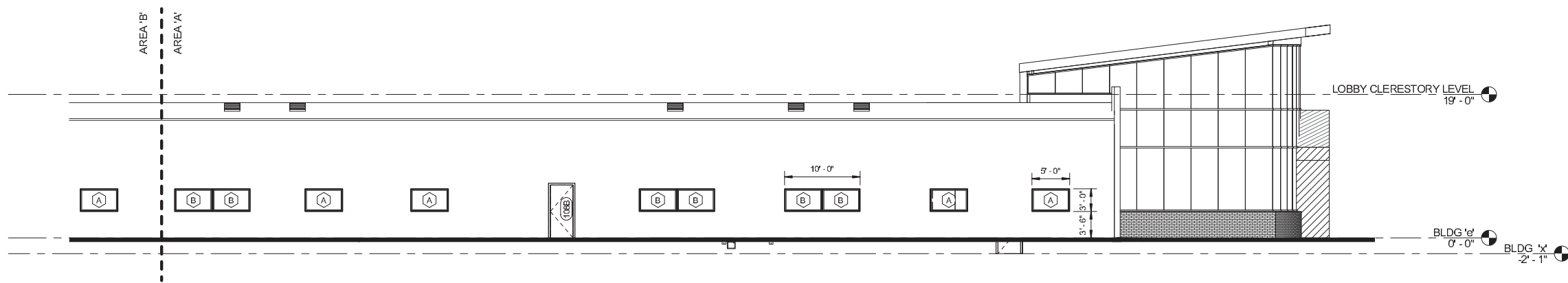
3 SOUTH ELEVATION - AREA 'A' / BLDG 'e'

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



2 EAST ELEVATION - AREA 'A' / BLDG 'x'

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



1 WEST ELEVATION - AREA 'A' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

- NOT IN CONTRACT
- EXISTING WALL OR ITEM TO REMAIN
- X#.#.# NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001
- X#.#.# NEW FLOOR TO DECK PARTITION
REFER TO 2/G001
- X#.#.# NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001
- X#.#.# NEW 1 HOUR RATED PARTITION
REFER TO 4/G001
- X#.#.# NEW 2-HOUR RATED PARTITION
REFER TO 5/G001

GEN. EXTERIOR ELEV./SECT./DET. NOTES

- A. REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS.
- B. DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING.
- C. CONTRACTOR TO PROVIDE BUILDING WINDOW BLINDS. RE-USE EXISTING WHERE APPLICABLE.
- D. PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED.
- E. PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT.

EXTERIOR ELEV./SECT./DET. KEYNOTES



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12.19.14 PRELIMINARY SET
DATE: 12.19.14
DATE: 12.19.14
DATE: 12.19.14

DRAWN BY: RH
CHECKED BY: KC
MD PROJECT #: 14023

EXTERIOR ELEVATIONS

A401-A



**mitsch
DESIGN**

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AGRELANT CORPORATE

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12.19.14 PRELIMINARY SET
DATE: 12.19.14
DATE: STATE SUBMITTAL SET
DATE: CONSTRUCTION SET

DRAWN BY: RH
CHECKED BY: KC
MD PROJECT #: 14023

EXTERIOR ELEVATIONS

A401-B

EXTERIOR ELEV./SECT./DETAILS LEGEND

NOT IN CONTRACT

EXISTING WALL OR ITEM TO REMAIN

X###

NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001

X###

NEW FLOOR TO DECK PARTITION
REFER TO 2/G001

X###

NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001

X###

NEW 1-HOUR RATED PARTITION
REFER TO 4/G001

X###

NEW 2-HOUR RATED PARTITION
REFER TO 5/G001

GEN. EXTERIOR ELEV./SECT./DET. NOTES

A.

REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS.

B.

DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING.

C.

CONTRACTOR TO PROVIDE BUILDING WINDOW BLINDS. RE-USE EXISTING WHERE APPLICABLE.

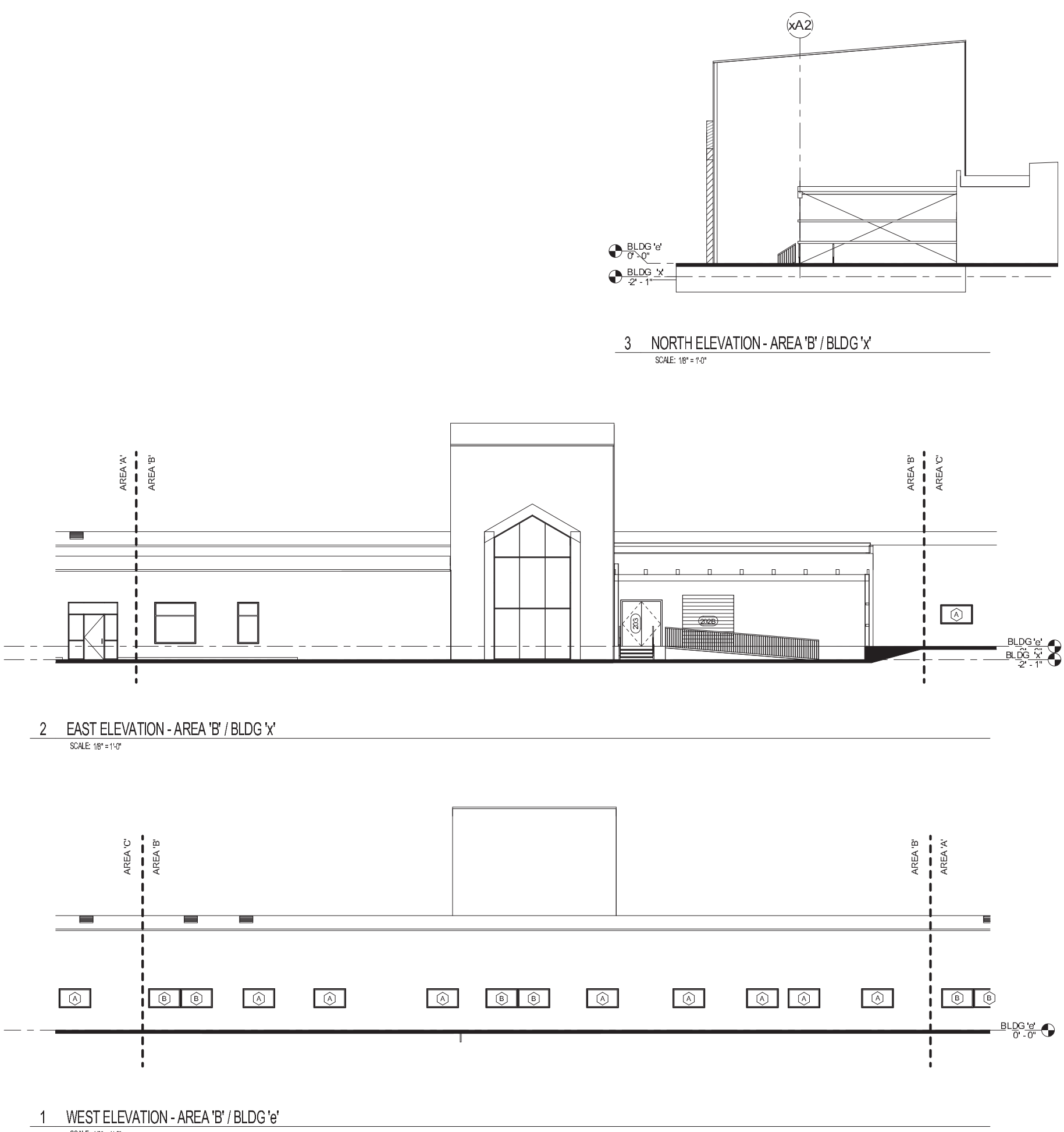
D.

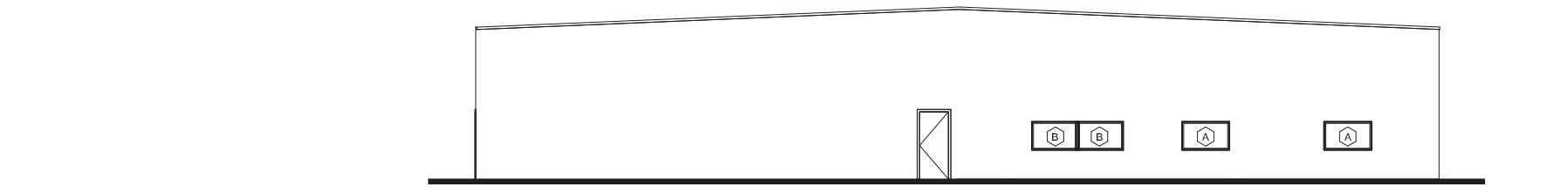
PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED.

E.

PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT.

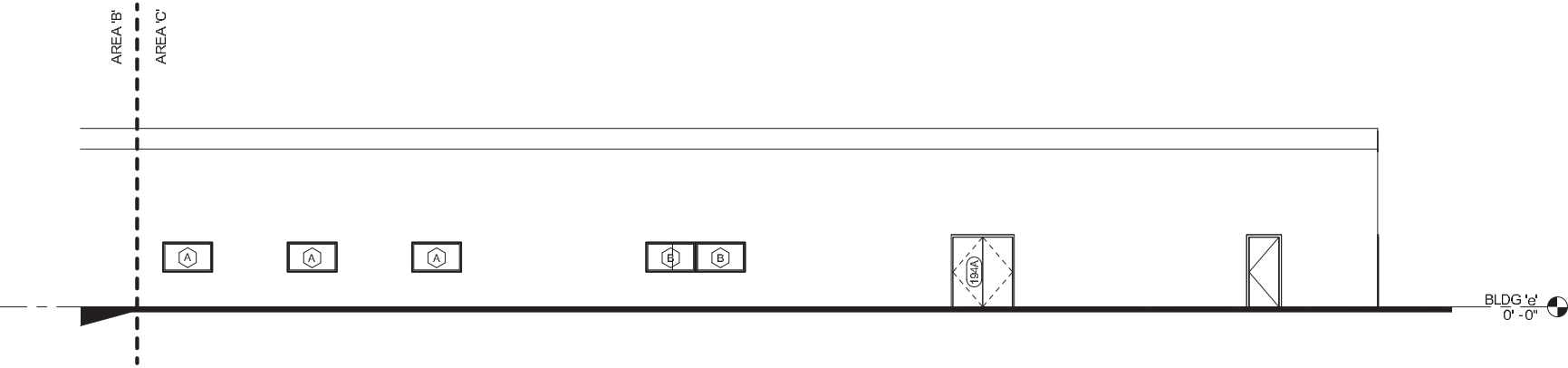
EXTERIOR ELEV./SECT./DET. KEYNOTES





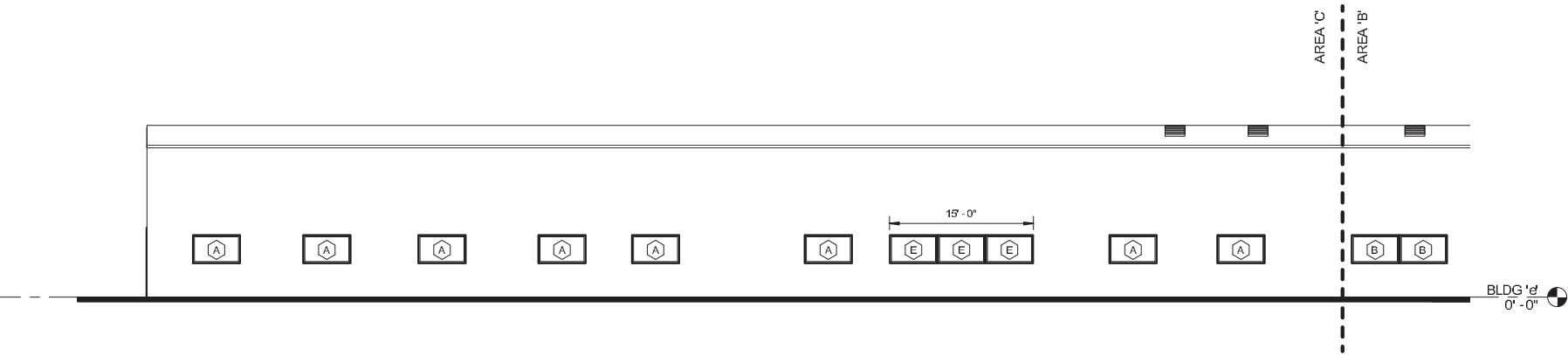
3 NORTH ELEVATION - AREA 'C' / BLDG 'e'

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



2 EAST ELEVATION - AREA 'C' / BLDG 'e'

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



1 WEST ELEVATION - AREA 'C' / BLDG 'e'

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

EXTERIOR ELEV./SECT./DETAILS LEGEND

- NOT IN CONTRACT
- EXISTING WALL OR ITEM TO REMAIN
- X#.# NEW FLOOR TO CEILING PARTITION
REFER TO 1/G001
- X#.# NEW FLOOR TO DECK PARTITION
REFER TO 2/G001
- X#.# NEW PARTIAL HEIGHT PARTITION
REFER TO 3/G001
- X#.# NEW 1 HOUR RATED PARTITION
REFER TO 4/G001
- X#.# NEW 2-HOUR RATER PARTITION
REFER TO 5/G001

GEN. EXTERIOR ELEV./SECT./DET. NOTES

- A. REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS
- B. DOORS NOT INDICATED BY A DOOR NUMBER DESIGNATION ARE EXISTING.
- C. CONTRACTOR TO PROVIDE BUILDING WINDOW BLINDS. RE-USE EXISTING WHERE APPLICABLE.
- D. PREPARE ALL EXISTING WALLS AND FLOORS TO RECEIVE NEW FINISHES. PATCH AND REPAIR AS REQUIRED.
- E. PROVIDE BLOCKING IN WALLS TO ACCOMMODATE ALL CASEWORK AND WALL MOUNTED EQUIPMENT.

EXTERIOR ELEV./SECT./DET. KEYNOTES


mitch
DESIGN
200 s rangeline road
suite 213
carmel, indiana 46032
ph 317.573.2222
fx 317.573.2230
www.mitschdesign.com

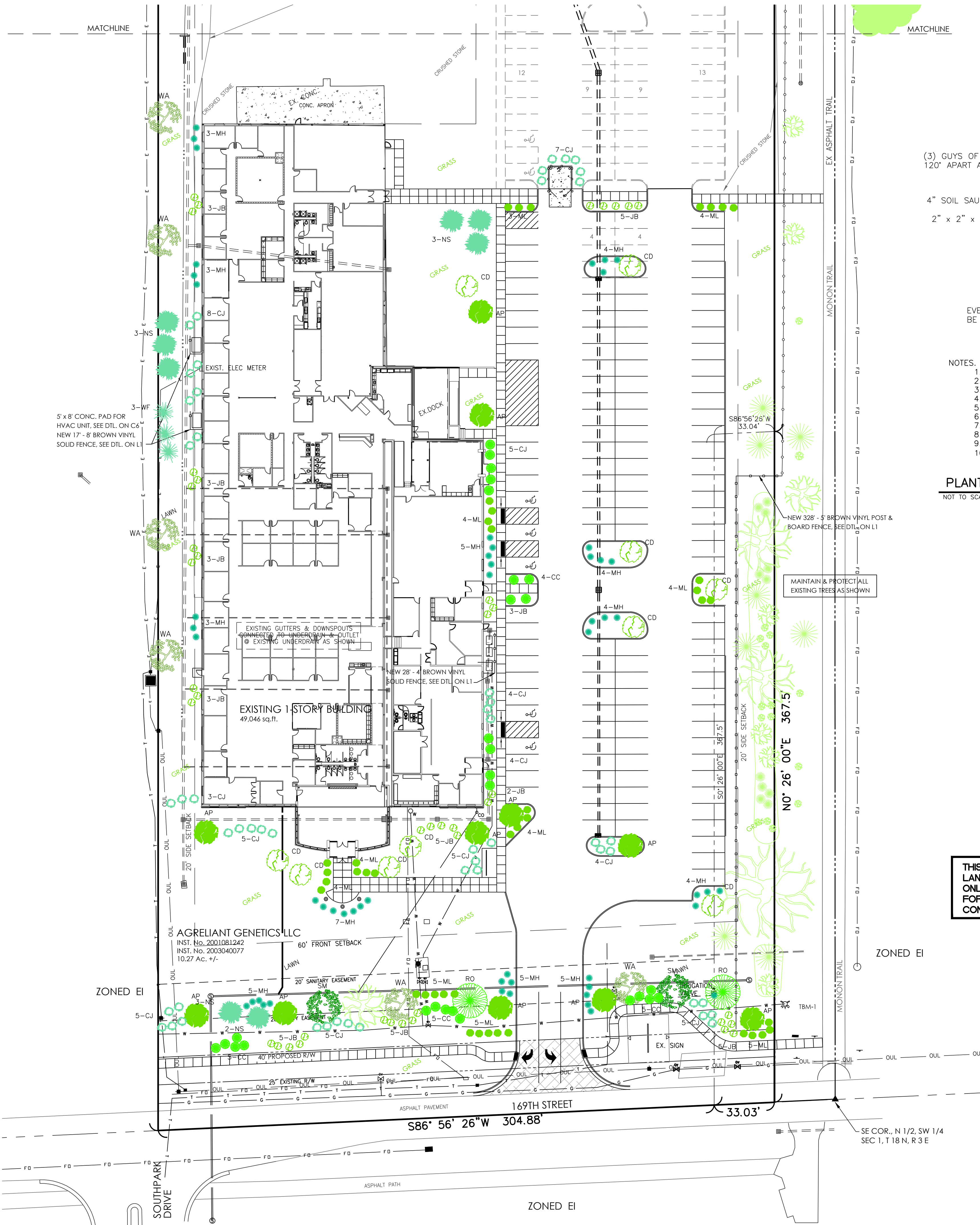
AGRELANT GENETICS, LLC.
AGRELANT CORPORATE
HEADQUARTERS
1122 EAST 169TH STREET WESTFIELD, IN 46074
PRELIMINARY SET

ALL DESIGN, DESIGN AND CONSTRUCTION SHALL BE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
12.19.14 PRELIMINARY SET
DATE: 12.19.14
DATE: 12.19.14
DATE: 12.19.14

DRAWN BY: RH
CHECKED BY: KC
MD PROJECT #: 14023

EXTERIOR ELEVATIONS

A401-C

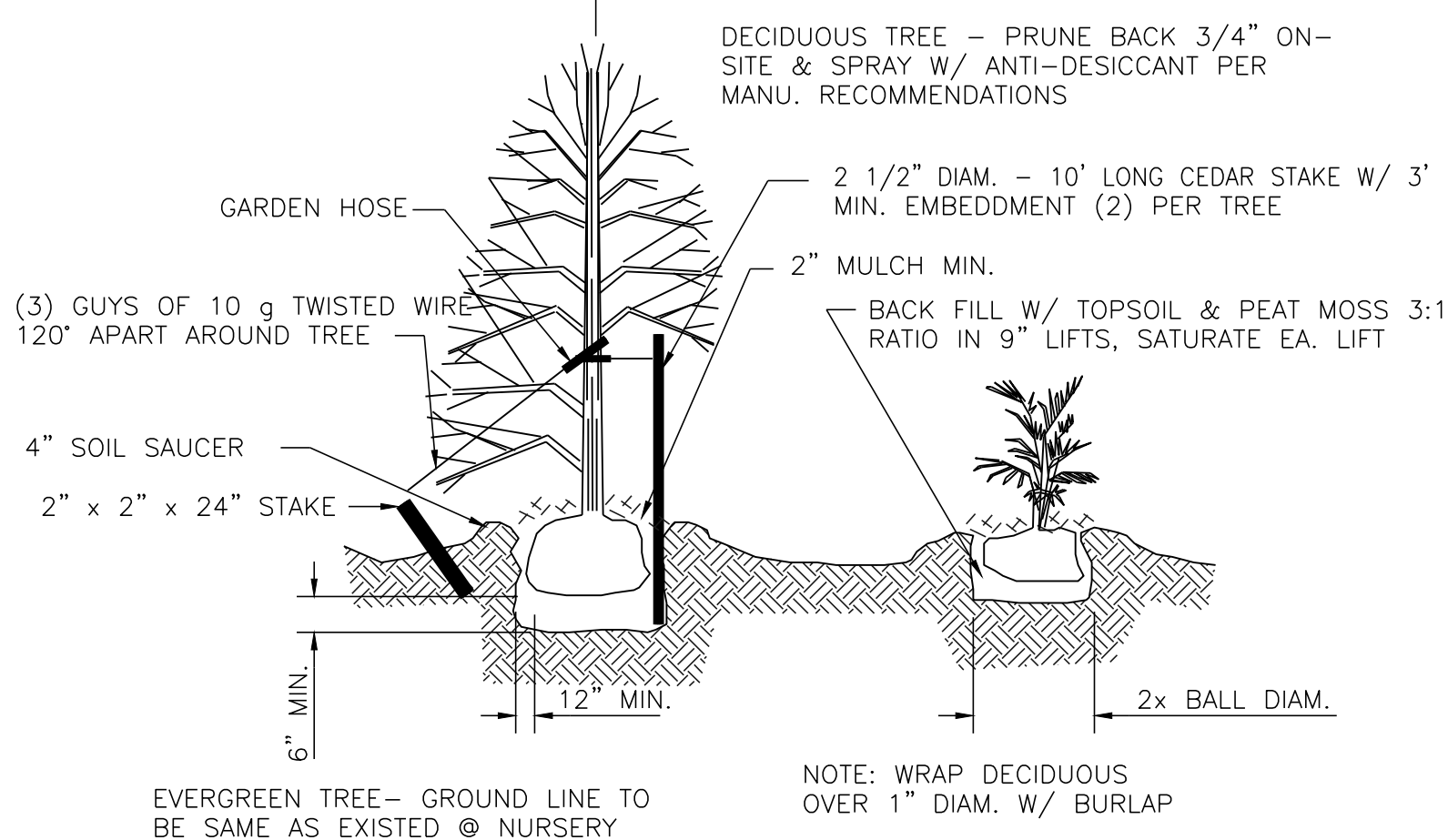


- NOTES:
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
 2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
 3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
 4. TRUNK WRAP SENSITIVE TREES, ONLY.
 5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
 6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
 7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
 8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
 9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
 10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS

NOT TO SCALE

THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS



- NOTES:
- A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT, WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.
- B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT, ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.
- C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

TREE PROTECTION DETAIL

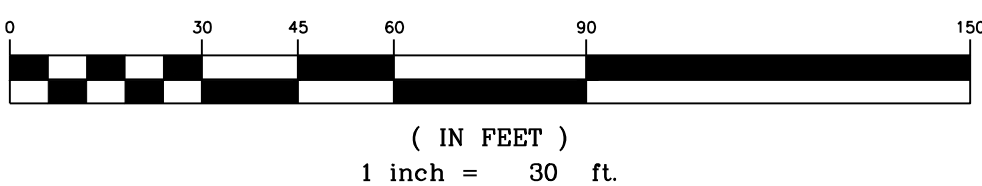
NOT TO SCALE

TREE AND SHRUB PLANTING SCHEDULE						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
MH	JUNIPERUS CHINENSIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	52
ML	SYRINGA PATULA	MISS. KIM LILAC	18"	BALL & BURLAP	3' o.c.	42
CJ	JUNIPERUS CHINENSIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	51
CC	CONTONEASTER APICULATUS	CRANBERRY COTONEASTER	18"	BALL & BURLAP	3' o.c.	28
JP	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	42
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8" HIGH 2" cal.	WIREBALL	AS SHOWN	6
SM	ACER SACCHARUM	SUGAR MAPLE	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
RO	QUERCUS RUBRA	RED OAK	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	10
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	11
WF	ABIES CONCOLOR	WHITE FIR	6" HIGH	BALL & BURLAP	AS SHOWN	3
NS	PICEA ABIES	NORWAY SPRUCE	6" HIGH	BALL & BURLAP	AS SHOWN	8

- NOTES:
1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
 2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
 3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
 4. ALL TREES SHALL BE STAKED.
 5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
 6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING CONSTRUCTION.

LANDSCAPING PLAN

GRAPHIC SCALE



ISSUE

DATE

2/09/2014

2/26/2014

PRE-FILING CONFERENCE

WESTFIELD - DP SUBMITAL

KEELER-WEBB ASSOCIATES

Consulting Engineers-Planners-Surveyors

486 GRADE DRIVE

CARMEL, INDIANA 46032

PHONE (317) 574-0140

FAX (317) 574-1269

code@kwa.com

KWA

m

mitschDESIGN

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

AgReliant

GENETICS

1122 East 169th Street
Westfield, Indiana 46074
317.896.5552

DRAWN BY: ALD

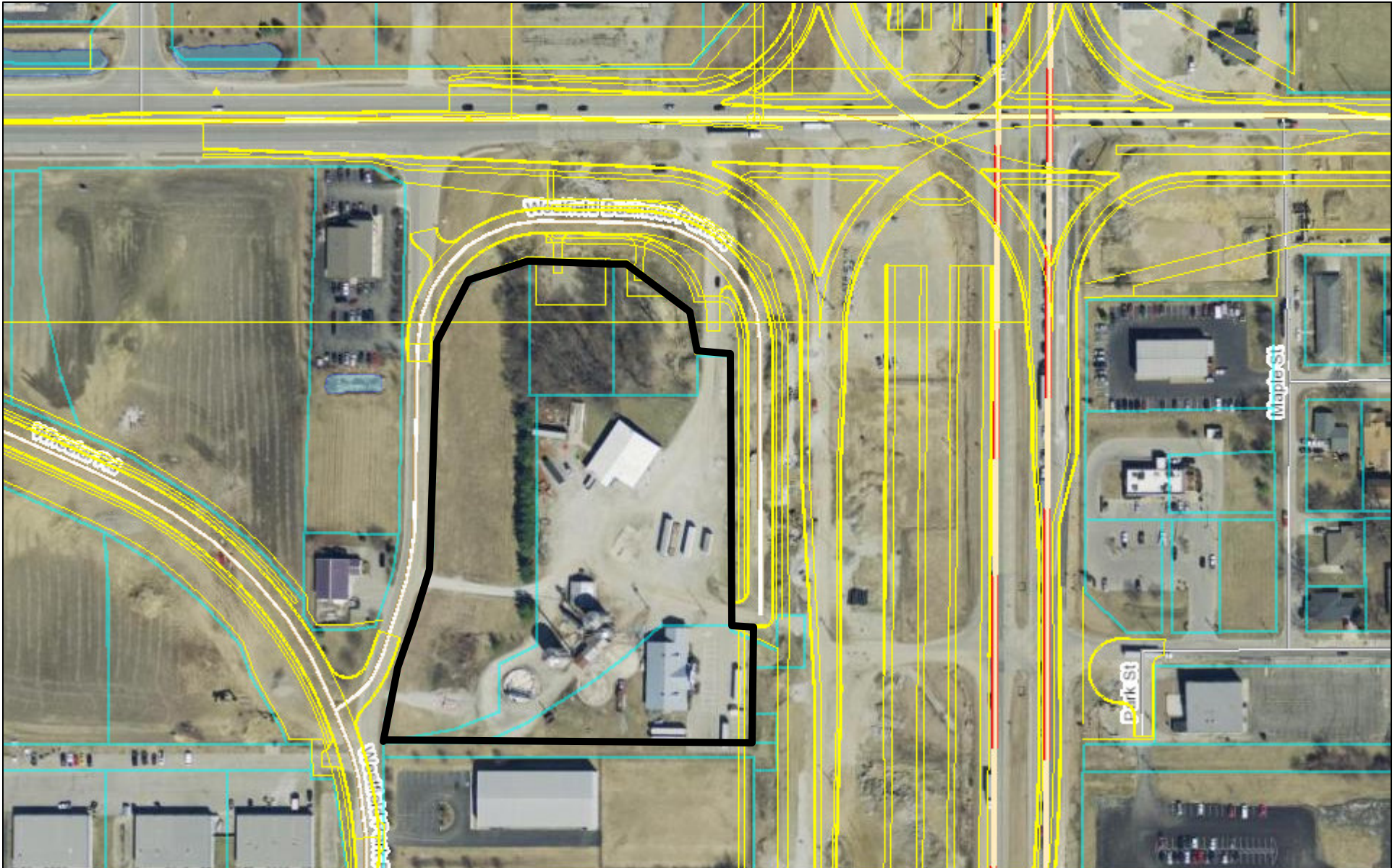
CHECKED BY: ALD

PROJECT No. 1410-059

SHEET No.

L1

Gateway Southwest PUD Vicinity Map



February 28, 2015

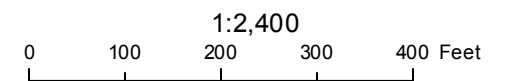


EXHIBIT B
CONCEPT PLAN

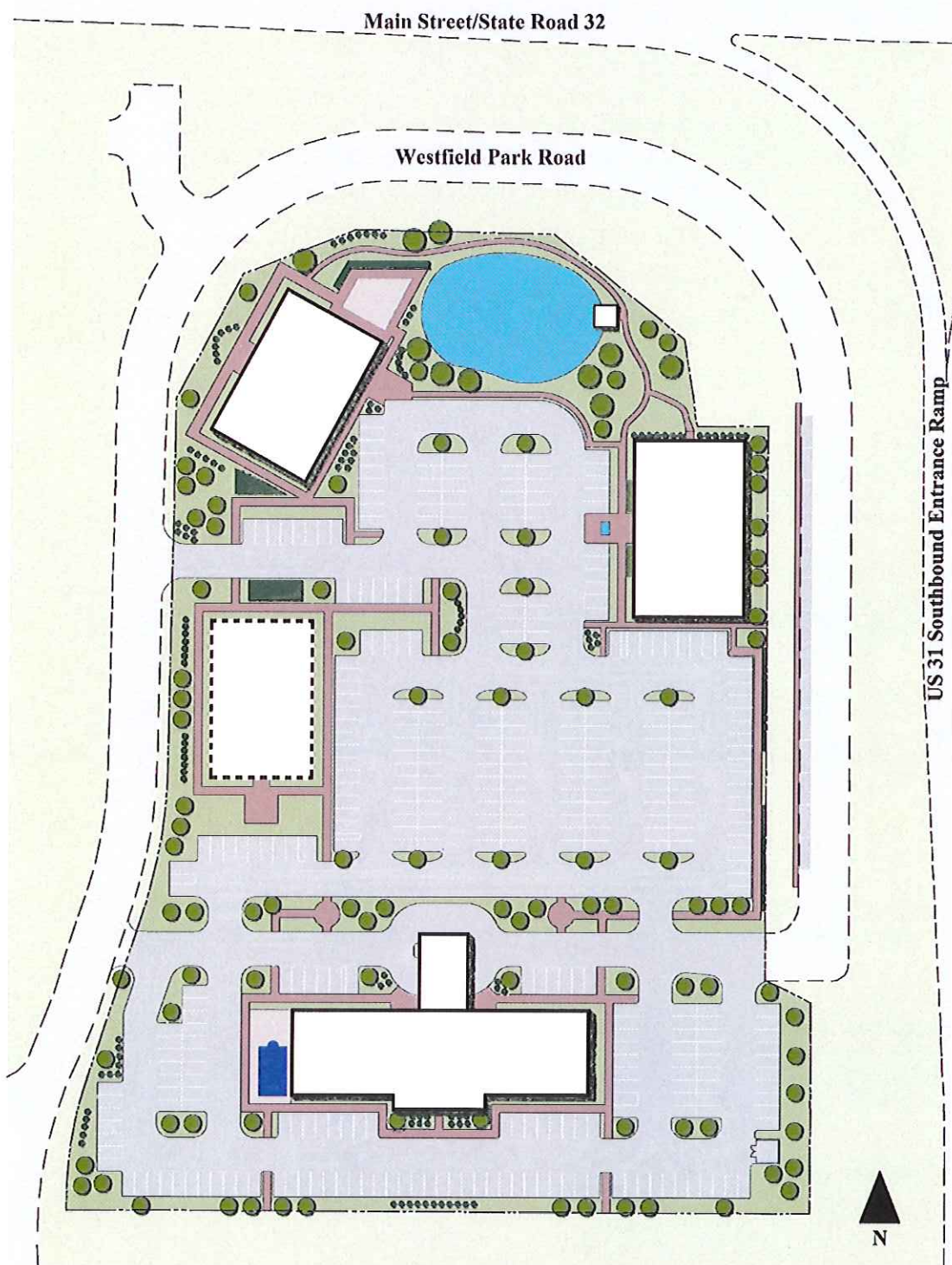


EXHIBIT C
CHARACTER EXHIBIT





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1503-SPP-03 & 1503-ODP-06
Exhibit 1

Petition Number: 1503-SPP-03 & 1503-ODP-06

Subject Site Address: West side of Shady Nook Rd. approximately 1,800ft north of SR 32.

Petitioner: Langston Development Co., Inc.

Representative: Gordan Kritz, Stoeppelwerth & Associates, Inc.

Request: Petitioner requests Development Plan and Primary Plat review for 125 single-family residential lots on approximately 53.338 acres+/- in the Sheffield Park PUD District

Current Zoning: Sheffield Park PUD (Ordinance 14-51)
Underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 53.338 acres +/-

Property History: Sheffield Park PUD Ordinance 14-51

Exhibits:

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

Staff Reviewer: Pam Howard, Associate Planner

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the March 2, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

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

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:

- a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

- **Staff Comment - COMPLIANT**

- b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

- **Staff Comment -See section 6.19 below**

- c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department,

landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

• **Staff Comment - COMPLIANT**

- d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

• **Staff Comment –COMPLIANT**

- e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

• **Staff Comment - COMPLIANT**

- f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

• **Staff Comment –COMPLIANT**

- g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

• **Staff Comment - COMPLIANT**

2. Detention and Retention Areas:

a. Natural Appearance:

- Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

• **Staff Comment –COMPLIANT**

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

- **Staff Comment - COMPLIANT**

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

- **Staff Comment - COMPLIANT**

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

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

- **Staff Comment – COMPLIANT**

- b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

- **Staff Comment –COMPLIANT**

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

- **Staff Comment – COMPLIANT**

4. Minimum Lot Landscaping Requirements

- a. Single Family Residential (per Lot under 8,000 SF)

- Shade Trees – 2
- Ornamental or Evergreen Trees – 1
- Shrubs – 4

- **Staff Comment – Not applicable**

- b. Single-Family Residential (per Lot over 8,000 SF)

- Shade Trees – 4
- Ornamental or Evergreen Trees – 2
- Shrubs – 4

- **Staff Comment –COMPLIANT**

- c. Open Space/Common Area (per acre)

- Shade Trees, Ornamental, or Evergreen Trees – 10
- Shrubs – 0

- **Staff Comment –COMPLIANT**

5. Foundation Plantings

- **Not Applicable to DPR. To be reviewed at building permit stage.**

6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

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

- **Staff Comment – Compliant**

- b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

- **Staff Comment - Not Applicable.**

- c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

Staff Comment – COMPLIANT

7. Buffer Yard Requirements Required Buffer Yard between SF4 (Sheffield Park) and SF2 (Lakes of Westfield):

- a. Width: 30ft
b. Shade Trees: 3 per 100 linear feet
c. Evergreen Trees: 3 per 100 linear feet
d. Shrubs: 10 per 100 linear feet

- **Staff Comment –COMPLIANT**

8. Parking Area Landscaping



- **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment – COMPLIANT**
- 1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- 3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- 4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- 5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
 - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
 - **Staff Comment - Not Applicable.**
3. Industrial Districts
 - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**



Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

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

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - COMPLIANT**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

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

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall

be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.

- **Staff Comment - COMPLIANT**

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.

- **Staff Comment - COMPLIANT**

3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").

- **Staff Comment - Acknowledged.**

4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.

- **Staff Comment –Not applicable**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment – COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

- **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
 - **Staff Comment - Acknowledged. Please include in covenants document.**
 5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - **Staff Comment – Areas identified, will be reviewed for compliance at the time of Improvement Location Permit review.**
 6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - **Staff Comment –Not applicable to this submittal. Amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
 7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - **Staff Comment - Acknowledged.**
 8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - **Staff Comment – Not applicable**
 9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - **Staff Comment –COMPLIANT**
 10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - **Staff Comment - COMPLIANT**
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - **Staff Comment - COMPLIANT**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
 - **Staff Comment - COMPLIANT**
4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - **Staff Comment - COMPLIANT**
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
 - **Staff Comment - COMPLIANT**
6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - **Staff Comment – COMPLIANT, connection shown along Hawks Crest Way.**
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
 - **Staff Comment - COMPLIANT**
8. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its



perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

- **Staff Comment - COMPLIANT**

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

- **Staff Comment - COMPLIANT**

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

- **Staff Comment - COMPLIANT**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

- **Staff Comment - COMPLIANT**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: – **COMPLIANT**
2. Private Streets: – **COMPLIANT**
3. Design Principles: -- **COMPLIANT**

- General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
- Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and

creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.

- Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.
- 4. Improvement Standards: – **COMPLIANT**
- 5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **COMPLIANT**
- 6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **COMPLIANT**
- 7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **COMPLIANT**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - If requested core borings are for the acceptance of concrete Streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **COMPLIANT**

Street Sign Standards (Article 8.11) – **COMPLIANT**

Surety Standards (Article 8.12) – **COMPLIANT**



Utility Standards (Article 8.13) – COMPLIANT

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
 - **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - **Staff Comment – COMPLIANT**
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - **Staff Comment - COMPLIANT**
 - c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **Staff Comment - COMPLIANT**

- Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment –COMPLIANT.**
- Easements (locations, widths and purposes).
 - **Staff Comment – COMPLIANT**
- Statement concerning the location and approximate size or capacity of utilities to be installed.
 - **Staff Comment – COMPLIANT**
- Layout of Lots (showing dimensions, numbers and square footage);
 - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - **Staff Comment - COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - **Staff Comment - COMPLIANT**
- Building setback lines.
 - **Staff Comment – COMPLIANT**
- Legend and notes.
 - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - **Staff Comment – COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**



- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - **Staff Comment – COMPLIANT**
 - If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**
 - If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - **Staff Comment – COMPLIANT**
 - If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – COMPLIANT**
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
- **Staff Comment – COMPLIANT, will be provided by developer.**

DEVELOPMENT PLAN REVIEW

Sheffield Park PUD (Ordinance 14-51)

Section 6: General Regulations

The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Minimum Building Setback Line for a Side Yard: 5ft
 - **Staff Comment—COMPLIANT**
- 6.2 Minimum Lot Width: 65ft
 - **Staff Comment—COMPLIANT**
- 6.3 Minimum Building Height: 2 ½ stories
 - **Staff Comment—Not applicable at DPR, will be review with building permit**

6.4 Minimum Living Area: (Single Story: 1,500sf; Two Story: 1,700sf)

- **Staff Comment—Not applicable at DPR, will be review with building permit**

UDO Chapter 4.7—SF4: Single-Family High Density District

A. Minimum Lot Size: 9,000sf

- **Staff Comment—COMPLIANT**

B. Minimum Lot Frontage: 40ft

- **Staff Comment—COMPLIANT**

C. Minimum Building Lines

1. Front Yard: 25ft

- **Staff Comment—COMPLIANT**

2. Rear Yard: 25ft

- **Staff Comment—COMPLIANT**

Section 7: Development Standards

7.1 Architectural Standards

- **Staff Comment—Not applicable at DPR, will be reviewed with building permit**

7.2 Landscaping Standards

- *Article 6.8(N) Buffer Yard Requirements shall only apply in the areas labelled “Buffer Yard” on the Concept Plan. Additionally, the existing vegetation, labeled as “Preserved Natural Buffer Yard” on the Concept Plan, shall be preserved pursuant to Article 6.8(E) and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height (“DBH”) in excess of four inches (4”) or more (the “Protected Trees”) shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.*

- **Staff Comment—COMPLIANT**

- Lots marked with an asterisk (*) on the Concept Plan shall provide at least one of the following:



- i. Three (3) shade trees and three (3) evergreen trees per lot within 30' of the Rear Lot Line. The trees shall be located either on the Real Estate or on the property directly south of the Real Estate. If the trees are located on the property directly south of the Real Estate, then a recorded landscape easement shall be established, and the trees shall be plated within the easement; or
- ii. Rear Building Façade Enhancements, as prescribed in *Article 6.3(C)(b)(i)(b)*.
 - **Staff Comment—Not applicable at DPR, will be reviewed with building permit**

Section 8: Infrastructure Standards

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

- **Staff Comment—COMPLIANT**

Section 9: Design Standards

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

- 9.1 *Article 8.6 Open Space and Amenity Standards* shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of twenty percent (20%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

- **Staff Comment—COMPLIANT**

Section 10: Amenities

- 10.1 At least two (2) of the following shall be included within the District:
- A. Clubhouse (minimum of 650Sf);
 - B. Swimming pool;
 - C. Playground;
 - D. Open Space or park (minimum of 5,000sf);
 - E. Trail;
 - F. Basketball court;
 - G. Volleyball court;
 - H. Picnic area



- **Staff Comment—Not applicable at DPR, will be reviewed with building permit (per Section 10.3 below)**

10.2 In the event the construction of the District is phased, at least one (1) amenity shall be constructed in each of the first two (2) phases.

- **Staff Comment—Not applicable at DPR, will be reviewed with building permit**

10.3 The Overall Development Plan shall identify the area(s) to be set aside for amenities. The specific details of the amenity areas (Detailed Development Plans) shall be reviewed by the Department for further compliance at the time of the Improvement Location Permit review.

- **Staff Comment—COMPLIANT**

STAFF COMMENTS

1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
2. Staff recommends approving the petition with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

AERIAL LOCATION EXHIBIT

SHEFFIELD PARK

WESTFIELD, IN



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

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

DESCRIPTION

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

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 00 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022; Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Thursday, January 29, 2015
HAM

TOTAL LOTS=125

SITE = 52.264Ac±
TOTAL COMMON AREA =12.46Ac±

OPEN SPACE PROVIDED:
12.46Ac± (23.8%)

ZONING PUD
FRONT YARD SETBACK - 25' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 25' min.
LOT WIDTH - 65' min.

NOTES:

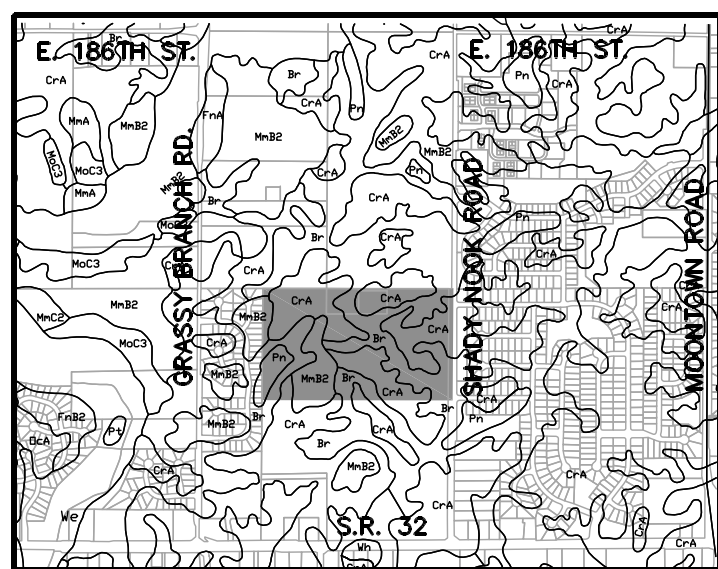
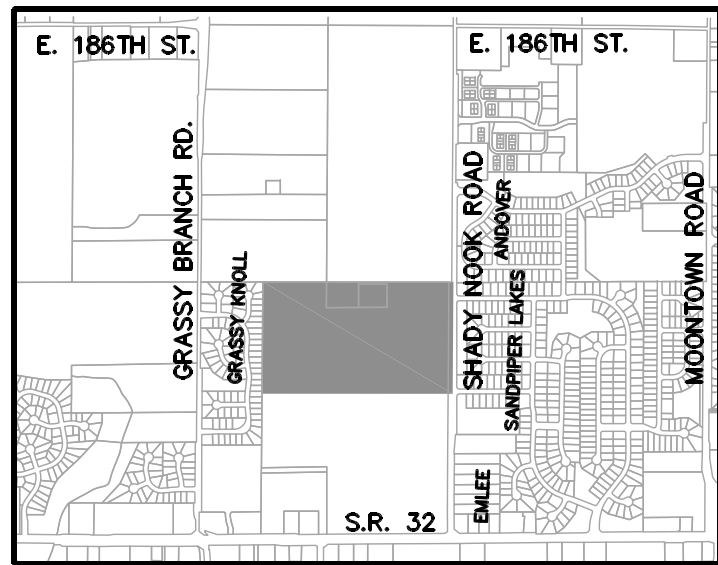
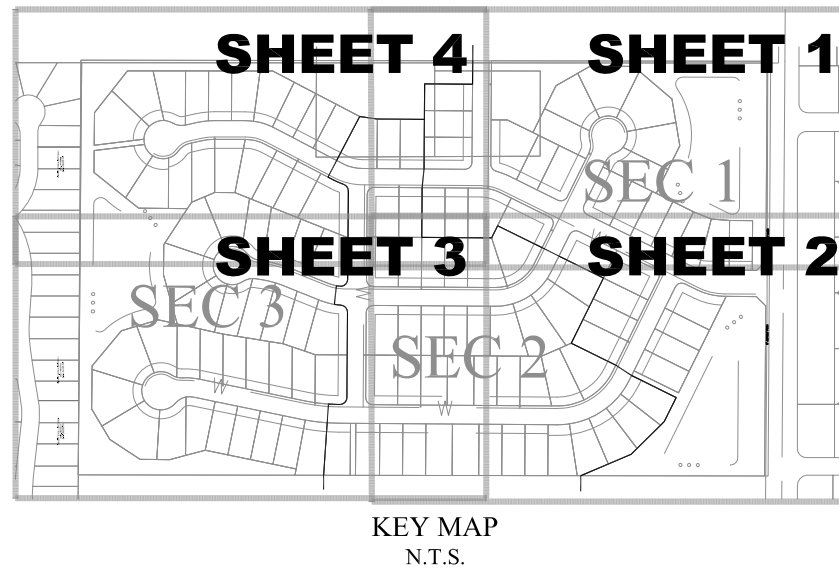
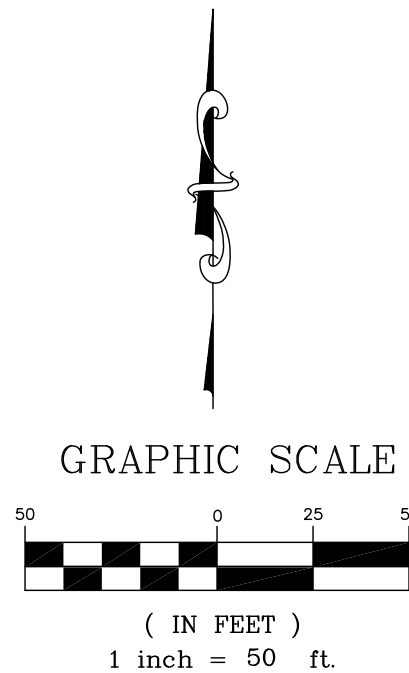
ALL HOMES WILL HAVE DUSK TO DAWN COACH LIGHTS
ATTACHED TO EACH HOME.

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C12	223.80'	200.00'	125.25'	N58°20'12"E	212.31'	64°06'55"
C9	167.85'	150.00'	93.94'	N58°20'12"E	159.23'	64°06'55"
C5	67.77'	150.00'	34.47'	N76°39'48"W	67.19'	25°53'05"
C2	72.09'	150.00'	36.76'	N76°07'40"W	71.40'	27°32'15"
C3	71.33'	150.00'	36.35'	S75°58'57"E	70.66'	27°14'48"
C11	97.96'	500.00'	49.14'	S83°59'35"E	97.80'	11°13'31"
C8	56.12'	150.00'	28.39'	S78°53'18"E	55.79'	21°26'05"
C1	43.73'	200.00'	21.95'	S83°50'23"W	43.64'	12°31'37"
C10	56.40'	150.00'	28.54'	N89°09'11"W	56.07'	21°32'42"
C6	67.77'	150.00'	34.47'	S76°39'48"E	67.19'	25°53'05"
C7	68.18'	300.00'	34.24'	N74°40'54"W	68.03'	13°01'16"



SOILS MAP
Br, C.A, Mmb2, Ph
SCALE: 1"=2000'

Br-Brookston silt clay loam

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

C.A - Crashty silt loam, 0 to 3 percent slopes

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

Mmb2 - Miami silt loam, 2 to 6 percent slopes, eroded

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

Ph - Patton silty clay loam

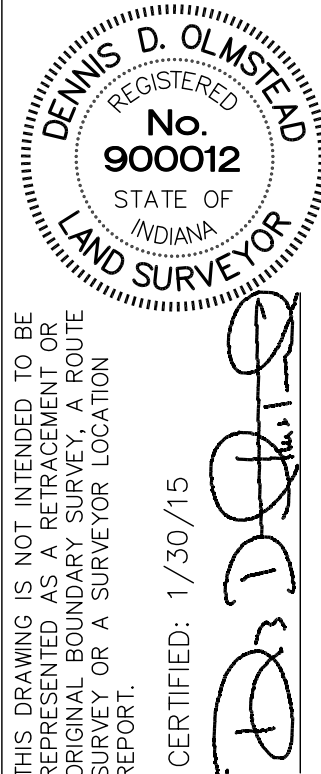
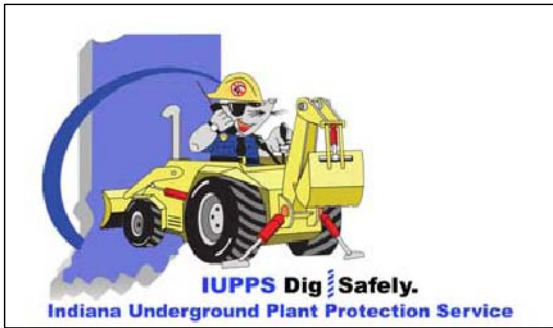
This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- L.M.A.E.& U.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT AND UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- R/W. RIGHT OF WAY
- B-B. BACK TO BACK OF CURB
- T.P.E. TREE PRESERVATION EASEMENT
- * HANDICAP RAMP



Know what's below.
Call before you dig.



STOEPPELWERTH
ALWAYSON

PREPARED FOR:
SECTION: 32
DRAWN BY: HAM
SHEET NO. 1
OF 8 SHEETS
S & A JOB NO. 70425LAN

PRIMARY PLAT

SHEFFIELD PARK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

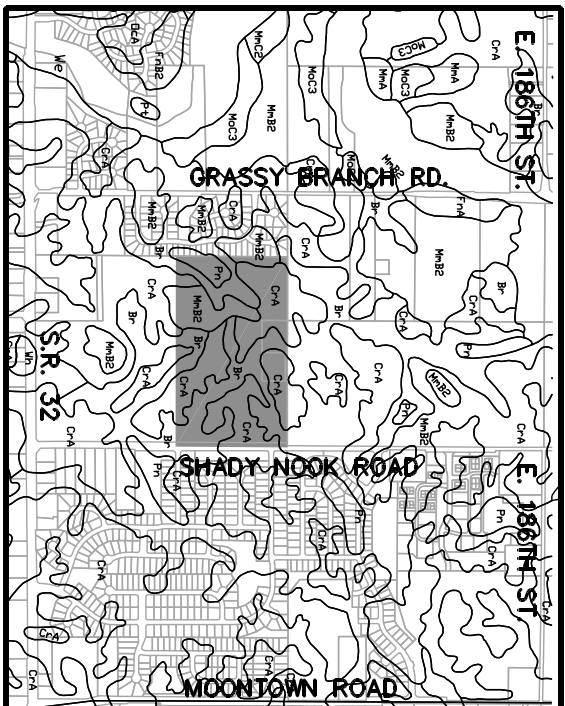
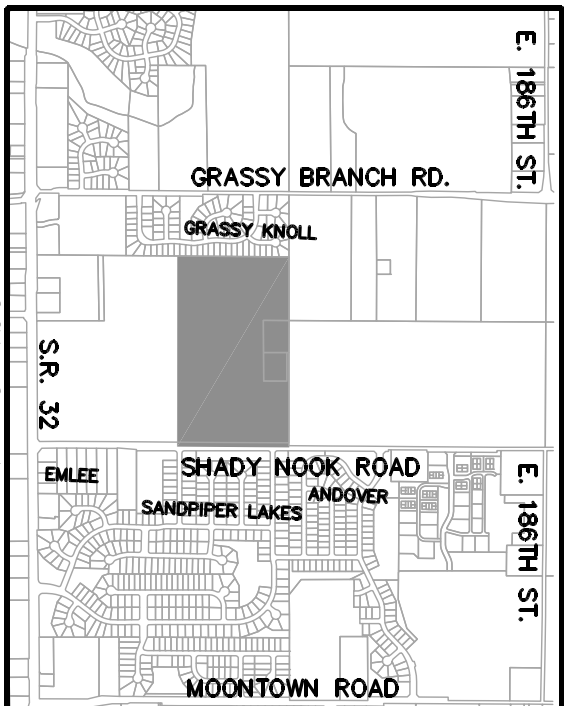
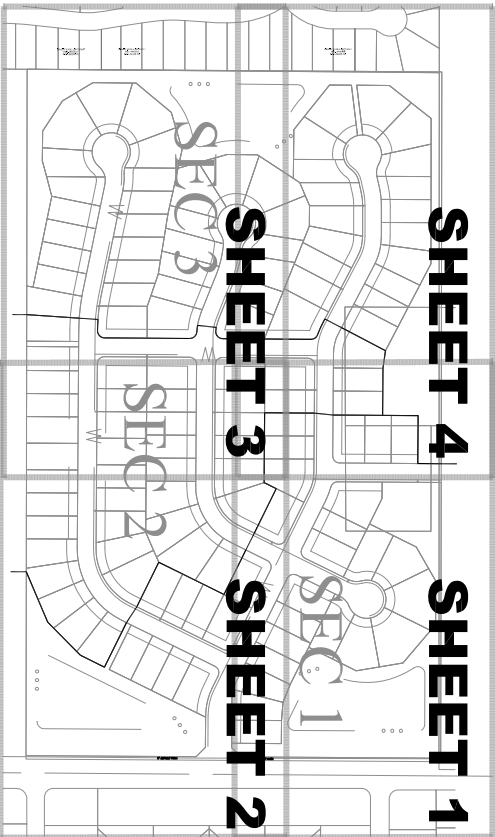
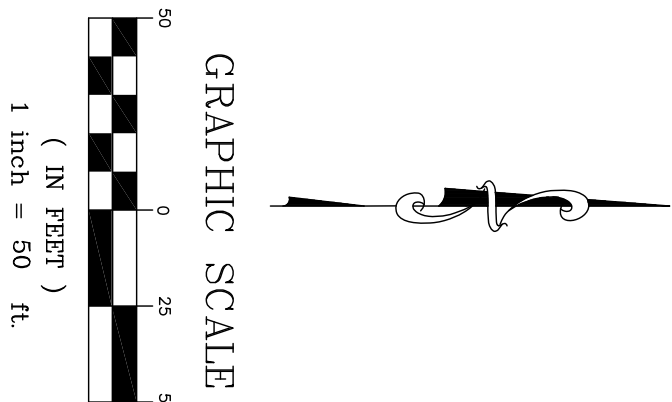
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DESCRIPTION

[illegible]

NOTES:
ALL HOMES WILL HAVE DUSK TO DAWN COACH LIGHTS
ATTACHED TO EACH HOME.

CURVE TABLE				
CURVE	LENGTH	TANGENT	CHORD BEARING	CHORD DELTA
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C2	72.09'	150.00'	N76.07/40'W	71.40'
C1	71.33'	150.00'	S75.98/57'E	70.66'
C11	97.96'	500.00'	S83.99/35'E	97.80'
C8	56.12'	150.00'	S82.39/35'E	55.79'
C1	43.73'	200.00'	S83.50/23'W	43.64'
C10	56.40'	150.00'	N89.09/11'W	56.07'
C6	61.77'	150.00'	S76.39/48'E	67.19'
C7	61.61'	200.00'	N74.40/54'W	68.03'



Br-Brookston silty clay loam

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

range from 3 to 200 acres in size.

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

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

LEGEND

- | | |
|---------------|--|
| 30 | LOT NUMBER |
| D.E. | DRAINAGE EASEMENT |
| D.U.S.E. | DRAINAGE UTILITY & SEWER EASEMENT |
| D.U.S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| L.M.A.E.&U.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT AND UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| S.L.E. | SIGN & LANDSCAPE EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
| R.W. | RIGHT OF WAY |
| B.B. | BACK TO BACK OF CURB |
| T.P.E. | TREE PRESERVATION EASEMENT |
| * | HANDICAP RAMP |



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

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

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=125

SITE = 52.264Ac±
TOTAL COMMON AREA = 12.46Ac±

OPEN SPACE PROVIDED:
12.46Ac± (23.8%)

ZONING PUD
FRONT YARD SETBACK - 25' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 25' min.
LOT WIDTH - 65' min.

NOTES:

ALL HOMES WILL HAVE DUSK TO DAWN COACH LIGHTS
ATTACHED TO EACH HOME.

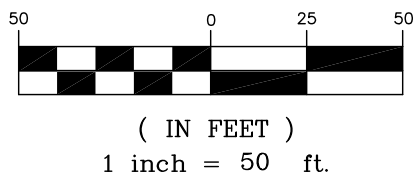
DESCRIPTION

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

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 00 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Thursday, January 29, 2015
HAM

GRAPHIC SCALE

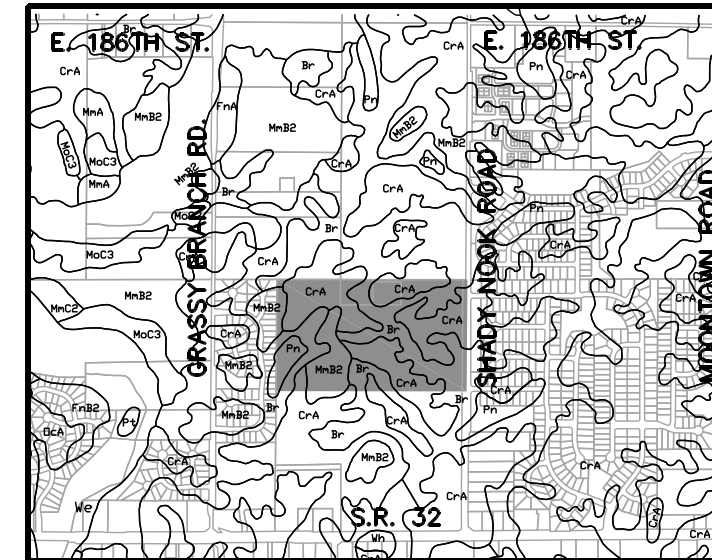
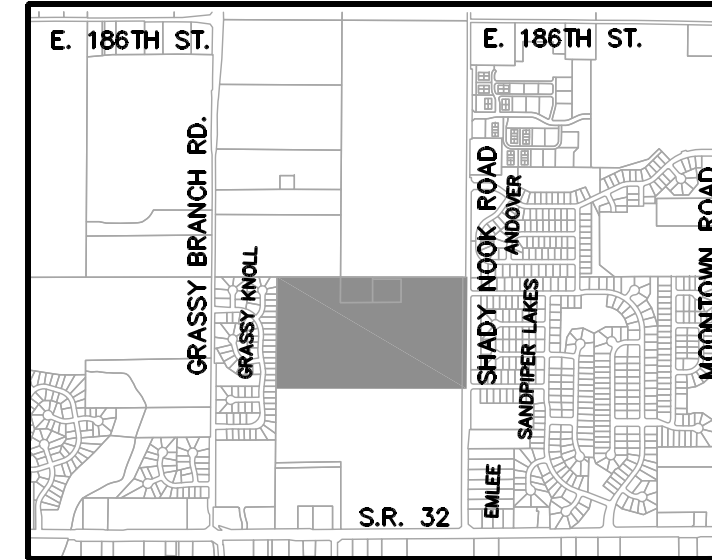
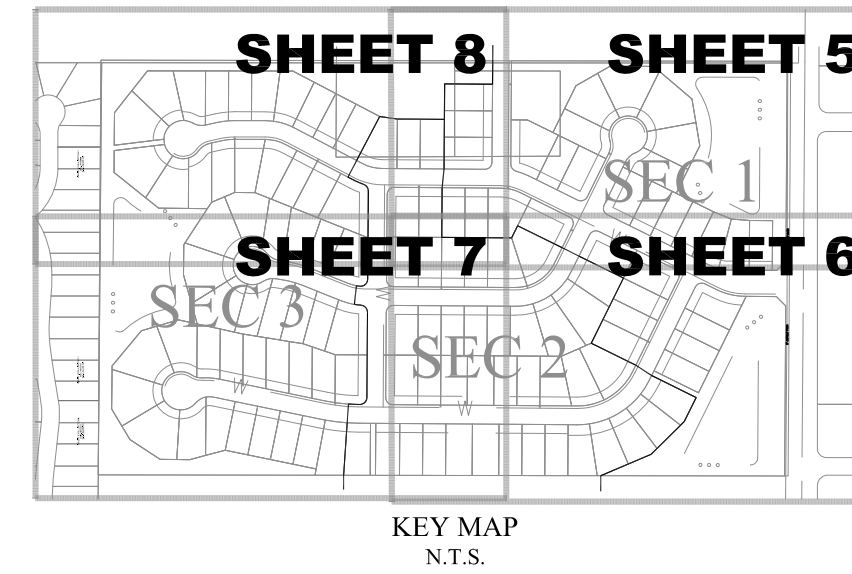


SHEFFIELD PARK DEVELOPMENT PLAN ZONING PUD

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C12	223.80'	200.00'	125.25'	N58°20'12"E	212.31'	64°06'55"
C9	167.85'	150.00'	93.94'	N58°20'12"E	159.23'	64°06'55"
C5	67.77'	150.00'	34.47'	N76°39'48"W	67.19'	25°53'05"
C2	72.09'	150.00'	36.76'	N76°07'40"W	71.40'	27°32'15"
C3	71.33'	150.00'	36.35'	S75°58'57"E	70.66'	27°14'48"
C11	97.96'	500.00'	49.14'	S83°59'35"E	97.80'	11°13'31"
C8	56.12'	150.00'	28.39'	S78°53'18"E	55.79'	21°26'05"
C1	43.73'	200.00'	21.95'	S83°50'23"W	43.64'	12°31'37"
C10	56.40'	150.00'	28.54'	N89°09'11"W	56.07'	21°32'42"
C6	67.77'	150.00'	34.47'	S76°39'48"E	67.19'	25°53'05"
C7	68.18'	300.00'	34.24'	N74°04'54"W	68.03'	13°01'16"

---	FLOW LINE
---	BURIED ELECTRIC LINE
---	OVERHEAD ELECTRIC LINES
---	BURIED TELEPHONE LINE
---	TELEPHONE LINE
---	BURIED CABLE T.V. LINE
---	CABLE T.V. LINE
---	GAS LINE
---	WATER LINE
---	SANITARY SEWER LINE; MANHOLE
---	SANITARY CLEAVOUT
---	STORM SEWER LINE; MANHOLE & END SECTION
---	CURB INLET
---	BEEHIVE OR ROUND INLET
---	SQUARE FLAT INLET
---	FENCE LINE
---	SET NAIL - UNLESS OTHERWISE NOTED
---	SET CAPPED REBAR STAMPED S&A FIRM #0008
---	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
---	H.C.S. HAMILTON COUNTY SURVEYOR
---	(M) MEASURED
---	(R) RECORDED
---	N.A.E. NO ACCESS EASEMENT

---	POWER POLE
---	LIGHT POLE
---	ELECT. TRANSFORMER
---	ELECT. PEDESTAL
---	ELECT. METER
---	GUY WIRE
---	TELEPHONE POLE
---	TELEPHONE PEDESTAL
---	TELEPHONE MANHOLE
---	CABLE T.V. POLE
---	CABLE T.V. PEDESTAL
---	TRAFFIC SIGNAL POLE
---	TRAFFIC MANHOLE
---	TRAFFIC CONTROL BOX
---	GAS VALVE
---	GAS METER
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	MAILBOX



Br-Brookston silt loam, 0 to 3 percent slopes

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

Cx-C Crosby silt loam, 0 to 3 percent slopes

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

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

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

Pn - Patton silt clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.M.A.E. & U.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT AND UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R.W.	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP



Know what's below.
Call before you dig.



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

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

CERTIFIED: 1/30/15
[Signature]

STOEPPELWERTH
ALWAYS ON.

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

DEVELOPMENT PLAN

SHEFFIELD PARK

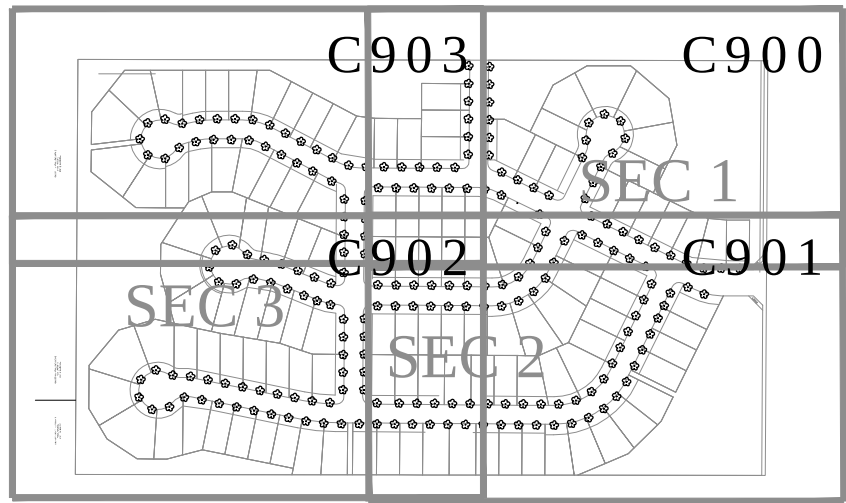
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 5
OF 8 SHEETS
S & A JOB NO. 704251AN

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

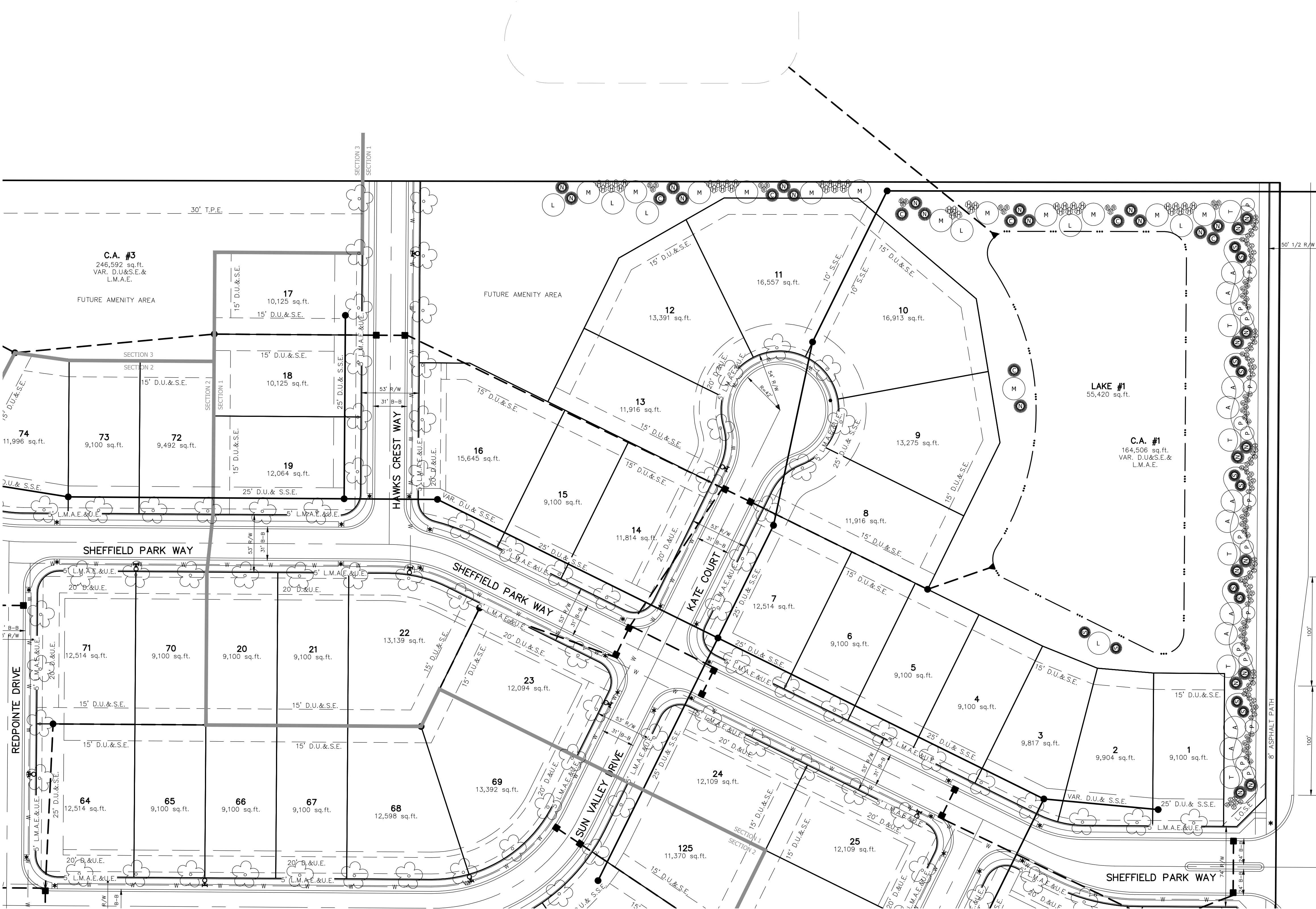
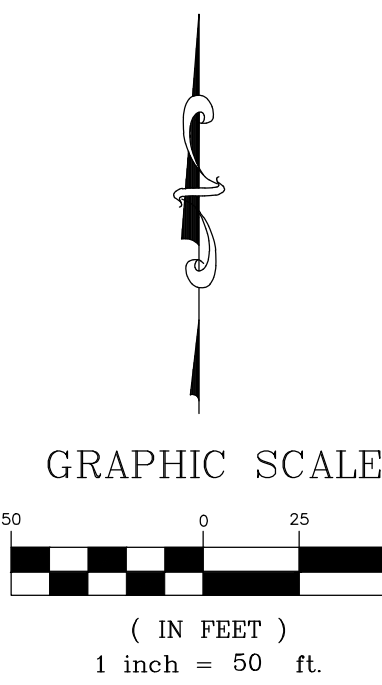
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



SHEFFIELD PARK

LANDSCAPE PLAN

ZONING PUD



SHADY NOOK ROAD

SHADE TREES

		NUMBER
L	Greenspire Linden Tilia cordata	15
A	Autum Blaze Maple Acer freemanii	19
M	Red Sunset Maple Acer rubrum	27
T	Tulip Tree Liriodendron tulipifera	11

EVERGREEN TREES

C	Colorado Blue Spruce Picea pungens	16
N	Norway Spruce Picea abies	53
S	Serbian Spruce Picea omorika	25

DECIDUOUS TREES

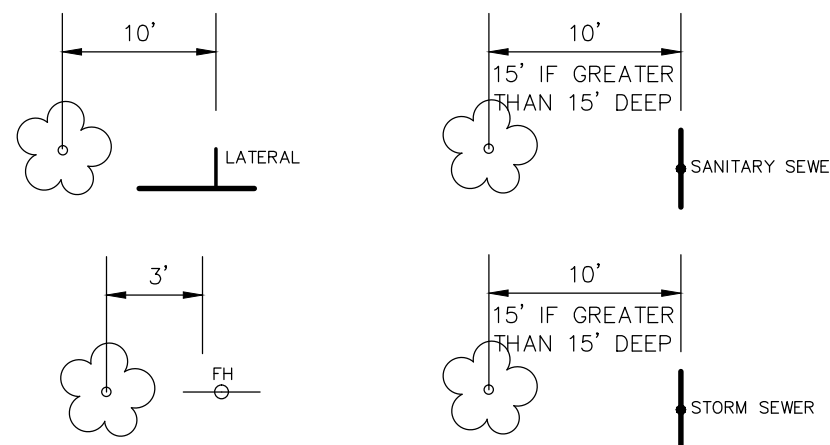
P	Prairie Fire Crabapple Malus 'Prairifire'	29
H	Hummingbird Summersweet Clethra alnifolia	252
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	126

DECIDUOUS SHRUBS

H	Hummingbird Summersweet Clethra alnifolia	252
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	126

Proposed Street Tree

DETAIL OF SEPERATION



NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
2. TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
3. 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOMES LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

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

CERTIFIED: 1/30/15

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

LANDSCAPE PLAN
SHEFFIELD PARK
PREPARED FOR:
WASHINGTON TOWNSHIP

SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO.
C900
S & A JOB NO.
70425LAN

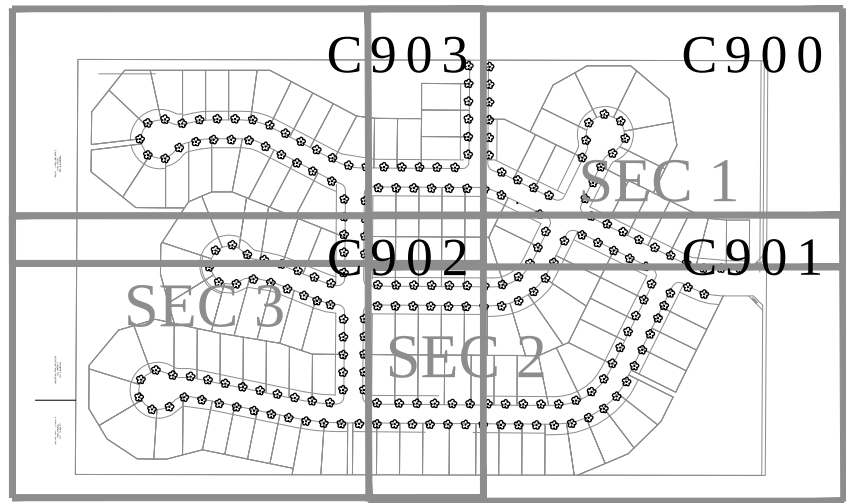
REVISED PER TAC COMMENTS

DATE

BY

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

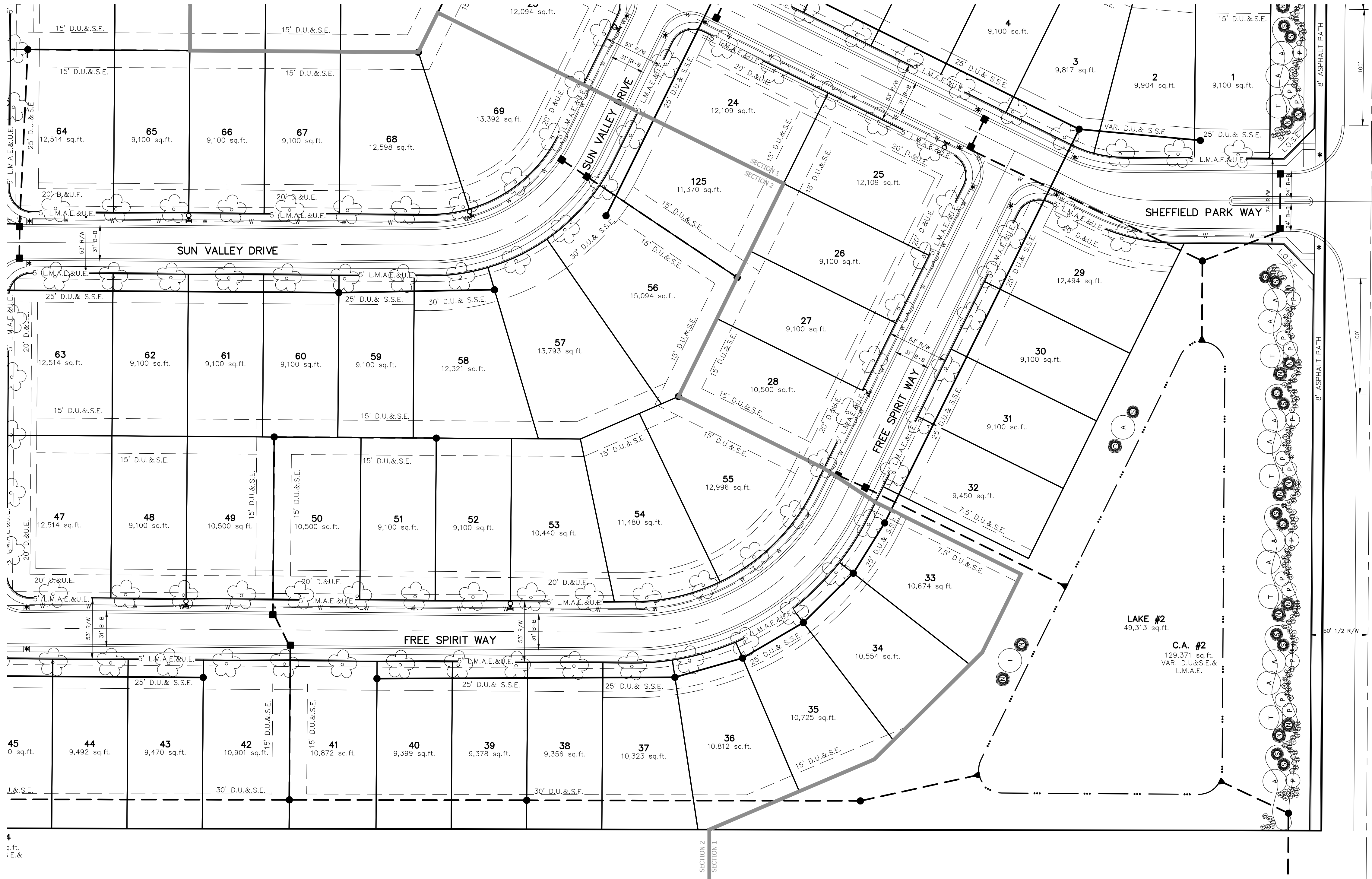
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



SHEFFIELD PARK

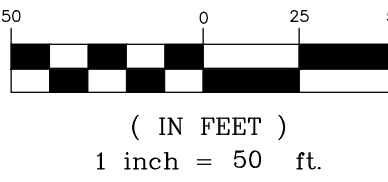
LANDSCAPE PLAN

ZONING PUD



- NOTES:
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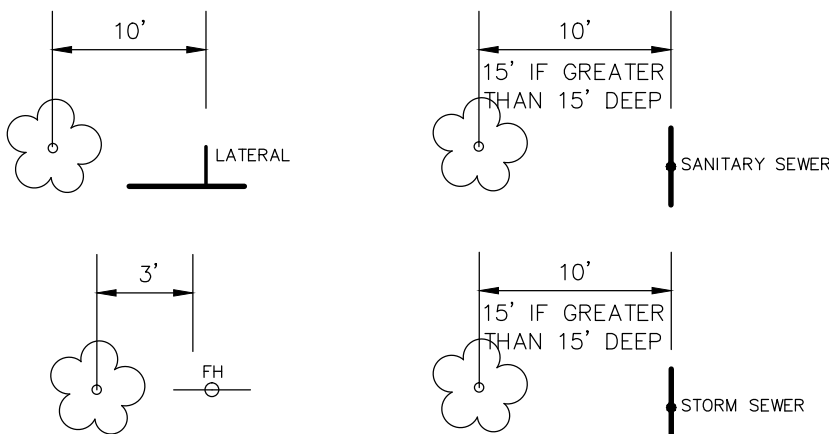
GRAPHIC SCALE



SHADE TREES		NUMBER
L	Greenspire Linden <i>Tilia cordata</i>	15
A	Autum Blaze Maple <i>Acer freemanii</i>	19
M	Red Sunset Maple <i>Acer rubrum</i>	27
T	Tulip Tree <i>Liriodendron tulipifera</i>	11
EVERGREEN TREES		
C	Colorado Blue Spruce <i>Picea pungens</i>	16
N	Norway Spruce <i>Picea abies</i>	53
S	Serbian Spruce <i>Picea omorika</i>	25
DECIDUOUS TREES		
P	Prairie Fire Crabapple <i>Malus 'Prairifire'</i>	29
DECIDUOUS SHRUBS		
H	Hummingbird Summersweet <i>Clethra alnifolia</i>	252
B	Purple Pride Dwarf Beautyberry <i>Callicarpa dichotoma 'Issai'</i>	126

Proposed Street Tree

DETAIL OF SEPERATION



THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 1/30/15
D.D. OLMEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

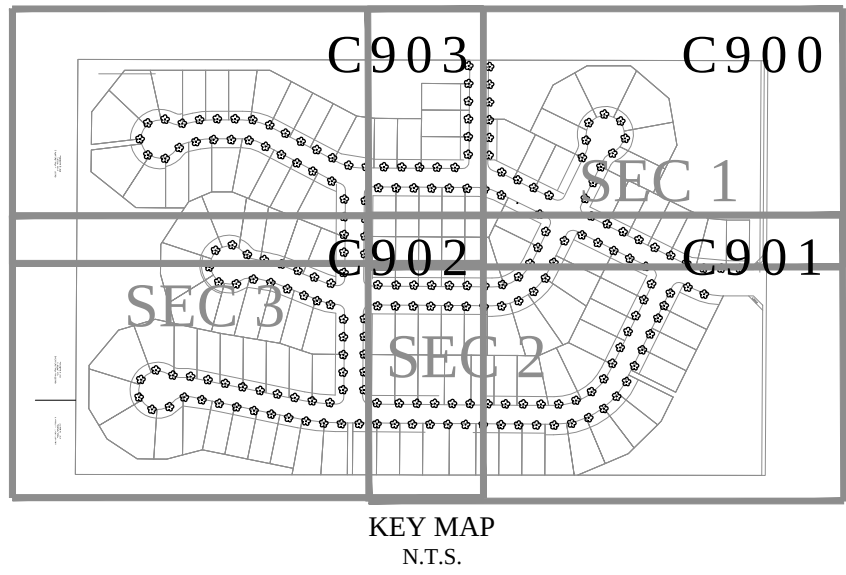
LANDSCAPE PLAN
SHEFFIELD PARK
PREPARED FOR:
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 32
TOWNSHIP: 19N
RANGE: R4E
DRAWN BY: HAM
CHECKED BY: BKR
SHEET NO.
C901
S & A JOB NO.
70425LAN

DATE: 02/24/15
REVISED PER TAC COMMENTS
BY: AOF

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

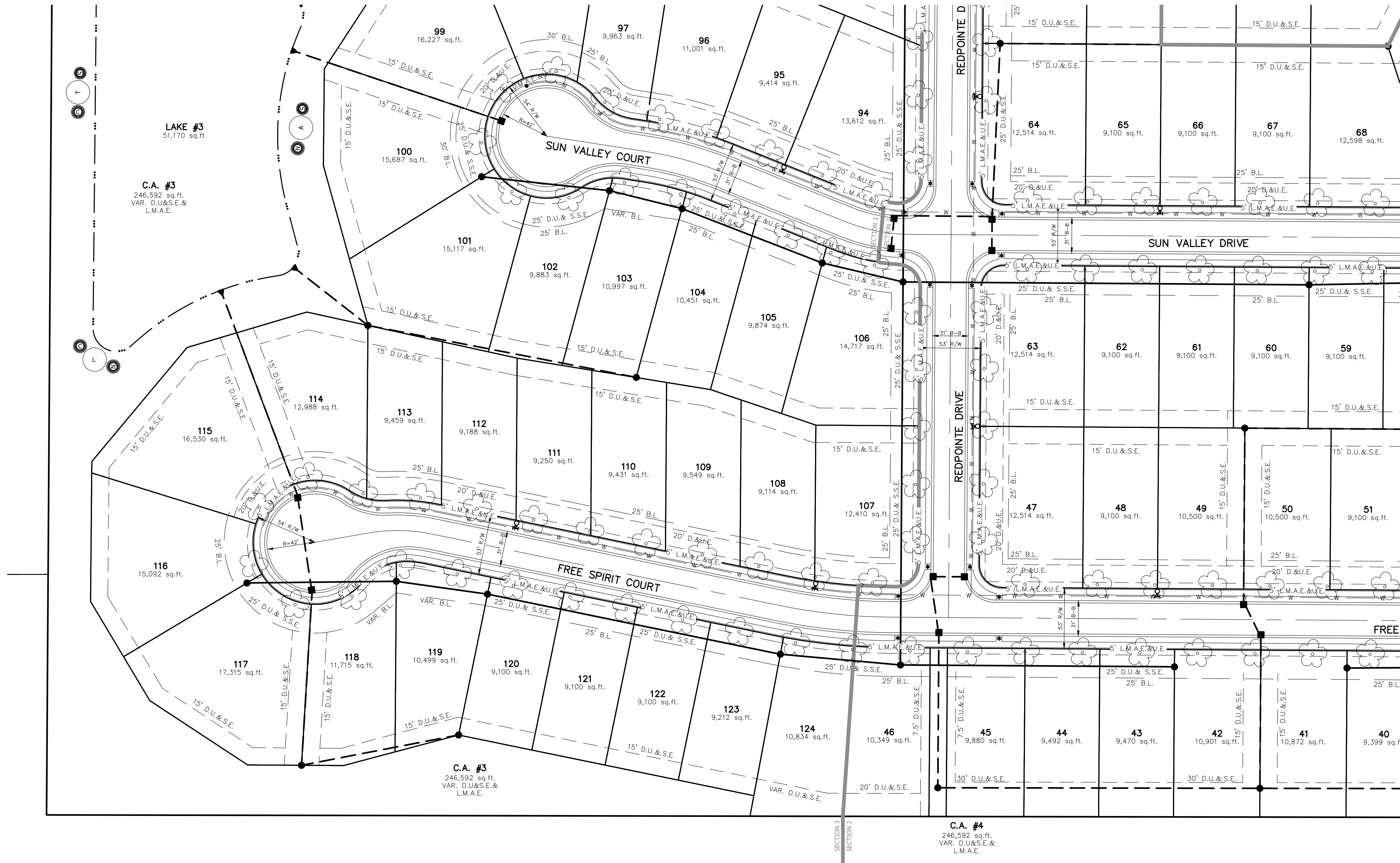
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



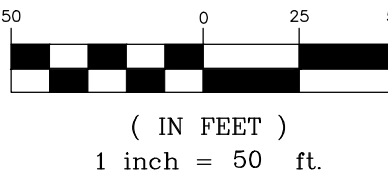
SHEFFIELD PARK

LANDSCAPE PLAN

ZONING PUD

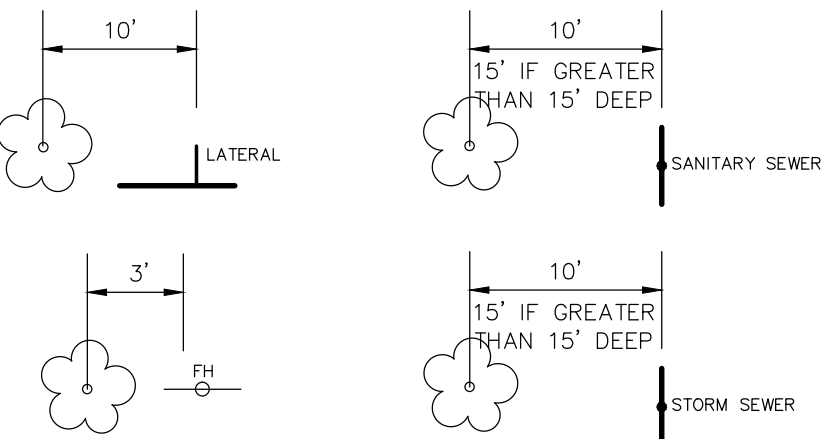


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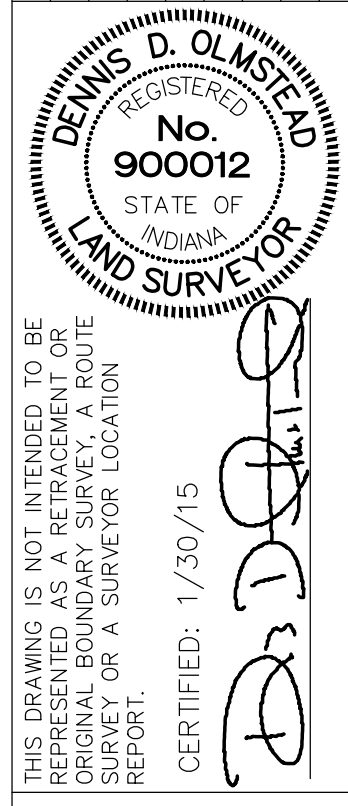


SHADE TREES		NUMBER
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DECIDUOUS TREES		
P	Prairie Fire Crabapple Malus 'Prairifire'	29
DECIDUOUS SHRUBS		
H	Hummingbird Summersweet Clethra alnifolia	252
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	126
	Proposed Street Tree	

DETAIL OF SEPERATION



- NOTES:
- TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
 - TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
 - 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOMES LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
 - STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.



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

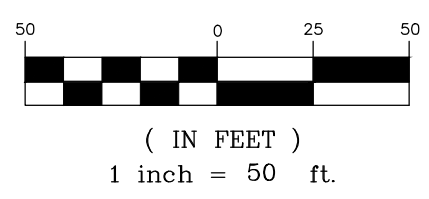
LANDSCAPE PLAN
SHEFFIELD PARK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO.
C902
S & A JOB NO.
70425LAN

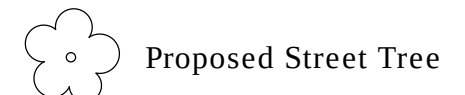
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



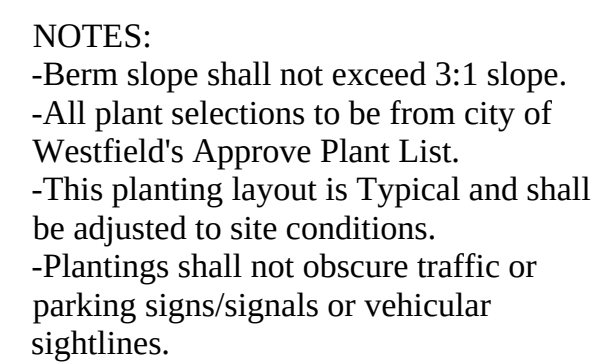
GRAPHIC SCALE



Greenspire Linden <i>Tilia cordata</i>	15
Autum Blaze Maple <i>Acer freemanii</i>	19
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Tulip Tree <i>Liriodendron tulipifera</i>	11
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Colorado Blue Spruce <i>Picea pungens</i>	16
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<u>DECIDUOUS TREES</u>	
Prairie Fire Crabapple <i>Malus 'Prairifire'</i>	29
<u>DECIDUOUS SHRUBS</u>	
Hummingbird Summersweet <i>Clethra alnifolia</i>	252
Purple Pride Dwarf Beautyberry <i>Callicarpa dichotoma 'Issai'</i>	126



1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
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3. 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOME'S LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVEWAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.

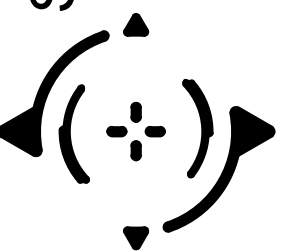


DENNIS D. OLMSTEAD
 REGISTERED
 No. 900012
 STATE OF
 INDIANA
 LAND SURVEYOR

CERTIFIED: 1/30/15


PELWERTH

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



LANDSCAPE PLAN

SHEFFIELD PARK
TOWNSHIP
HAMILL TON

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 32	TOWNSHIP: 19N	RANGE: R4E
----------------	------------------	---------------

DRAWN BY: HAM	CHECKED BY: BKR
SHEET NO.	

C903

S & A JOB NO.
70425LAN

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

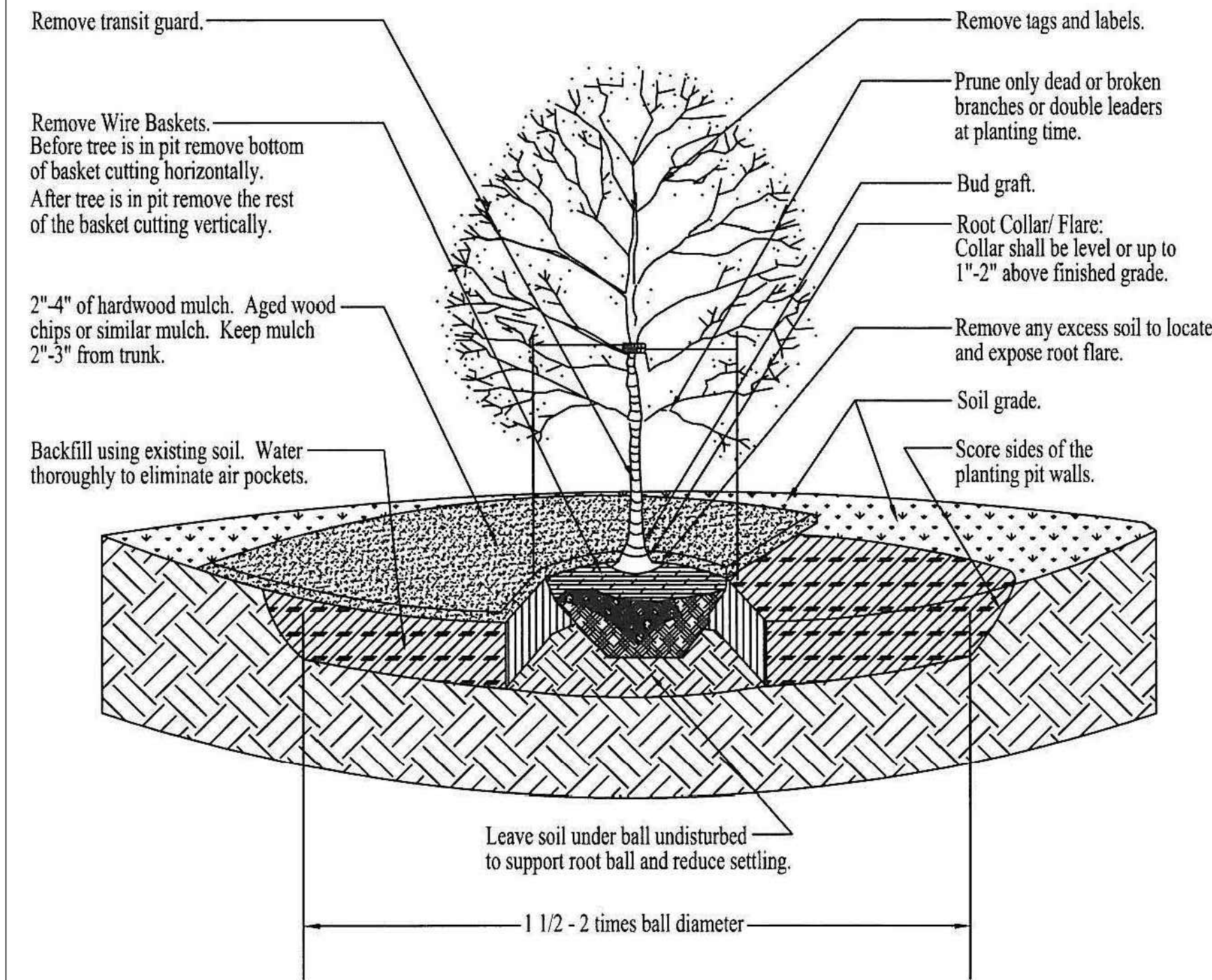
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

SHEFFIELD PARK

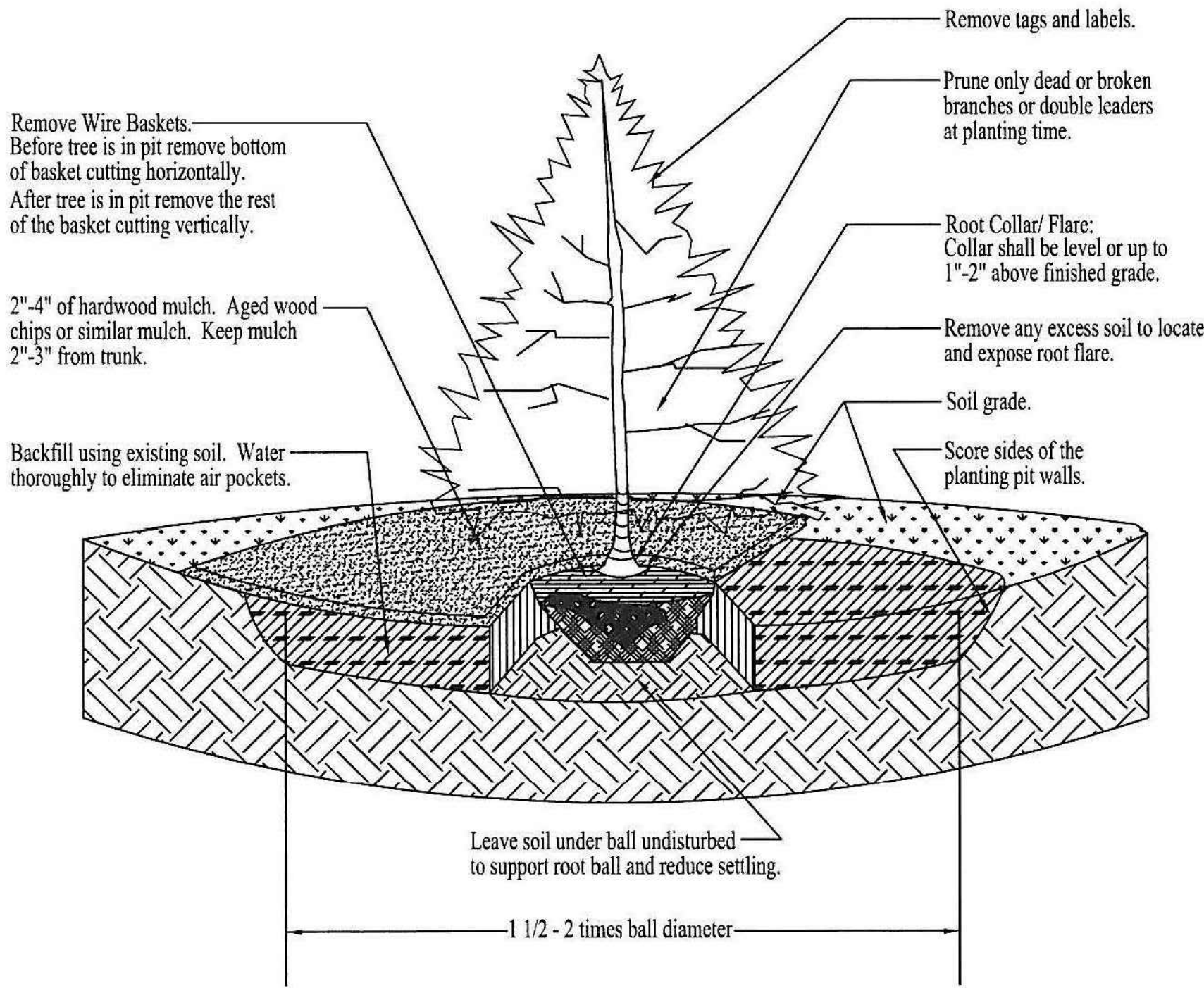
LANDSCAPE PLAN

ZONING PUD

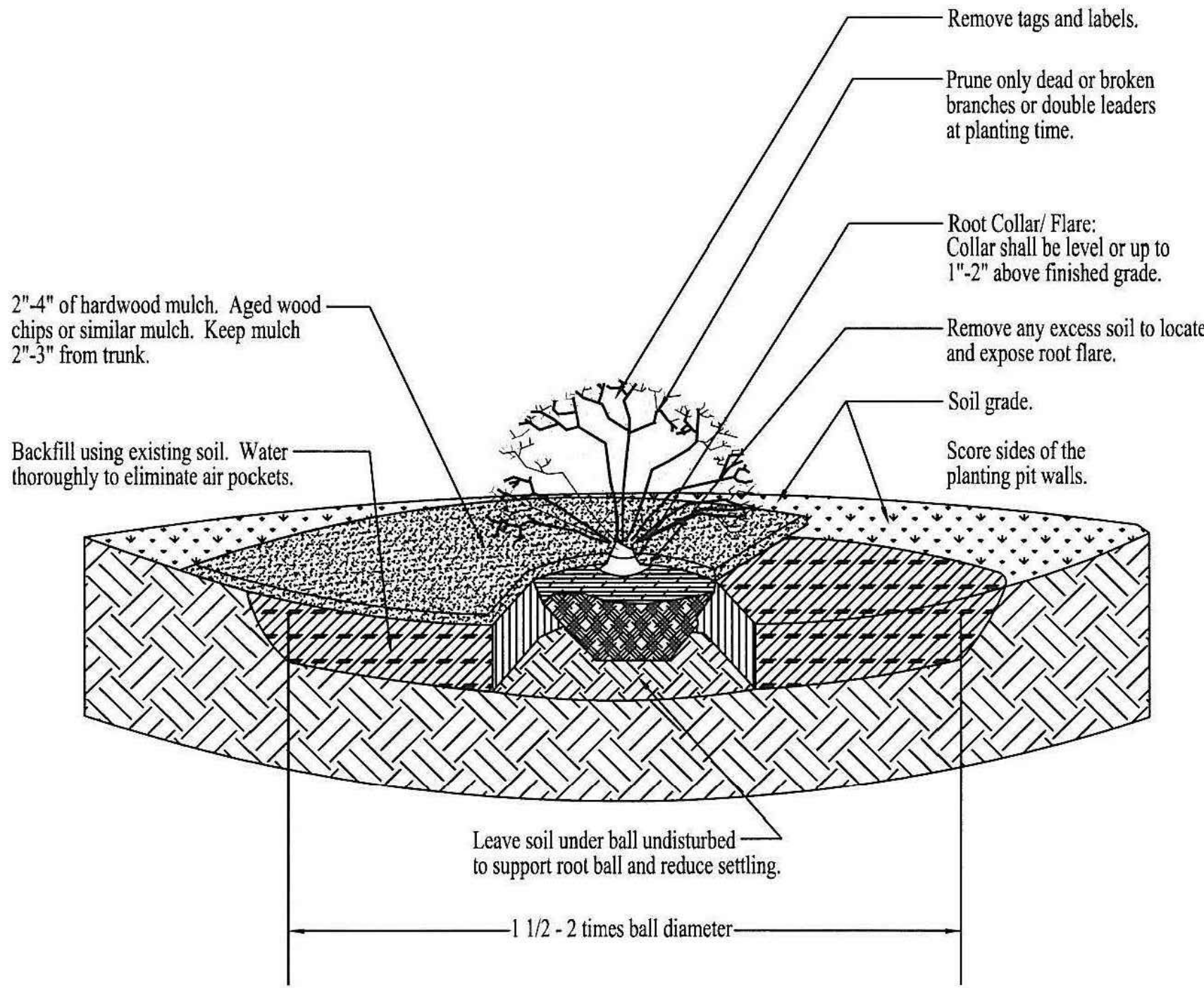
- NOTES:
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TREE PLANTING DETAIL
NOT TO SCALE

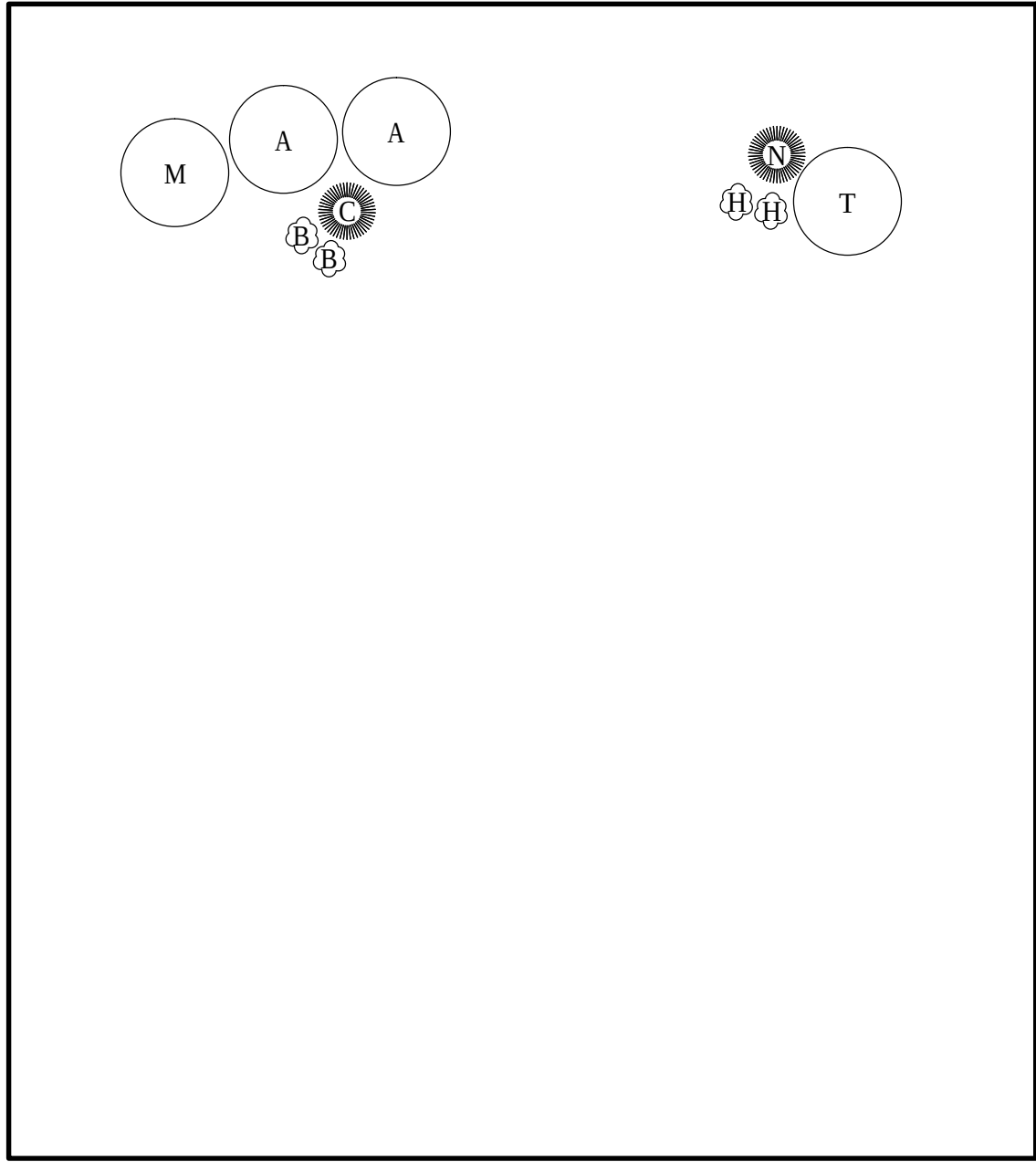


EVERGREEN PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

TYPICAL LOT W/ LANDSCAPE PACKAGE



- SHADE TREES**
- L Greenspire Linden
Tilia cordata
 - A Autum Blaze Maple
Acer freemanii
 - M Red Sunset Maple
Acer rubrum
 - T Tulip Tree
Liriodendron tulipifera
- EVERGREEN TREES**
- C Colorado Blue Spruce
Picea pungens
 - N Norway Spruce
Picea abies
 - S Serbian Spruce
Picea omorika
- DECIDUOUS TREES**
- P Prairie Fire Crabapple
Malus 'Prairifire'
- DECIDUOUS SHRUBS**
- H Hummingbird Summersweet
Clethra alnifolia
 - B Purple Pride Dwarf Beautyberry
Callicarpa dichotoma 'Issai'

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL SURVEY OR A ROUTE REPORT.

CERTIFIED: 1/30/15

STOEPPELWERTH

ALWAYS ON.

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

LANDSCAPE DETAILS

PREPARED FOR:

SHEFFIELD PARK

HAMILTON CO., INDIANA

SECTION: 32

TOWNSHIP: 19N

RANGE: R4E

DRAWN BY:

CHECKED BY:

SHEET NO.

C904

S & A JOB NO.

70425LAN

REVISIONS

REVISED PER TAC COMMENTS

DATE

BY

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

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
2. TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
3. 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOMES LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.

SHEFFIELD PARK

LANDSCAPE PLAN

ZONING PUD

City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Type A Street Trees for new construction											
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow marking - flowering peak in mid-May	Upright-oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Hint of chestnut has needle-sharp thorns
Acer triflorum	Three-Flowered Maple	25-30'	25-30'	Greenish-yellow - April	upright-spreading to full, dense, and round-headed trunk usually divided, spreading, flat-topped to rounded crown	Full sun to part shade	Medium	Orange-red	No	slow	
Cercis canadensis	Eastern Redbud	20-25'	25-35'	Pink - late April to early May	rounded with distinct stratified branching. Strong horizontal lines	Full sun to part shade	Medium	Yellow	Yes	medium	
Cornus kousa	Kousa Dogwood	15-25'	15-30'	White to pinkish - early June for about 6 weeks	broad-rounded, low-branched	Full sun to part shade	Medium	Red	No	slow	
Crataegus crus-galli	Cockspur Hawthorn	25-35'	25-35'	White, odorous - May	rounded to broad spreading	Full sun to part shade	Medium	Insignificant	No	medium	Resembles the American Elm
Eucommia ulmoides	Hardy Rubber Tree	40-60'	30-50'	Greenish brown - April	short trunk, wide spreading crown	Full sun to part shade	Medium	Golden bronze	Yes	slow, medium in youth	
Fagus grandifolia	American Beech	50-80'	40-80'	Yellowish green - April or early May	densely pyramidal to oval or rounded, branch to ground	Full sun to part shade	Medium	yellow, orange or red	No	slow to medium	Male tree only
Fagus sylvatica	European Beech	35-50'	20-40'	Yellowish green - April or early May	wide spreading, great variation	Full sun	Medium	Yellow	No	slow to medium, fast with fertilizer	
Ginkgo biloba	Maidenhair Tree	50-80'	30-40'	Green - April to May	short trunk, open-spreading and fine textured vertically ascending irregular branches, obovate crown	Full sun	Medium	Yellow	Yes	fast	Commonly exhibit dieback (in the crown)
Gleditsia tricanthos variety inermis	Thornless Honeylocust	60-80'	60-80'	Greenish yellow - May to June	round-headed, branches upright arching spreading	Full sun	Medium	Yellow	No	slow	
Gymnocladus dioica	Kentucky Coffee Tree	60-80'	40-55'	Greenish white - April to May	round-headed, branches upright arching spreading	Full sun to part shade	Medium	Yellow	No	slow	
Maackia amurensis	Maackia	20-30'	20-30'	Oval white - June to July, doesn't flower every year	oval to spreading, upright branching	Full sun	Medium	Orange	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Pyrus calleryana	Redgira Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Medium	Orange	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth

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City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Cornus mas	Cornelian Cherry Dogwood	15-25'	15-20'	Yellow - late March or early April	multi-stemmed, oval rounded outline, branching to ground	Full sun to part shade	Medium	Orange-red to red	No	medium	fast when young, slows with age
Crataegus phoenopyrum	Washington Hawthorn	25-30'	25-30'	White - early June, short bloom	broadly oval to rounded, dense	Full sun	Medium	Orange-red	No	slow	
Crataegus viridis	Winter King Hawthorn	25-35'	25-35'	White - late May	rounded, spreading, dense	Full sun	Medium	Orange-red	Yes	slow	
Liquidambar styraciflua	Sweetgum	60-80'	40-60'	Yellow-green - May	oblong to rounded crown	Full sun	Medium	Showy red, orange & yellow	Yes	medium to fast	drops numerous spined seed pods in the fall
Liriodendron tulipifera	Tulip Tree	60-90'	30-50'	Yellow with orange band - late May thru mid June	multi-stemmed, pyramidal to rounded	Full sun	Medium	Pretty golden yellow	Yes	fast	
Magnolia x soulangeana	Saucer Magnolia	20-25'	20-25'	White - mid June	upright, densely branched, rounded	Full sun to part shade	Medium	Light green	Hybrid	medium	More shrub-like
Magnolia stellata 'Royal Star'	Royal Star Magnolia	10-20'	8-15'	White - March to April	multi-stemmed, open, upright-spreading	Full sun to part shade	Medium	Brownish-yellow	No	slow	More shrub-like
Magnolia virginiana	Sweet Bay Magnolia	10-35'	10-35'	White, lemon-scented - mid June	range from low mound like to narrow upright to pendulous	Full sun to part shade	Medium to wet	Brownish-yellow	Yes	medium to fast	More shrub-like
Malus species	Crabapples	15-25'	15-25'	Varies	irregularly rounded or flat-topped crown	Full sun	Medium	Varies	Hybrid	varies	will not tolerate heavy pollution
Nyssa sylvatica	Black Gum, Black Tupelo	30-50'	20-30'	Greenish-white - May to June	rounded, horizontal or drooping branches	Full sun to part shade	Medium to wet	Scarlet red	Yes	slow to medium	
Ostrya virginiana	Eastern Hop Hornbeam	25-40'	20-30'	Red-brown (male) light green (female) - April	broad rounded to upright-oval	Full sun to part shade	Medium	Yellow-orange	Yes	slow	
Philadelphorus amurensis	Amur Corktree	30-45'	30-60'	Yellowish-green - May and early June	broad spreading, short trunk, open rounded crown	Full sun	Medium	Yellow	No	medium	female plants can become invasive
Prunus cerasifera	Cherry Plum	15-25'	15-25'	White or slightly pink - April	upright-spreading branches, vase shape, ascending branching, spreading	Full sun to part shade	Medium	Insignificant	No	fast	
Prunus 'Yanzer'	Japanese Flowering Cherry	25-30'	25-30'	Deep pink - April	rounded crown, vase-shaped to rounded	Full sun to part shade	Medium	Yellow to orange-bronze	No	fast	
Prunus serrulata	Japanese Flowering Cherry	15-25'	15-25'	White to pink - April	round-headed, vase-shaped to rounded	Full sun to part shade	Medium	Yellow to bronze to red	No	medium	
Prunus subhirtella pendula	Weeping Cherry	20-25'	15-25'	Pink to white - late March to early April	gracefully weeping	Full sun to part shade	Medium	Yellow	No	fast	

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City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Acer tataricum	Tatarian Maple	15-20'	15-20'	Greenish-white - April to May	multi-stemmed, rounded to wide spreading	Full sun to part shade	Medium	Yellow-red	No	slow to medium	may naturalize
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow marking - flowering peak in mid-May	Upright-oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Hint of chestnut has needle-sharp thorns
Amelanchier canadensis	Shadblow Serviceberry, Thicket Serviceberry	20-25'	15-20'	White - late March	upright, suckering, tightly multi-stemmed	Full sun to part shade	Medium	Orange-red	No	medium	
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	15-25'	15-25'	White - April	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Hybrid	slow to medium	
Amelanchier laevis	Allegheny Serviceberry	15-40'	15-40'	White - April, short lived brown (male), green (female) around March	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Yes	medium	
Betula nigra	river Birch	40-70'	40-60'		round-headed, trunk usually divided	Full sun to part shade	Medium to wet	Yellowish	Yes	medium to fast	
Carpinus betulus	European hornbeam	40-60'	40-60'	Green - April	oval rounded to rounded	Full sun	Medium	Yellow to yellow-green	No	slow to medium	
Carpinus caroliniana	American Hornbeam	20-30'	20-35'	Green - April	multi-stemmed, wide-spreading, flat or round-topped (often irregular) crown	Full sun to part shade	Medium	Yellow, orange-red	Yes	slow	
Carya cordiformis	Bitternut Hickory	50-80'	30-50'	Green - April to May	irregular, cylindrical crown	Full sun to part shade	Medium to wet	yellow-orange	Yes	medium	Develop large taproot
Carya glabra	Pignut Hickory	50-80'	25-40'	Yellowish-green - April to May	regular open oval	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Carya laciniosa	Shellbark Hickory	60-80'	40-60'	Greenish-yellow - April to May	narrow oblong crown, high branching	Full sun	Medium to wet, tolerable bottomland	Yellowish brown	Yes	medium	Develop large taproot
Carya ovata	Shagbark Hickory	70-90'	50-70'	Greenish-yellow - April to May	oblong crown, straight trunk	Full sun to part shade	Medium	Gold and showy	Yes	medium	Develop large taproot
Carya tomentosa	Mockernut Hickory	60-80'	40-60'	Yellowish-green - April to May	narrow to broadly rounded	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Celtis laevigata	Sugar Hackberry	60-80'	60-80'	Green - late April to early May	rounded to broad rounded, often pendulous	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium	salt tolerant, recommended street tree
Celtis occidentalis	Common Hackberry	60-80'	60-80'	Green - late April to early May	broad top of ascending or ching branches	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium to fast	recommended street tree
Cercidiphyllum japonicum	Katsura Tree	60-70'	40-50'	N/A	greatly variable low branching, broad, round crown	Full sun to part shade	Medium to wet	Yellowish-red	No	medium to fast	
Cladostis kentuckea (lutea)	Yellowwood	30-50'	40-55'	White, fragrant - early June	spreading, low-branched, broad horizontal branches form stratified layers	Full sun	Medium	Yellow-orange	Yes	medium	
Cornus alternifolia	Pagoda Dogwood	10-15'	12-20'	Yellowish-white, fragrant - late May to early June	spreading, low-branched, broad horizontal branches form stratified layers	Full sun to part shade	Medium	Green-red	Yes	slow initially medium when established	

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New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Pyrus calleryana 'Capital'	Capital Pear	25-35'	8-12'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Quercus rubra	Red Oak	50-75'	50-75'	Yellowish green, insignificant May	round-topped and symmetrical somewhat oval to rounded crown, branches somewhat arching	Full sun	Dry to medium	Dark red, showy	Yes	fast if in rich moist well-drained soil	
Syringa reticulata	Japanese Lilac Tree	20-30'	15-20'	White, fragrant - late May to June	upright-oval to pyramidal-rounded	Full sun	Medium	Insignificant	No	medium	Bees attracted to flowers, also attract Japanese beetles
Tilia cordata	Little Leaf Linden	50-70'	35-50'	Pale yellow, fragrant - late June, early July	upright-oval to pyramidal-rounded	Full sun to part shade	Medium	Pale green to pale yellow	No	medium	Bees attracted to flowers, also attract Japanese beetles
Tilia tomentosa	Silver Linden	50-70'	30-50'	Pale yellow, fragrant - late June, early July	upright-oval to pyramidal-rounded, lower branches skirt ground	Full sun to part shade	Dry to medium	Pale green to pale yellow	No	medium	Bees attracted to flowers, also attract Japanese beetles
Tilia x euclora	Crème de Lindén	40-60'	20-30'	Pale yellowish-white - July	low branching, vase-shaped with ascending branches	Full sun to part shade	Medium	Pale green to pale yellow	Hybrid	slow to medium	Bees attracted to flowers, also attract Japanese beetles
Zelkova serrata	Japanese Zelkova	50-80'	50-80'	Green - April	round-headed, dense, often branched to ground	Full sun	Medium	Red	No	medium, fast in youth	

Type B Street Trees for new construction

Acer campestre	Hedge Maple	20-35'	25-35'	Yellowish-green - May	varies from fastigate to columnar to round-crowned	Full sun to part shade	Medium	Yellow	No	slow	
Acer x freenianii	Freeman Maple	40-55'	30-40'	Greenish-yellow to red - rarely flowers	varies from fastigate to columnar to round-crowned	Full sun to part shade	Medium to wet	orange-red to scarlet red	Hybrid	medium to fast	
Acer glabrum	Paperbark Maple	20-30'	15-25'	Green - April	upright-oval, oval to part shade	Full sun to part shade	Medium	Red	No	slow	
Acer macrocarpum	Nikko Maple	30-45'	30-45'	Yellow - May	vase-shaped, round-headed	Full sun to part shade	Medium	Red	No	slow	
Acer nigrum	Black Maple	60-80'	40-70'	Greenish - April	upright-oval to rounded	Full sun to part shade	Medium	Showy yellow, orange or red	Yes	slow	
Acer rubrum	Red Maple	40-70'	30-50'	Red, sometimes yellow - late March or April	Irregular, Oval, or rounded	Full sun to part shade	Medium to wet	Orange-red	Yes	medium to fast	
Acer saccharum	Sugar Maple	60-80'	40-70'	Greenish - before leaves in April	Upright-oval to rounded, dense	Full sun to part shade	Medium	yellow, orange or red	Yes	slow	

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City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Prunus virginiana	Choke Cherry	20-25'	15-20'	White - April to May	small, suckering, crooked branches and slender twigs. Oval rounded crown	Full sun to part shade	Dry to medium	Yellow to orange	Yes	fast	may naturalize
Quercus alba	White Oak	50-80'	50-80'	Yellowish-green, insignificant, messy - May	upright-rounded to broad rounded with wide-spreading branches	Full sun	Dry to medium	Striking reddish & purplish	Yes	slow to medium	
Quercus bicolor	Swamp White Oak	50-60'	50-60'	Yellowish-green - May	broad, open, round-topped crown. Short, limby trunk	Full sun	Dry to medium	Yellow, sometimes reddish purple	Yes	slow to medium	
Quercus imbricaria	Shingle Oak	40-60'	40-60'	Yellowish-green, messy - May	broad rounded to upright-oval	Full sun	Medium	variable from yellow-brown to red-brown	Yes	slow to medium	
Quercus macrocarpa	Bar Oak	60-80'	60-80'	Yellowish-green, insignificant - April to May	pyramidal to oval broad open crown	Full sun	Dry to medium	Copper	Yes	slow	
Quercus shumardi	Schumard Oak	40-60'	30-40'	Greenish, messy - May	pyramidal, flat-topped and picturesque in age	Full sun	Medium to wet	Brownish red	Yes	medium to fast	
Taxodium distichum	Bald Cypress	50-75'	20-45'	N/A		Full sun	Medium to wet	Cinnamon brownish	No	medium	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/30/15

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

LANDSCAPE DETAILS

PREPARED FOR:

SHEFFIELD PARK

WASHINGTON TOWNSHIP, INDIANA
HAMILTON CO., INDIANA

SECTION: 32 TOWNSHIP: 19N RANGE: 4E
DRAWN BY: CHECKED BY:
SHEET NO.
C905
S & A JOB NO. 7042SLAN

REVISED PER TAG COMMENTS
DATE

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 16, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randy Graham, Steve Hoover, Ken Kingshill, Andre Maue, Bill Sanders and Robert Smith.

City Staff Present: Jennifer Miller, Assistant Director; Jesse Pohlman, Senior Planner; Jeffrey Lauer, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: March 2, 2015, APC Meeting Minutes

Motion: To approve the March 2, 2015 minutes

Motion: Smith; Second: Kingshill; Vote: Approved 7-0

Lauer reviewed the Policy and Procedures.

Case No. 1502-SPP-07 & 1502-ODP-01

Description: *Harmony, Section 3*

Northeast corner of Ditch Road and 151st Street

Estridge Development Management LLC by Innovative Engineering & Consulting, Inc. requests Primary Plat and Overall Development Plan and associated requested plat waiver approval for 97 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.

Howard presented a project overview and waiver request, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the February 2nd, 2015 meeting. Petitioner was available for questions.

Kingshill asked about the supporting documentation for the sight distance triangle waiver.

Stumpf responded that the site triangle waivers will be provided to Public Works with the construction plans.

Howard recommended approval of 1502-SPP-07 and 1502-ODP-01 with the following conditions in accordance with the recommendations of the Public Works Department outlined in Exhibit 7:

- a. Approve the waiver to reduce the driveway separation requirement from 75 feet to 30 feet with the condition that the measurement is from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline);
- b. Approve the waiver to reduce the alley width requirement from 20 feet to 18 feet with the condition that the reduction only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the

Indiana Fire Code, Section 503.2.1;

- c. Approve the reduction in the vision clearance triangle distance from 40 feet to 20 feet subject to approval by the Public Works Department upon its receipt and review of evidence and supporting documentation from the developer that adequate sight distances will be maintained.
- d. Approve the reduction of the centerline radius from 150 feet to 100 feet.
- e. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.

Motion: To approve Petition 1502-SPP-07 & 1502-ODP-01 with staff's waiver request and recommended conditions.

Motion: Smith: Second: Kingshill: Vote: 7-0

Case No. 1503-PUD-03 & 1503-DDP-04

Description: *Grand Park Fieldhouse PUD*

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

Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District and Detailed Development Plan review for a new 86,930 square-foot indoor athletic facility.

Miller presented a project overview for 1503-PUD-03 & 1503-DDP-04, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the March 2nd, 2015 meeting.

Hoover asked if anything had been resolved about the trail access and connectivity to the adjacent parking lot.

Hoover and Smith expressed concern that people would have to walk in the street to get to their destination.

Miller responded that they looked at access to Parking Lot G which is to the west of this sight, but there is not enough space between the ponds and the existing fields to put in a path. They looked into the south side along 186th Street which the city has no objection to this however, it is not on any plans for this to occur. Miller will forward requests/questions the Grand Park and Public Work Directors.

Scimia would like to see a connection from parking lot G to 161st St, the only problem is that they do not own that property and there are no plans or commitments to connect. There is a sidewalk at 186th St and it is a short walk to the parking lot. There is no room to put a parking lot on the north side but there is a path on the west side. Scimia responded they would consider working with WPWD to install a connection to adjacent sidewalks.

Miller recommends forwarding 1503-PUD-03 (Grand Park Fieldhouse PUD) to the City Council with a favorable recommendation.

Motion: To forward the Petition 1503-PUD-03 with a favorable recommendation.

Motion: Sanders: Second: Hoover: Vote: 7-0

Miller recommends approving 1503-DDP-04 with the following conditions:

- a. Approval of 1503-DDP-04 (Development Plan) shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
- b. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

Motion: To approve Petition 1503-DDP-04 with staff conditions.

Motion: Sanders: Second: Hoover: Vote: 7-0

Case No. 1503-DDP-01

Description: *Ricker's*

Ricker's by Weihe Engineers, Inc. requests Detailed Development plan review for a new 5,000 square-foot gasoline service station on approximately 1.6 acres +/- in the Hall & House PUD District.

Lauer presented a project overview for 1503-DDP-01 as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the March 2nd, 2015 meeting.

Brad Schoeff, Weihe Engineers on behalf of the petitioner, addressed the Commission to request approval of the petition.

Maue asked about brick wrapping around the sides of the parapet, requested wrapping brick inside of parapet.

Matt Yates, KRM Architects responded that if this is what the council would like, it will be added to the plans.

Kingshill asked about changes since the public hearing.

Yates responded that the two main changes were the faux windows on the back and some issues with the roof undulation which has been resolved.

Graham asked if all gas pumps are contained under the canopy.

Yates responded that all gas pumps are contained under the canopy and between the columns. The mechanical systems run underground to the circuits.

Hoover asked about the orientation of dumpster enclosure, mirror image of the development plan.

Yates responded that the development plan shows how the dumpster enclosure would be set up.

Lauer recommended approval of 1503-DDP-01 with the following condition:

That final approval be delegated to the Department, upon the recordation of a Secondary Plat for the Property. Also included in the condition is to wrap brick around the sides of the parapet wall where the parapet wall meets the pitched roof as noted in minutes.

Motion: To approve Petition 1503-DDP-01 with Staff conditions.

Motion: Smith: Second: Maue: Vote: 7-0

Case No. 1503-DDP-02

Description: *Monon Marketplace*
17407 Wheeler Road
Pritzke & Davis, LLP by Weihe Engineers, Inc. requests Detailed Development Plan review for a new 13,000 square-foot commercial building and a new 8,500 square-foot commercial building on approximately 4.4 acres +/- in the Hall & House PUD District.

Lauer presented a project overview for 1503-DDP-02 as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the March 2nd, 2015 meeting.

Brad Schoeff, Weihe Engineers on behalf of the petitioner, requested approval of the petition.

Chuck Kotterman gave an overview presentation and has committed to comply with the no more than 25% requirement of E.F.I.S.

Hoover asked about shielding of mechanical equipment.

Hoover was very happy with the changes, but still had concerns about what will be seen from 31 overpass.

Kotterman responded that they have not done an elevation study from 31 but they do have some taller elements that they can hide the equipment behind.

Kingshill was looking at the Goodwill store off 31 is closer to the road and he could not see the roof. Kingshill believes that the roof for Monon Marketplace will not be able to be seen from 31.

Hoover asked what the shaded areas represented.

Kotterman responded that was the angled areas of the site.

Lauer recommended approval of 1503-DDP-02 with the following conditions:

That final approval be delegated to the Department, upon the recordation of a Secondary Plat for the Property and also included the condition to comply with no more than 25% E.F.I.S. on any façade (Article 5.3).

Motion: To approve Petition 1503-DDP-02 with Staff conditions.

Motion: Kingshill: Second: Hoover: Vote: 7-0

Case No. 1503-PUD-02 [PUBLIC HEARING]

Description: *Andover North PUD Amendment*

Northwest corner of 186th Street and Moontown Road

Site Solutions Property Group, LLC requests amendments to the Andover North PUD.

Howard presented a project overview for petition 1503-PUD-02, as summarized in the staff report.

Re-Open Public Hearing at 7:48 pm.

Public Hearing closed at 7:49 pm.

Hoover asked about how neighbors' concerns about drainage and other issues were resolved.

Howard responded that the architectural standards and price of the houses were the main concerns from the public hearing. The architectural standards have not changed and are staying as they were written in the PUD. Because this is in the PUD stage, they do not have a developer to be able to address the prices of the homes. Amenities issues were mainly the church property and the best they can do is to say that they will enforce the ordinance when the time comes. This has been written into the ordinance.

Russell Brown, petitioner's representative said that the neighbors have come to an agreement regarding landscaping changes and this will come through with the development plan review next month. Drainage easement for the outlet is still being worked on for the north pond and will also be in the development plan next month.

Motion: To approve Petition 1503-DDP-02.

Motion: Hoover: Second: Kingshill: Vote: 7-0

Case No. 1503-ODP-05 & 1503-SPP-05

Description: *Grassy Branch Commercial Subdivision*

Northeast corner of SR 32 and Grassy Branch Road

First Merchants Bank by Maurer Surveying, Inc. requests Overall Development

Plan and Primary Plat review of approximately 13.16 acres +/- in the LB-PD District.

Pohlman presented a project overview for 1503-ODP-05 & 1503-SPP-05 and 1503-DDP-03 as

summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the March 2nd, 2015 meeting.

Hoover thanked Petitioner for screening the HVAC unit.

Pohlman recommended approval of 1503-ODP-05 & 1503-SPP-05 with the following condition:

All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1503-ODP-05 & 1503-SPP-05.

Motion: Kingshill: Second: Smith: Vote: 7-0

Case No. 1503-DDP-03

Description: *First Merchants Bank*
3300 E State Road 32

First Merchants Bank by Maurer Surveying, Inc. requests Detailed Development Plan and associated waiver review for a 2,659 square-foot building on approximately 1.47 acres +/- on Lot 1 in the Grassy Branch Commercial Subdivision in the LB-PD District.

Pohlman presented a project overview for 1503-DDP-03 as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the March 2nd, 2015 meeting.

Pohlman recommended approval of 1503-DDP-03 with the following condition:

All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1503-DDP-03.

Motion: Graham: Second: Sanders: Vote: 7-0

Case No. 1506-ODP-06 & 1503-SPP-03 [CONTINUED]

Description: *Sheffield Park*

West side of Shady Nook Road, North of SR 32

Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

Case No. 1503-ODP-04 & 1503-SPP-04 [CONTINUED]

Description: *Mapleridge*

East side of Oak Road, North of 151st Street

Langston Development Co. Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

No report.

BZA LIAISON

Report provided by Maue.

ECD STAFF

No report.

ADJOURNMENT (8:00 pm)

Motion: Kingshill: Second: Hoover: Vote: 7-0.

President, Randy Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton

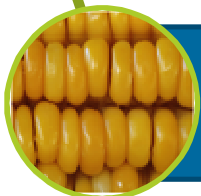
AGRELIANT GENETICS, LLC

Corporate Overview & Expansion Project | April, 2015
Westfield Plan Commission Presentation





3rd Largest Corn Seed Company in the U.S.



17% Annual Corn Sales Growth



Owned by 4th & 6th Largest Seed Companies in the World



Corporate Headquarters in Westfield, Indiana



AgriGold



Eureka
SEEDS



GREAT LAKES
HYBRIDS



SEEDS



PRIDE SEEDS



WENSMAN

Seed Technology for Your Success



Top Five Corn Research Program in the U.S.



Significant Investment in State-of-the-Art Facilities and Research

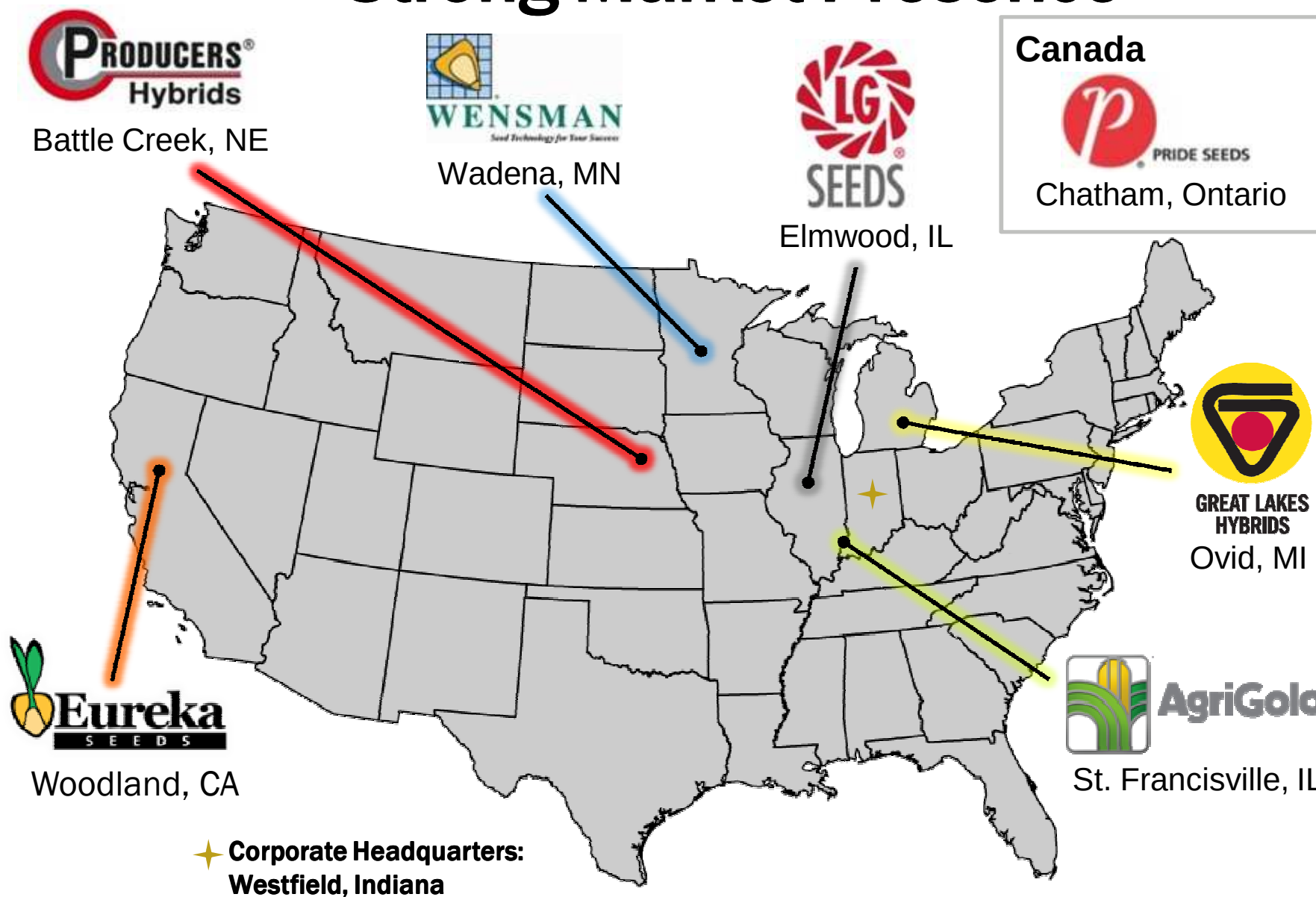


Over 900 Employees in North America



Over 140 Employees in Indiana and 54 in Westfield

Strong Market Presence



Proposed Headquarters Expansion

- Estimated \$6 Million investment and at least 31 additional jobs over 10 years



1122 East 169th Street – Westfield, Indiana

THANK YOU!

We appreciate your support and look forward to continued success in the Westfield community!

The logo features a stylized green graphic of three curved lines on the left, followed by the word "AgReliant" in a large, bold, italicized green font. Below this, the word "GENETICS" is written in a smaller, spaced-out, green, all-caps sans-serif font.

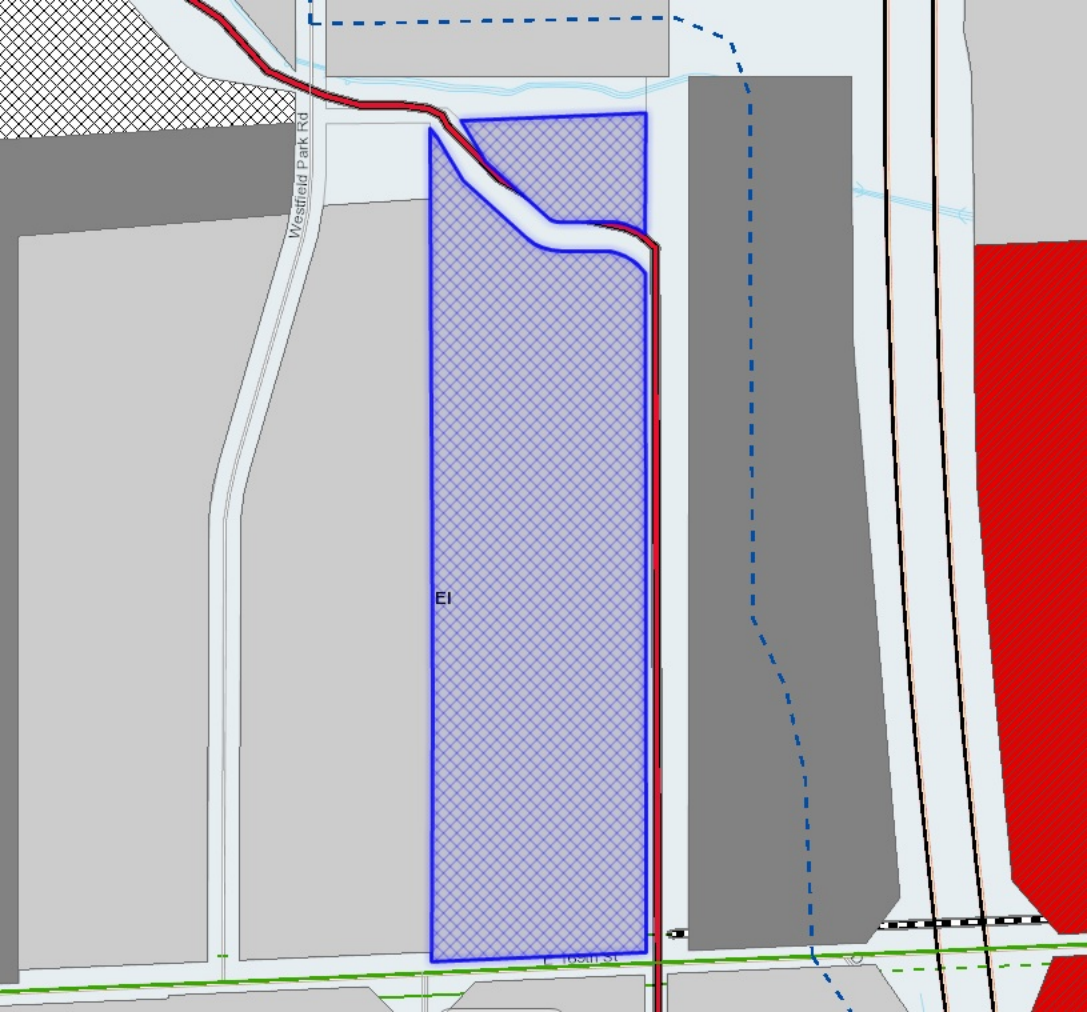
AgReliant[®]
GENETICS

CORPORATE HEADQUARTERS





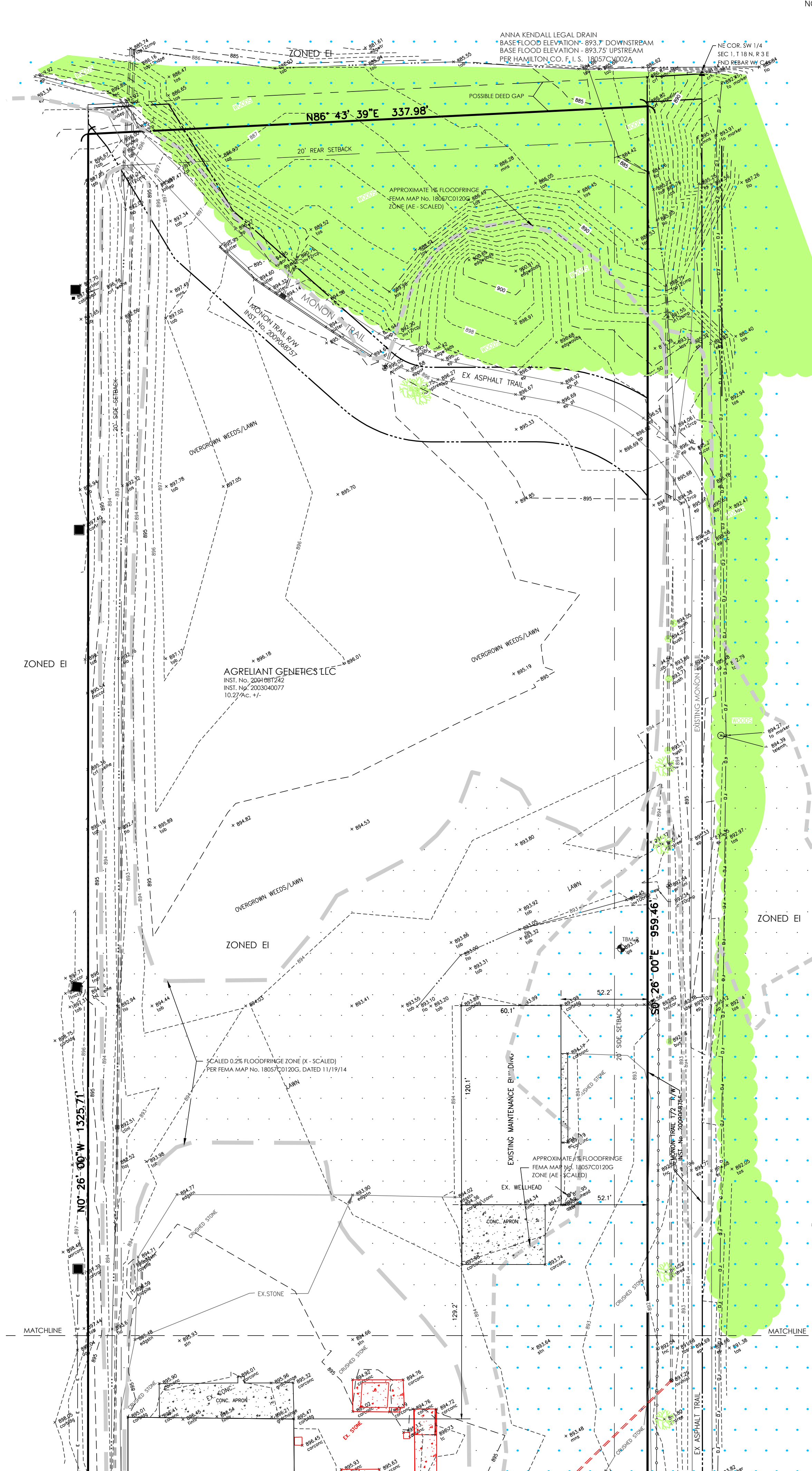
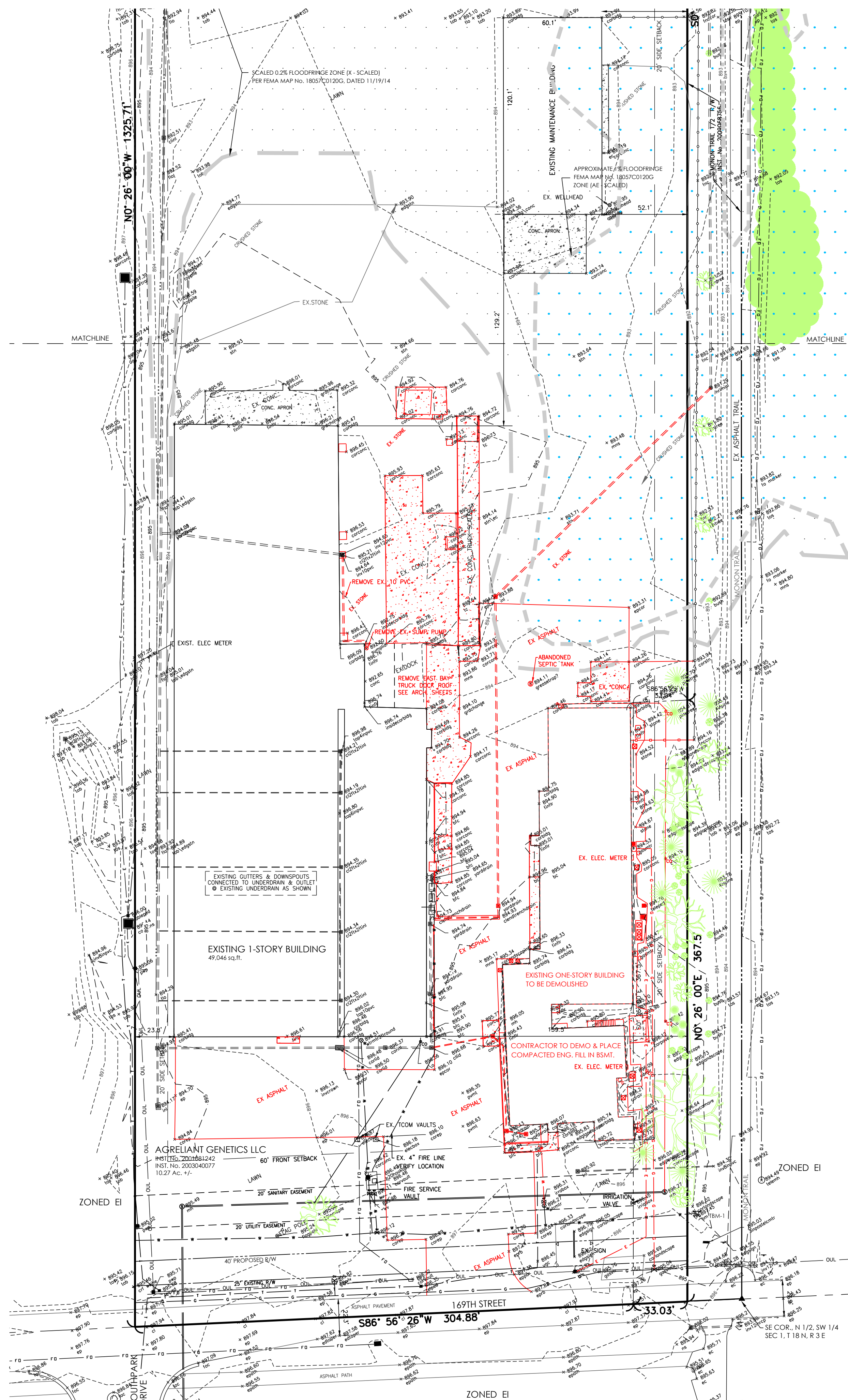






Westfield Park Rd

Dean Rd



NOTES:

1. SITE INFORMATION
SITE SIZE 10.27 Ac. +/-
2. TBM-1

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

TBM-2

COND. - GOOD
ELEV. = 903.28'
NAVD 1988

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

COND. - GOOD
ELEV. = 893.78'
NAVD 1988

EXISTING LEGEND

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

HOLEY MOLEY SAYS

"DIG SAFELY"

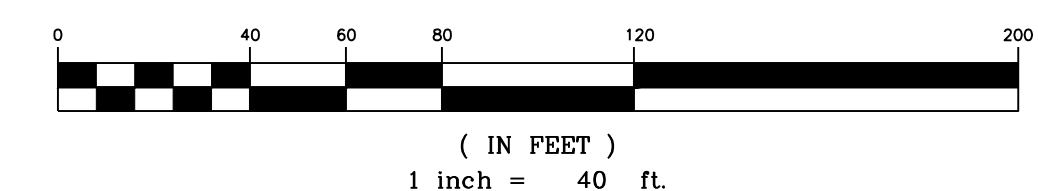


"IT'S THE LAW"
CALL BEFORE YOU DIG
811

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

EXISTING TOPOGRAPHY PLAN

GRAPHIC SCALE



DATE	ISSUE
2/9/2014	PREFILING CONFERENCE
2/26/2014	WESTFIELD - DP SUBMITTAL

KEELER-WEBB ASSOCIATES
Consulting Engineers - Planners - Surveyors

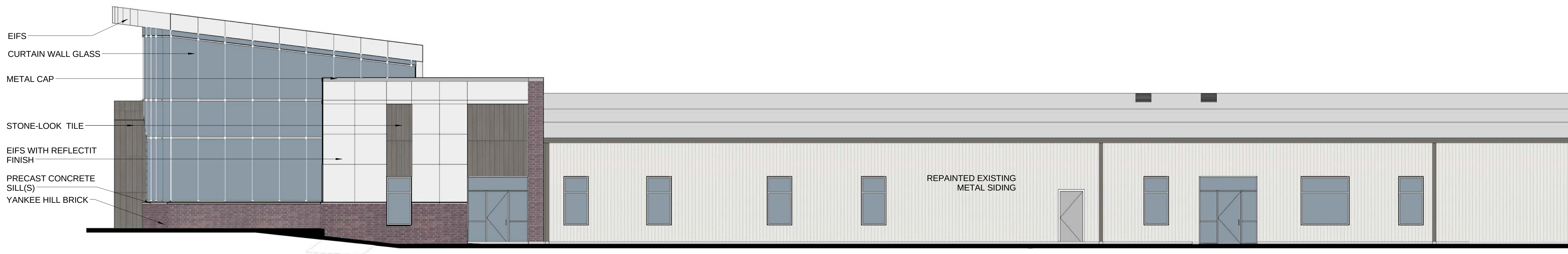
KWA

486 GRADE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 cdhar@keelerwebb.com

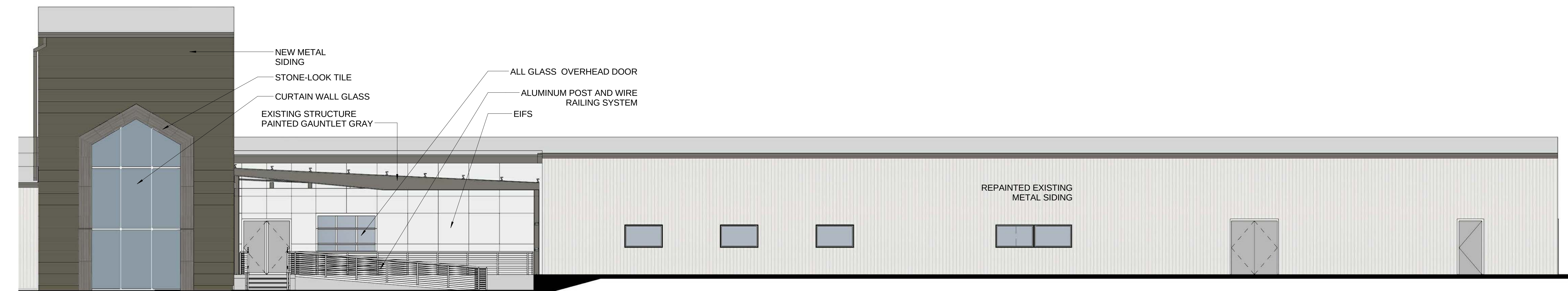
mitch DESIGN
200 South Rangeline Road, Suite 213
Carmel, Indiana 46032
t. 317.573.2222
f. 317.573.2230

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

DRAWN BY:	CPW
CHECKED BY:	ALD
PROJECT No.	1410-059
SHEET No.	C1



EAST ELEVATION - SOUTH HALF



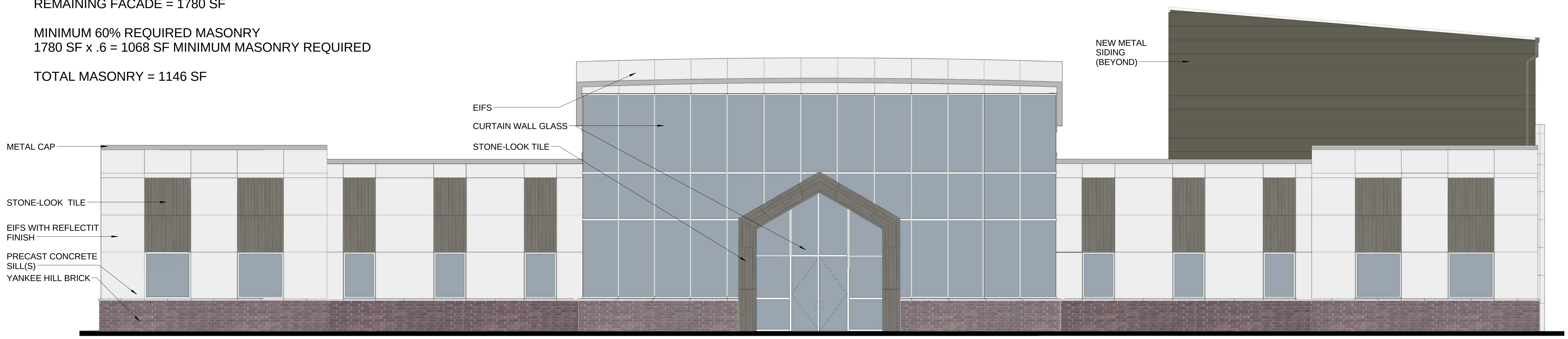
EAST ELEVATION - NORTH HALF

EXTERIOR ELEVATIONS MATERIALS % (SOUTH ELEVATION ONLY)

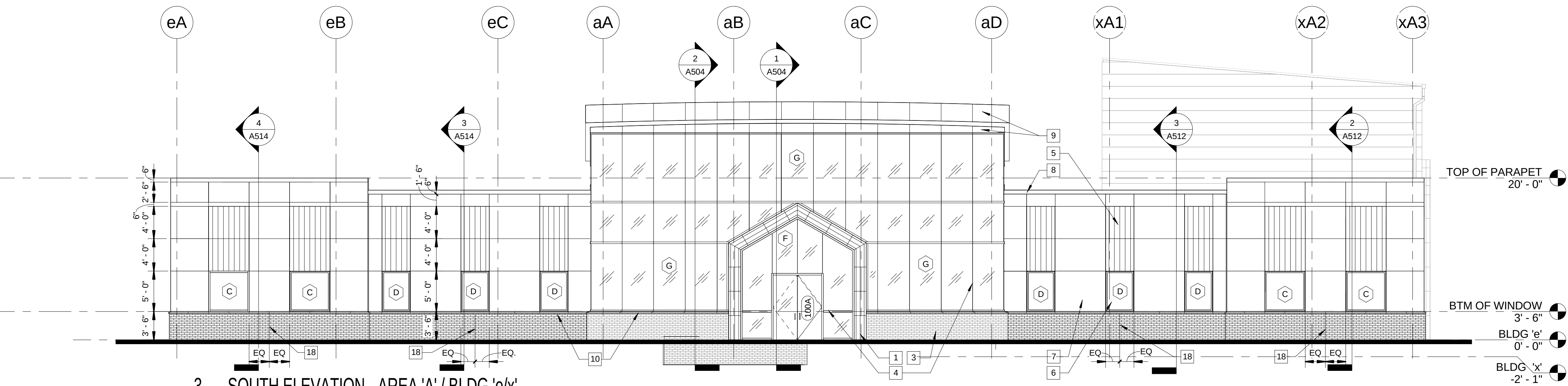
TOTAL FACADE SQUARE FOOTAGE = 3134 SF
MINUS TOTAL GLASS 1354 SF
REMAINING FACADE = 1780 SF

MINIMUM 60% REQUIRED MASONRY
1780 SF x .6 = 1068 SF MINIMUM MASONRY REQUIRED

TOTAL MASONRY = 1146 SF



SOUTH ELEVATION - 169TH STREET

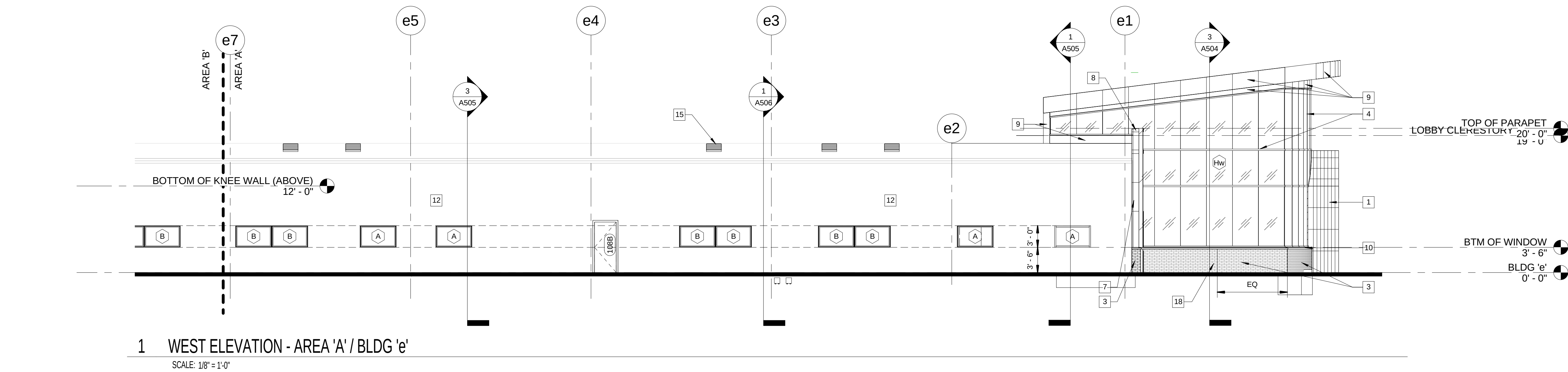
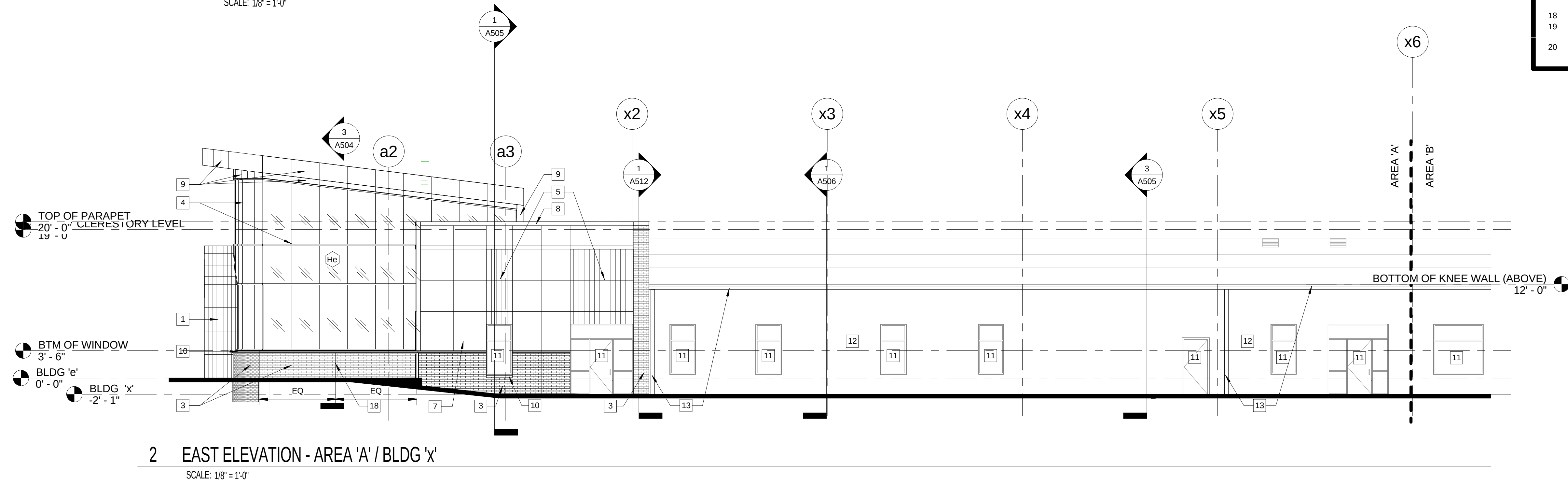


GENERAL EXTERIOR ELEVATION NOTES

- A. REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS
B. DOORS/WINDOWS NOT INDICATED BY A DOOR NUMBER DESIGNATION OR TYPE ARE EXISTING.

EXTERIOR ELEVATION KEYNOTES

1. PORCELAIN 6" X 36" TILE IN A STACK BOND RUNNING VERTICALLY; SPEC. - ITALGRANITI - SCRAPWOOD - COKE WITH BLACK GROUT; SEE ADDITIONAL SPECIFICATION FOR MORE INFORMATION.
2. METAL WALL PANEL HORIZONTALLY ORIENTATED; SPEC. - METAL SALES MANUFACTURING CORPORATION - TL-17 WIDE PANEL - MISTIQUE PLUS.
3. FACE BRICK AND MORTAR; SPEC. - YANKEE HILL BRICK & TILE - DARK IRON SPOT SMOOTH WITH ESSROC ITALCEMENTI GROUP MORTAR - X 25 CHARCOAL.
4. CURTAIN WALL SYSTEM; SPEC. - KAWNEER 1600 WALL SYSTEM 2 - 7 1/2" DEPTH SYSTEM - COLOR #17 CLEAR.
5. PORCELAIN 8" X 48" TILE IN A STACK BOND RUNNING VERTICALLY; SPEC. - ITALGRANITI - SCRAPWOOD - COKE WITH BLACK GROUT; SEE ADDITIONAL SPECIFICATION FOR MORE INFORMATION.
6. PUNCHED OPENINGS; SPEC. KAWNEER TRIFAB VG 451T - COLOR #17 CLEAR.
7. EXTERIOR INSULATION FINISHING SYSTEM; SPEC. DRYVIT - RELECTIT ACRYLIC COATING - COLOR TO BE DETERMINED BY ARCHITECT.
8. METAL COPING.
9. EXTERIOR INSULATION FINISHING SYSTEM; SPEC. DRYVIT - RELECTIT ACRYLIC COATING - COLOR TO BE DETERMINED BY ARCHITECT.
10. PRECAST CONCRETE SILL(S).
11. EXISTING STOREFRONT WINDOW AND DOOR FRAMES AND SOLID DOOR(S) TO BE PAINTED - COLOR TO BE DETERMINED BY THE ARCHITECT.
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13. PAINT EXISTING FASCIA, GUTTERS, AND DOWNSPOUTS - COLOR TO BE DETERMINED BY ARCHITECT.
15. SKYLIGHT; SPEC. PRISMAX SL DAYLIGHTING SYSTEM.
16. NEW SEAMLESS GUTTER AND RE-ROUTED DOWNSPOUT - COLOR TO BE DETERMINED BY ARCHITECT.
17. PAINT EXISTING EXPOSED METAL PURLIN BEAMS, COLUMNS, POLE CROSS BRACING, AND OTHER MISCELLANEOUS EXPOSED STRUCTURAL COMPONENTS; COLOR - SW7019 GAUNTLET GRAY.
18. CONTROL JOINT IN FACE BRICK.
19. STAINLESS STEEL TUBE COMPONENT RAILING; SPEC. ATLANTIS RAIL SYSTEMS - SUNRAIL NAUTILUS SYSTEM.
20. PAINTED CONCRETE FOUNDATION WALL - COLOR TO BE DETERMINED BY ARCHITECT.



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AGRELANT CORPORATE
HEADQUARTERS
1122 EAST 169TH STREET WESTFIELD, IN 46074

STATE SUBMITTAL SET

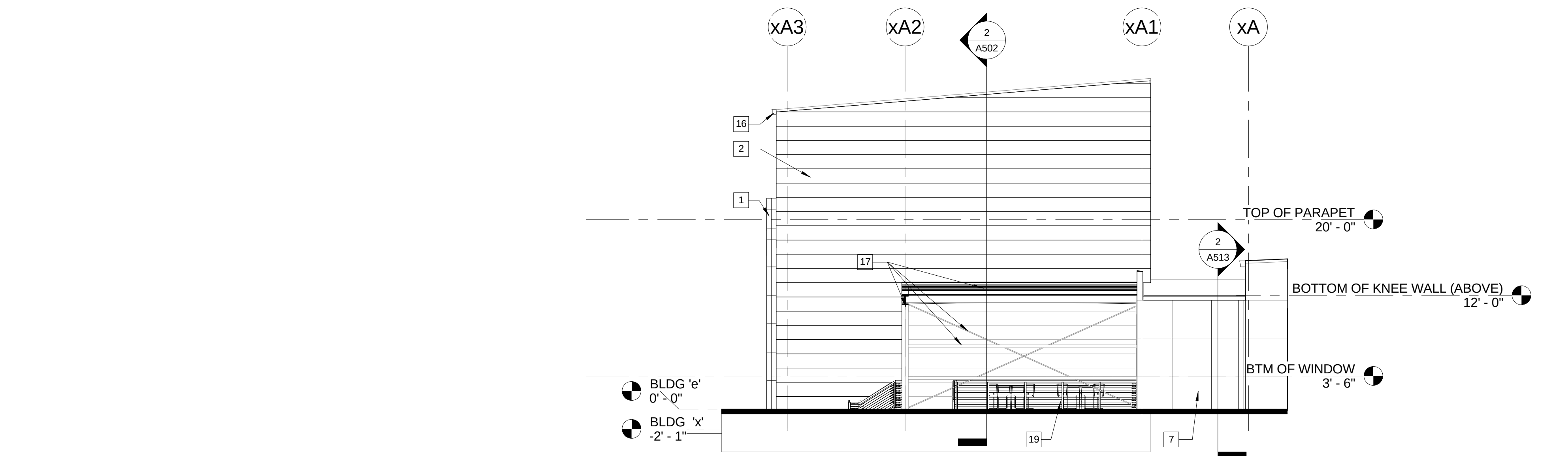
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02.09.15 PRICING SET
02.10.15 STATE SUBMITTAL SET
- CONSTRUCTION SET

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CHECKED BY: KC
MD PROJECT #: 14023

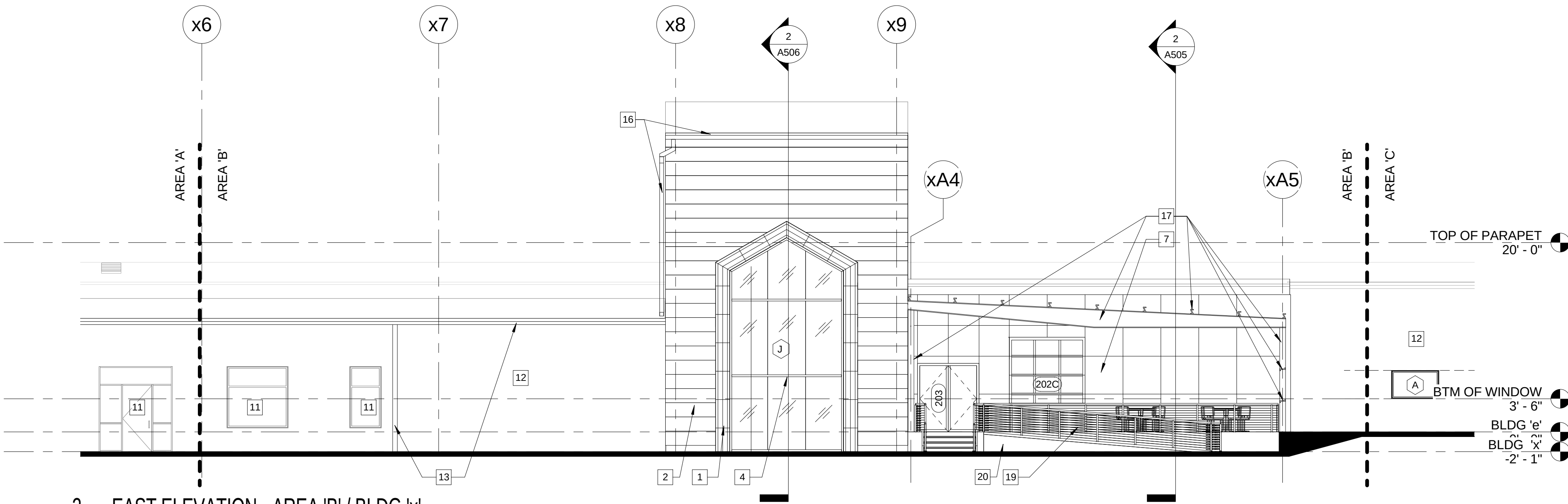
EXTERIOR ELEVATIONS

A401-A



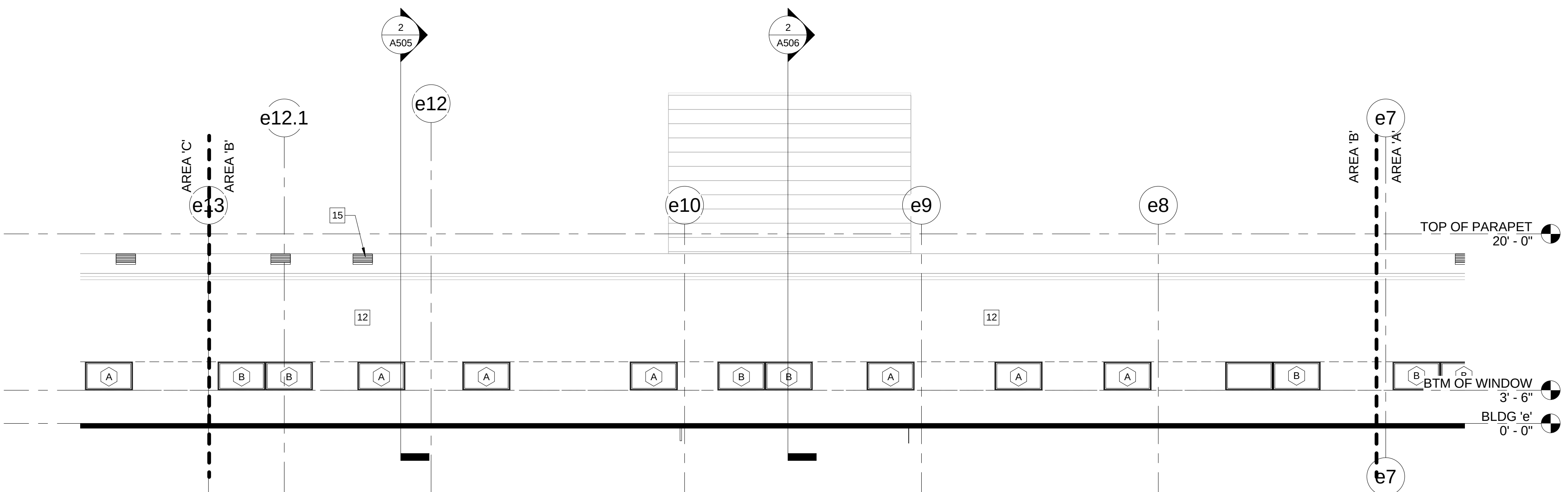
3 NORTH ELEVATION - AREA 'B' / BLDG 'X'

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



2 EAST ELEVATION - AREA 'B' / BLDG 'X'

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



1 WEST ELEVATION - AREA 'B' / BLDG 'X'

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

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- 3 FACE BRICK AND MORTAR; SPEC. - YANKEE HILL BRICK & TILE - DARK IRON SPOT SMOOTH WITH ESSROC ITALCEMENTI GROUP MORTAR - X 25 CHARCOAL.
- 4 CURTAIN WALL SYSTEM; SPEC. - KAWNEER 1600 WALL SYSTEM 2 - 7 1/2" DEPTH SYSTEM - COLOR #17 CLEAR.
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- 6 PUNCHED OPENINGS; SPEC. KAWNEER TRIFAB VG 451T - COLOR #17 CLEAR.
- 7 EXTERIOR INSULATION FINISHING SYSTEM; SPEC. DRYVIT - RELECTIT ACRYLIC COATING - COLOR TO BE DETERMINED BY ARCHITECT.
- 8 METAL COPING.
- 9 EXTERIOR INSULATION FINISHING SYSTEM; SPEC. DRYVIT - RELECTIT ACRYLIC COATING - COLOR TO BE DETERMINED BY ARCHITECT.
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- 13 PAINT EXISTING FASCIA, GUTTERS, AND DOWNSPOUTS - COLOR TO BE DETERMINED BY ARCHITECT.
- 15 SKYLIGHT; SPEC. PRISMA SL DAYLIGHTING SYSTEM.
- 16 NEW SEAMLESS GUTTER AND RE-ROUTED DOWNSPOUT - COLOR TO BE DETERMINED BY ARCHITECT.
- 17 PAINT EXISTING EXPOSED METAL PURLIN BEAMS, COLUMNS, POLE CROSS BRACING, AND OTHER MISCELLANEOUS EXPOSED STRUCTURAL COMPONENTS; COLOR - SW7019 GAUNTLET GRAY.
- 18 CONTROL JOINT IN FACE BRICK.
- 19 STAINLESS STEEL TUBE COMPONENT RAILING; SPEC. ATLANTIS RAIL SYSTEMS - SUNRAIL NAUTILUS SYSTEM.
- 20 PAINTED CONCRETE FOUNDATION WALL - COLOR TO BE DETERMINED BY ARCHITECT.

AGRELANT GENETICS, LLC.
AGRELANT CORPORATE
HEADQUARTERS
1122 EAST 169TH STREET WESTFIELD, IN 46074

STATE SUBMITTAL SET

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02.10.15 STATE SUBMITTAL SET
- CONSTRUCTION SET

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EXTERIOR ELEVATIONS

A401-B

GENERAL EXTERIOR ELEVATION NOTES

A.

REFER TO SHEET G-101 FOR DOOR TYPES AND WALL DETAILS

B.

DOORS/WINDOWS NOT INDICATED BY A DOOR NUMBER DESIGNATION OR TYPE ARE EXISTING.

##

EXTERIOR ELEVATION KEYNOTES

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PORCELAIN 6" X 36" TILE IN A STACK BOND RUNNING VERTICALLY; SPEC. - ITALGRANITI - SCRAPWOOD - COKE WITH BLACK GROUT; SEE ADDITIONAL SPECIFICATION FOR MORE INFORMATION.

2

METAL WALL PANEL HORIZONTALLY ORIENTATED; SPEC. - METAL SALES MANUFACTURING CORPORATION - TL-17 WIDE PANEL - MISTIQUE PLUS.

3

FACE BRICK AND MORTAR; SPEC. - YANKEE HILL BRICK & TILE - DARK IRON SPOT SMOOTH WITH ESSROC ITALCEMENTI GROUP MORTAR - X 25 CHARCOAL.

4

CURTAIN WALL SYSTEM; SPEC. - KAWNEER 1600 WALL SYSTEM 2 - 7 1/2" DEPTH SYSTEM - COLOR #17 CLEAR.

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PORCELAIN 8" X 48" TILE IN A STACK BOND RUNNING VERTICALLY; SPEC. - ITALGRANITI - SCRAPWOOD - COKE WITH BLACK GROUT; SEE ADDITIONAL SPECIFICATION FOR MORE INFORMATION.

6

PUNCHED OPENINGS; SPEC. KAWNEER TRIFAB VG 451T - COLOR #17 CLEAR.

7

EXTERIOR INSULATION FINISHING SYSTEM; SPEC. DRYVIT - RELECTIT ACRYLIC COATING - COLOR TO BE DETERMINED BY ARCHITECT.

8

METAL COPING.

9

EXTERIOR INSULATION FINISHING SYSTEM; SPEC. DRYVIT - RELECTIT ACRYLIC COATING - COLOR TO BE DETERMINED BY ARCHITECT.

10

PRECAST CONCRETE SILL(S).

11

EXISTING STOREFRONT WINDOW AND DOOR FRAMES AND SOLID DOOR(S) TO BE PAINTED - COLOR TO BE DETERMINED BY THE ARCHITECT.

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PAINT EXISTING FASCIA, GUTTERS, AND DOWNSPOUTS - COLOR TO BE DETERMINED BY ARCHITECT.

15

SKYLIGHT; SPEC. PRISMAX SL DAYLIGHTING SYSTEM.

16

NEW SEAMLESS GUTTER AND RE-ROUTED DOWNSPOUT - COLOR TO BE DETERMINED BY ARCHITECT.

17

PAINT EXISTING EXPOSED METAL PURLIN BEAMS, COLUMNS, POLE CROSS BRACING, AND OTHER MISCELLANEOUS EXPOSED STRUCTURAL COMPONENTS; COLOR - SW7019 GAUNTLET GRAY.

18

CONTROL JOINT IN FACE BRICK.

19

STAINLESS STEEL TUBE COMPONENT RAILING; SPEC. ATLANTIS RAIL SYSTEMS - SUNRAIL NAUTILUS SYSTEM.

20

PAINTED CONCRETE FOUNDATION WALL - COLOR TO BE DETERMINED BY ARCHITECT.

mitsch

DESIGN

200 s rangeline road

suite 213

carmel, indiana 46032

ph 317.573.2222

fx 317.573.2230

www.mitschdesign.com

AGRELANT GENETICS, LLC.

AGRELANT CORPORATE

HEADQUARTERS

1122 EAST 169TH STREET WESTFIELD, IN 46074

STATE SUBMITTAL SET

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EXTERIOR ELEVATIONS

A401-C

3 NORTH ELEVATION - AREA 'C' / BLDG 'e'

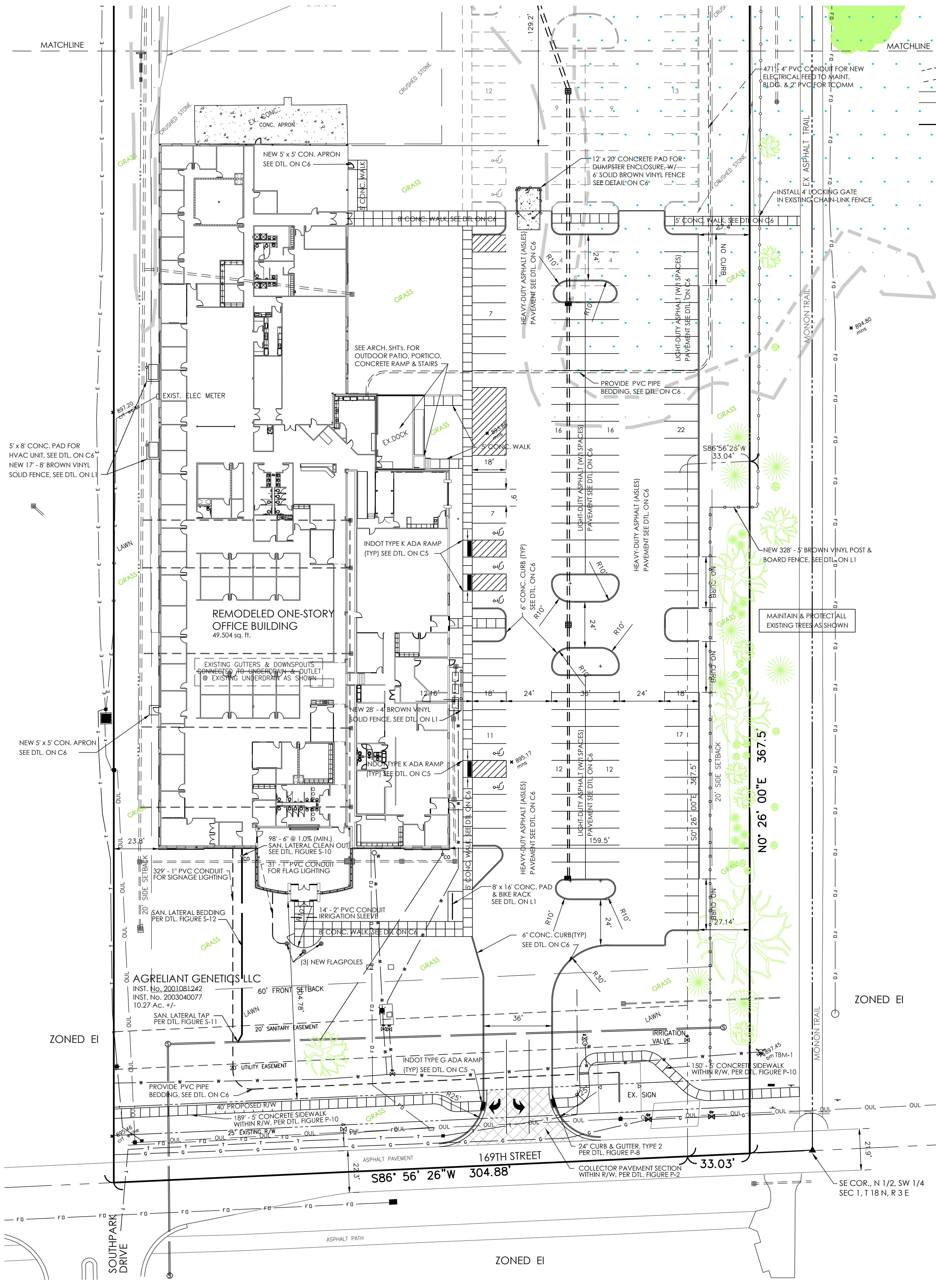
SCALE: 1/8" = 1'-0"

2 EAST ELEVATION - AREA 'C' / BLDG 'e'

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

1 WEST ELEVATION - AREA 'C' / BLDG 'e'

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



PROPOSED LEGEND

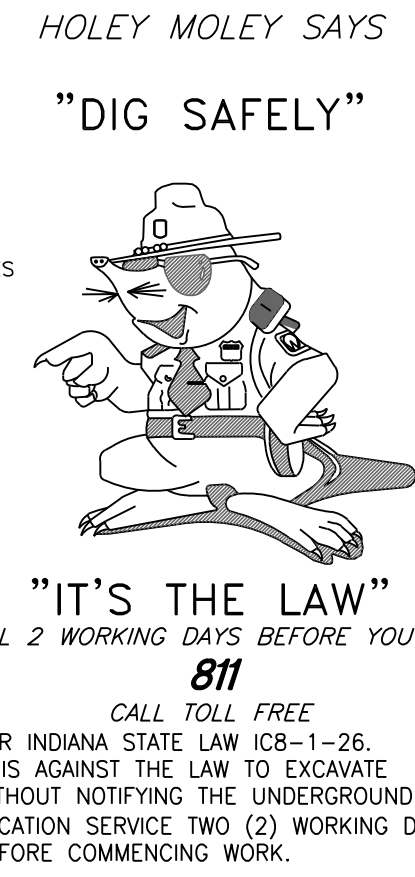
- 1" CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- WOOD PRIVACY FENCE
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.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

EXISTING LEGEND

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

SITE DATA

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



- ASPHALT PAVEMENT SPECIFICATIONS**
- The paving contractor shall be responsible for the following:
- The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.
 - All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grades as shown on the plan.
 - The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.
 - The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.
 - The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.
 - The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).
 - The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.
 - Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.
 - See details on sheet C6 for pavement cross-sections.
 - All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.
 - All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue point per ADA 2010 requirements).

- SITE NOTES**
- Site Information was taken from Keeler-Webb Ass., dated 2/04/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.
 - The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.
 - The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.
 - The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.
 - The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.
 - The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.
 - All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.
 - Use compacted granular fill when utility lines are placed under walks and driveways.
 - Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.
 - Provide sleeves for mechanical work as required.
 - Notify Engineer at least 1 day (24 hours) prior to placing any concrete.
 - Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.
 - See this sheet for exterior concrete specifications.
 - This structure shall comply with A.D.A. 2010.
 - All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.
 - If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.
 - Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

- CONCRETE NOTES**
- ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.
 - Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.
 - Perform sampling and testing during concrete placement, as follows:
 - Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.
 - Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.
 - When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.
 - Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.
 - Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.
 - Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.
 - Portland Cement ASTM C 150, Type as required.
 - ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to 1/2" minimum size.
 - Water: Drinkable
 - Air-Entraining Admixture: ASTM C 260.
 - Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.
 - Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.
 - Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.
 - Welded Wire Fabric: ASTM A 185.
 - Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.
 - Ready Mix Concrete: ASTM C 94
 - Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.
 - Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Relighten forms during concrete placement if required to eliminate leaks.
 - Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.
 - Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.
 - Barricade open excavations occurring as part of this work and post with warning lights.
 - Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.
 - Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.
 - Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).
 - Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.
 - Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.
 - Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.
 - Provide construction, isolation and control joints as indicated on civil sheets.
 - All exterior concrete shall be finished with a light broom type surface.
 - The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.
 - All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grades as shown on the plans.
 - The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.
 - The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

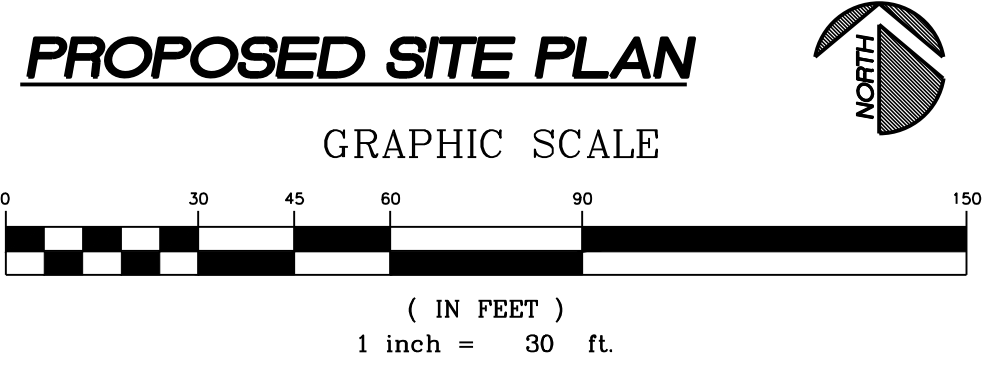
- SANITARY SEWER LATERAL NOTES**
- Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.
 - Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 foot/100 feet.
 - All PVC joints shall be pre-molded, manufactured and installed in accordance with ASTM C-425-6 OT.
 - Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.
 - No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.
 - Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.
 - Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

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

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

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

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



KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

DATE
2-09-2014
2-26-2014

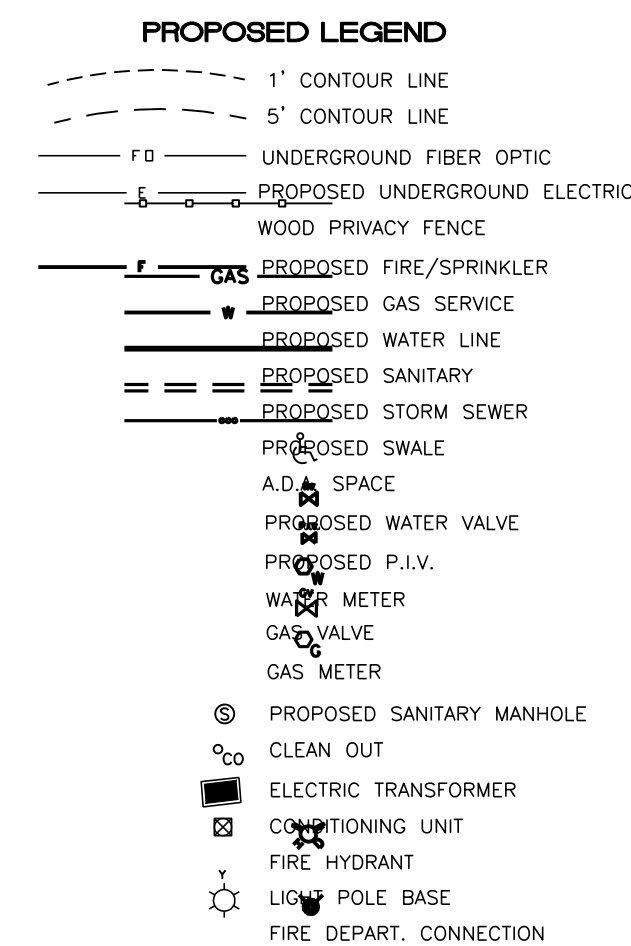
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WESTFIELD - DP SUBMITTAL

200 South RangeLine Road, Suite 213
Carmel, Indiana 46032
PHONE (317) 574-0140
FAX (317) 574-1269
adrian@keelerwebb.com

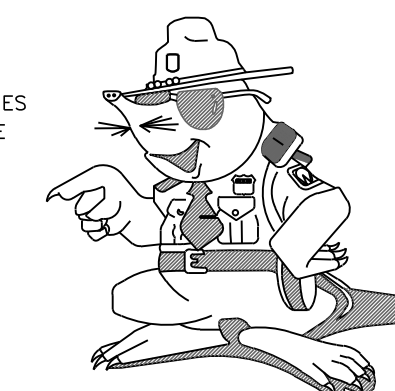
mitschDESIGN

AgReliant GENETICS
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Westfield, Indiana 46074
317.896.5552

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PROJECT No. 1410-059
SHEET No. C2



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811
CALL TOLL FREE
PER INDIANA STATE LAW ICB-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

DATE	ISSUE
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2-26-2014	WESTFELD - DP SUBMITTAL

KEELER-WEBB ASSOCIATES
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C2.2

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

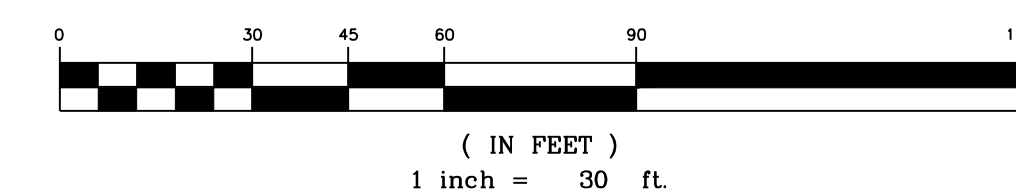
BUILDING SERVICE CONNECTION DETAIL 1, FIGURE S-10
BUILDING SERVICE CONNECTION DETAIL 2, FIGURE 2-11
BUILDING SERVICE BEDDING DETAIL, FIGURE S-12

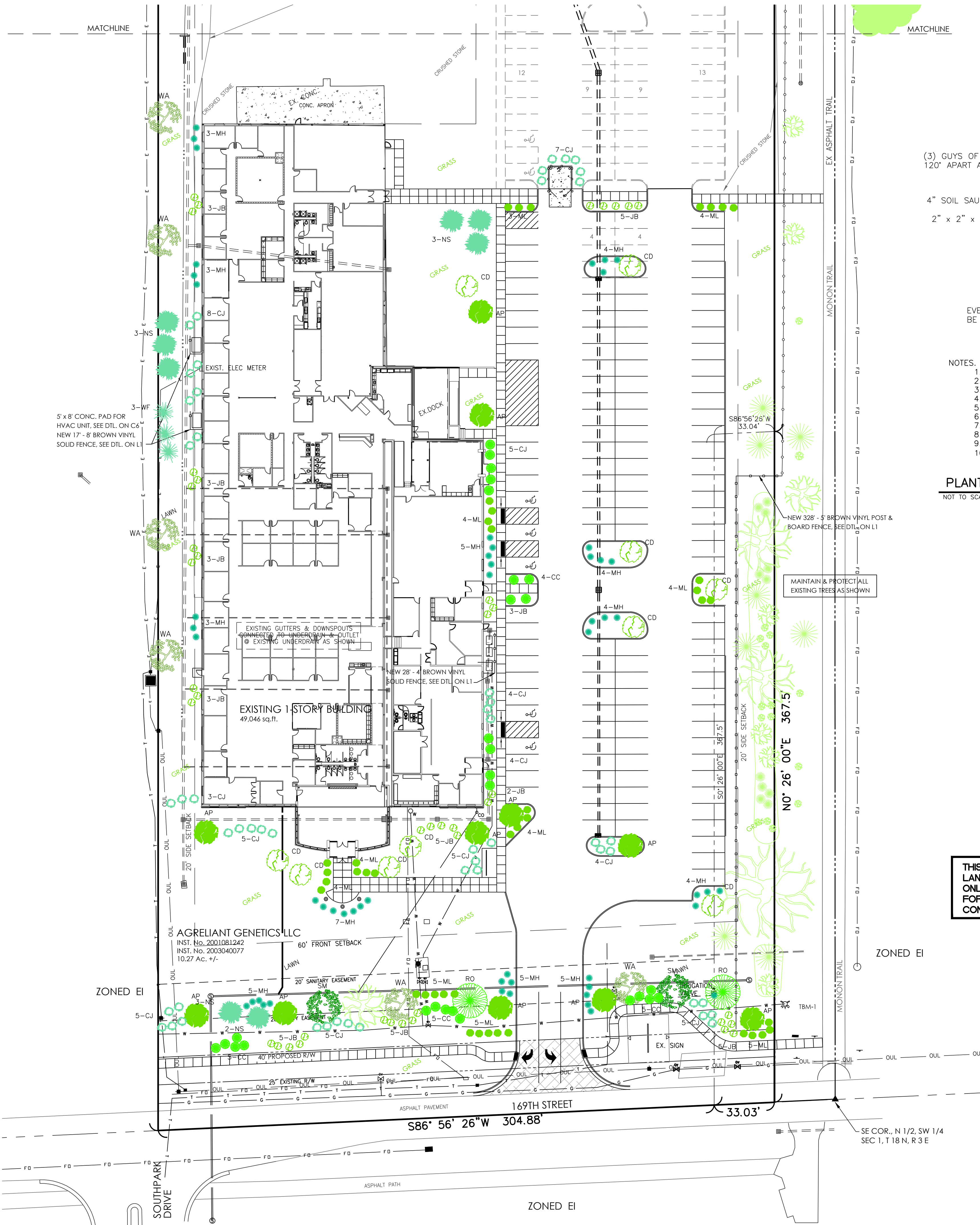
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5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W, FIGURE P-17
REPAIR CUTS WITHIN R/W DETAIL, FIGURE P-19

PROPOSED SITE PLAN

GRAPHIC SCALE



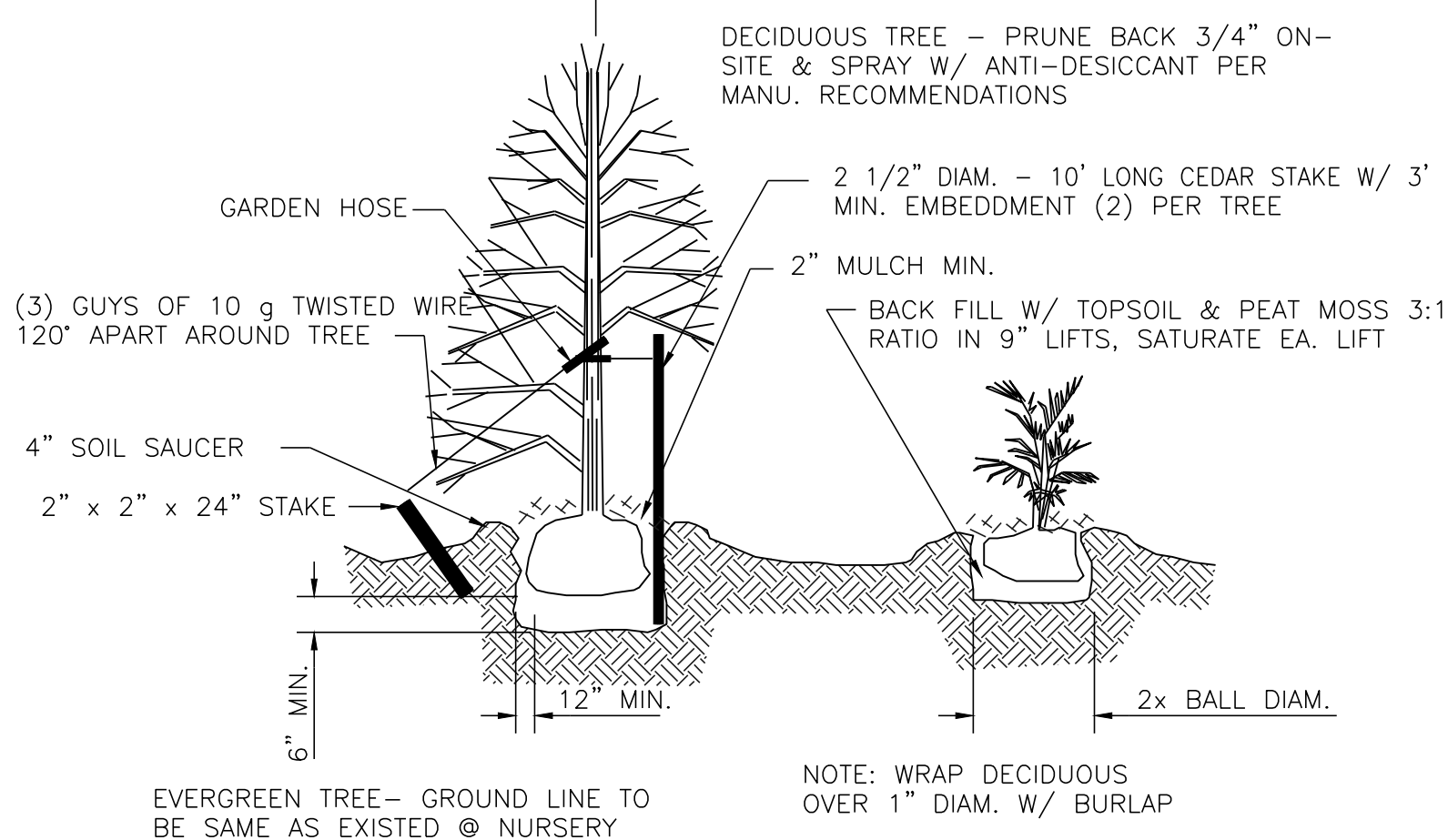


- NOTES:
1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
 2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
 3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
 4. TRUNK WRAP SENSITIVE TREES, ONLY.
 5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
 6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
 7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
 8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
 9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
 10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS

NOT TO SCALE

THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS



- A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT, WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.
- B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT, ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.
- C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

TREE PROTECTION DETAIL

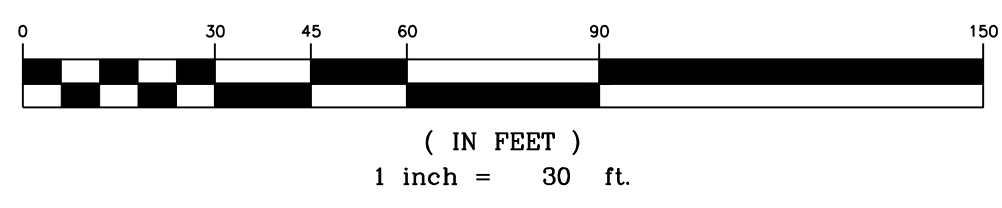
NOT TO SCALE

TREE AND SHRUB PLANTING SCHEDULE						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
MH	JUNIPERUS CHINENSIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	52
ML	SYRINGA PATULA	MISS. KIM LILAC	18"	BALL & BURLAP	3' o.c.	42
CJ	JUNIPERUS CHINENSIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	51
CC	CONTONEASTER APICULATUS	CRANBERRY COTONEASTER	18"	BALL & BURLAP	3' o.c.	28
JP	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	42
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8" HIGH 2" cal.	WIREBALL	AS SHOWN	6
SM	ACER SACCHARUM	SUGAR MAPLE	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
RO	QUERCUS RUBRA	RED OAK	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	10
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	11
WF	ABIES CONCOLOR	WHITE FIR	6" HIGH	BALL & BURLAP	AS SHOWN	3
NS	PICEA ABIES	NORWAY SPRUCE	6" HIGH	BALL & BURLAP	AS SHOWN	8

- NOTES:
1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
 2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
 3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
 4. ALL TREES SHALL BE STAKED.
 5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
 6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING CONSTRUCTION.

LANDSCAPING PLAN

GRAPHIC SCALE



ISSUE

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KEELER-WEBB ASSOCIATES

Consulting Engineers-Planners-Surveyors

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DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1410-059
SHEET No. L1



PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Lumen Schedule					
Symbol	Qty	Luminaire	Arrangement	Lum. Watts	Lum. Lumens
2	2	H-300	SINGLE	67	6384
1	1	H-300	SINGLE	72.4	6641
4	4	H-300-T	BACK-UP	72.4	6641
1	1	H-300	SINGLE	73.3	7108

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURES ARE MOUNTED 25' A.F.G.

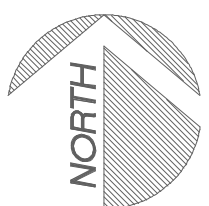
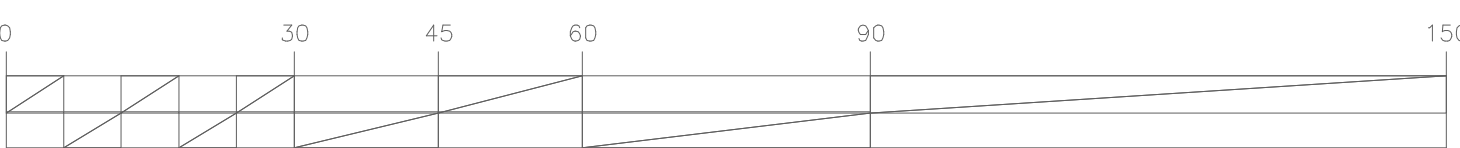
Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
PERIMETER	Illuminance	Fc	0.35	1.8	0.0
SITE PLANNER	Illuminance	Fc	1.09	2.8	0.4

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
Field design and illumination levels must be determined and specified by an electrical engineer.
Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:
line voltage variations, lamp performance, product manufacturing tolerances, visible conditions, and other unresolvable light-loss factors.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.
IES RECOMMENDED ILLUMINANCE TARGETS USED WHERE APPLICABLE.

EXTERIOR LIGHTING PLAN

GRAPHIC SCALE





(<http://www.spauldinglighting.com/>)



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/ Area/Site (<http://www.spauldinglighting.com/products/area-site/>) / Cimarron LED

Cimarron LED



(http://www.spauldinglighting.com/content/products/Design/area-site/Cimarron_LED)

Cimarron LED

Applications

- Spaulding's most popular area site lighting fixture newly designed with the most advanced LED lighting technology to deliver energy efficiency, safety and security to meet today's outdoor site lighting needs.

Features

- Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life
- Multiple LED configurations with over 26,000 lumens
- Design flexibility is optimized with 32 high brightness LED light engine configurations in IES type II, III, IV and V distributions enables mounting heights from 15ft to over 35ft
- Maintenance free housing designed to IP65 and 60,000 hours life
- Energy control option uses less than 50% of the energy of an equivalent HID at full brightness
- Internal self-monitoring sensor detects above-tolerance temperatures and automatically reduces heat load to preserve LED life
- Mounting versatility with choice of traditional straight, architectural upswept die-cast aluminum or mast arm fitter designs
- Optional vandal resistant guard provides additional protection when necessary

Certifications

- UL1598A
- CSA
- Wet listed
- DesignLights Consortium (DLC) qualified

Downloads

Spec Pages

Cimarron LED Spec Sheet

(http://www.spauldinglighting.com/content/products/specs/specs_files/cimarron_led_spec_sheet.pdf)

Instruction Sheets

Cimarron LED Instruction Sheet

(http://www.spauldinglighting.com/content/products/instructions/instructions_files/cimarron_led_instruction_sheet.pdf)

Cimarron LED CL1 Mast Arm instructions

(http://www.spauldinglighting.com/content/products/instructions/instructions_files/cimarron_cl1_mast_arm_instructions.pdf)

PSG Pages

Cimarron LED PSG page

(http://www.spauldinglighting.com/content/products/psg/psg_files/spa_cl1_psg.pdf)

Literature

Cimarron LED CL1 & CL1S brochure

(http://www.spauldinglighting.com/content/products/brochures/brochures_files/cimarron_led_cl1_cl1s_brochure.pdf)

Photometry

CL-90L-4K-2A – 2A Auto Optic

(http://www.spauldinglighting.com/content/products/ies/ies_files/CL-90L-4K-2A.IES)



(http://www.spauldinglighting.com/content/products/ies/ies_files/CL-90L-4K-2A.IES)

InputC

3Ffile

3DCL1

90L-

4K-

2A.IES

26ima

3Dima

26curr

3DCL1

90L-

4K-

2A.IES

Videos



Cimarron LED Auto Dealership Lighting



(http://www.youtube.com/v/WI9ENu1v97M)

Cimarron LED
Auto
Dealership
Lighting

Related Links

Outdoor Controls Guide (http://www.hubbellinglighting.com/solutions/controls/)



Parking Area Design guide

(http://www.spauldinglighting.com/resources/efficient-lighting-designs-parking-areas/)



Before and After LED relight/retrofit

(http://www.spauldinglighting.com/resources/before-and-after-led-relight-retrofit/)



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(HTTP://WWW.YOUTUBE.COM/USER/HUI)

... OR START YOUR OWN!

Spaulding Lighting's guide identifies and highlights specific attributes for each respective light source to aid in energy efficient design.

Pictures are worth MORE than a thousand words, lumens and uniformity. See the performance of LED over traditional lighting sources.

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Hubbell Lighting Brands

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Architectural Area Lighting (http://www.aal.net)	Dual-Lite (http://www.dual-lite.com)	Kurt Versen (http://www.kurtversen.com)	Security Lighting (http://www.securitylighting.com)
Beacon Products (http://www.beaconproducts.com)	Hubbell Building Automation, Inc. (http://www.hubbell-automation.com)	Litecontrol (http://www.litecontrol.com)	Spaulding Lighting (http://www.spauldinglighting.com)
Columbia Lighting (http://www.columbialighting.com)	Hubbell Industrial (http://www.hubbellindustrial.com)	Precision-Paragon [P2] (http://www.p-2.com)	Sportsliter Solutions (http://www.sportslighting.com)
Compass Life Safety (http://www.compasslightingproducts.com)	Hubbell Outdoor (http://www.hubbelloutdoor.com)	Prescolite (http://www.prescolite.com)	Sterner Lighting (http://www.sternerlighting.com)
			Whiteway (http://www.whiteway-ltg.com)

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Exhibit "A"

ORDINANCE NUMBER 15-08

Gateway Southwest PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1504-PUD-06**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1504-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the General Business District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13*, shall be permitted unless otherwise prohibited below.
- 5.2 Additional Uses: The following additional uses shall be permitted:
 - A. None requested at this time

5.3 Prohibited Uses: The following uses shall be prohibited:

A. Mortuaries, Nursery, Religious Institution

Section 6. **General Regulations.** The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Building Setback Lines

Front Yard: No minimum

Side Yard abutting road or street: No minimum

Side Yard internal to development: No minimum

Side Yard abutting residential: No Minimum

Rear Yard: No minimum

6.2 Building Height The PUD will have two districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to the western boundary of the parcel. The Building Height Districts Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a graphical expression of the text description above.

- i. District 1 Building Height: Minimum of three (3) stories. No maximum.
- ii. District 2 Building Height: Minimum of one (1) stories. No maximum.
- iii. Maximum Building Height: None

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- 7.2 Buffer Yard Standards: Shall not apply.
- 7.3 Site Access and Circulation: The Pedestrian Accessibility Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as representative drawing designed to capture the intended pedestrian connectivity and pathways to be constructed in the District. The Vehicular Flow Exhibit, attached hereto as **Exhibit F**, is hereby incorporated as a proposed traffic flow pattern intended to create a safe and convenient vehicular movement in the District.
- 7.4 Off Street Parking: The Gateway Southwest PUD shall use a group parking area centrally located in the PUD. This group parking area shall provide at least seventy (70%) of the total parking spaces required for each use.
- 7.5 On Street Parking: Due to the nature of Westfield Business Park Court Road as a road only servicing this PUD it is requested that street parking on the road be allowed. This parking shall count toward the required parking as outlined in the Unified Developer Ordinance.
- 7.6 Bicycle Parking: A maximum of ten (10) bicycle spaces per Principal Building will be the requirement. Decorative or artistic racks shall be credited towards any public art requirements.
- 7.7 Monument Signage: A directional monument sign shall be permitted in the public easement that creates a "V" at the intersection of Wheeler Road and Westfield Business Park Court Road. This Monument sign shall not count towards the allowable number for the Gateway Southwest PUD. One (1) monument sign shall be allowed for each Principal Building within the Gateway Southwest PUD District.

- 7.8 Bicycle Parking: A maximum of ten (10) bicycle spaces per Principal Building will be the requirement. Decorative or artistic racks shall be credited towards any public art requirements.
- 7.9 US 31 Overlay Requirements: Shall not apply to the Gateway Southwest PUD District.

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

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

- 9.1 None requested at this time.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 15-08** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-08**

this _____ day of _____, 20YY.

_____, Mayor

I hereby VETO **ORDINANCE 15-08**

this _____ day of _____, 20YY.

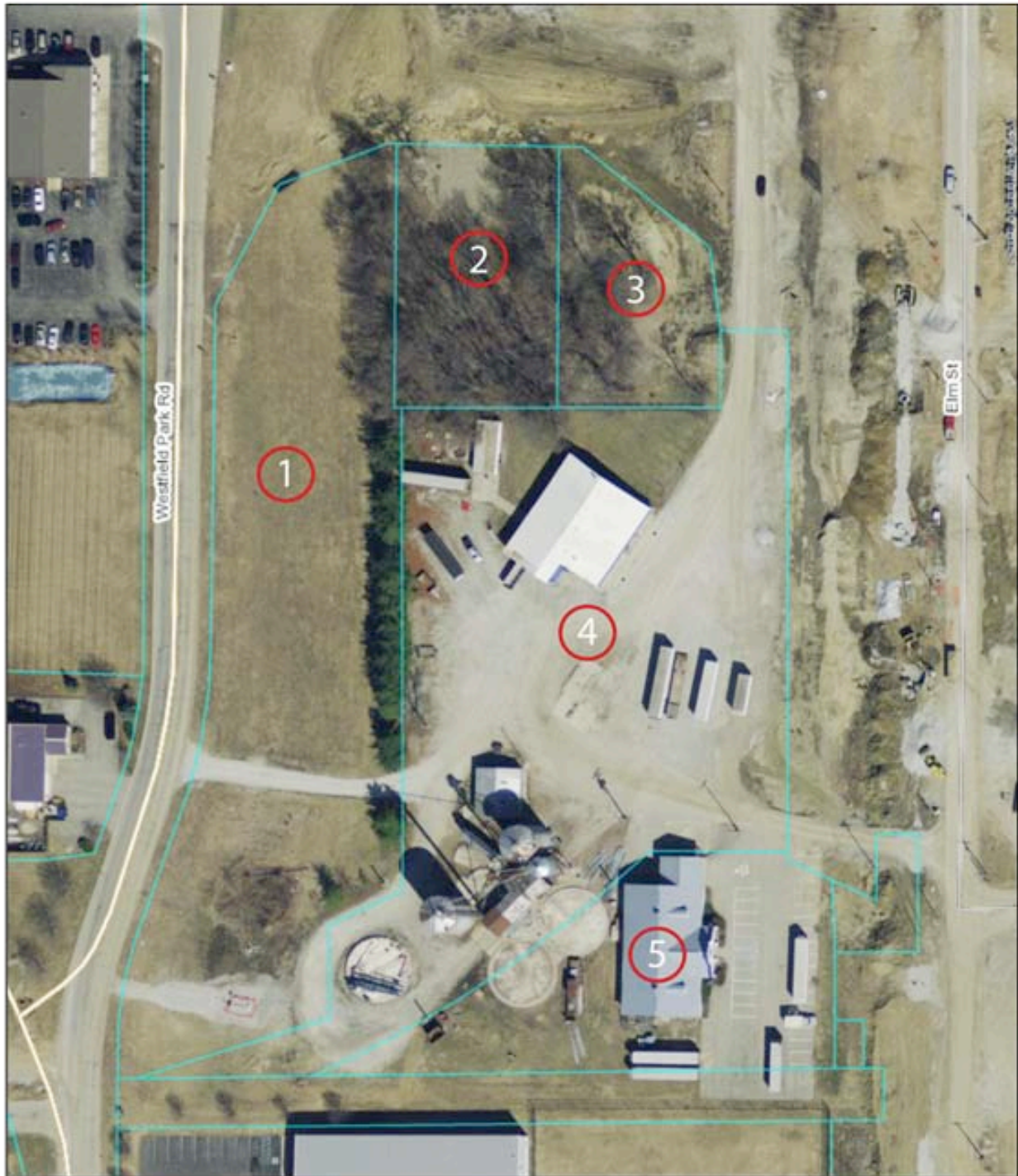
_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Building Height Districts Exhibit
Exhibit D	Character Exhibit
Exhibit E	Pedestrian Accessibility Exhibit
Exhibit F	Vehicular Flow Exhibit

EXHIBIT A
REAL ESTATE
Land Description Key Map



August 11, 2014

1:1,200
0 75 150 Feet

EXHIBIT A (continued)**Parcel 1 Land Description**

A part of the Northwest Quarter of Section I, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana; thence South 89 degrees 49 minutes 58 seconds West (assumed bearing) along the North line of said Section 1 a distance of 241.50 feet to the Northerly prolongation of the East line of the land of Willow Branch Limited Partnership recorded as Instrument No. 9733809 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 58 seconds West along said East line and the Northerly prolongation thereof 200.83 feet to the South line of the land of the State of Indiana as set out in a Court Cause No. 29COI-1211-PL-12265 and recorded as Instrument No. 2013-06319 in said Recorder's Office and the POINT OF BEGINNING of this description (the following eleven (II) courses are along the East, South and West lines of said land of Willow Branch Limited Partnership); 1.) thence continuing South 00 degrees 27 minutes 58 seconds West 196.17 feet; 2.) thence North 89 degrees 49 minutes 58 seconds East parallel with the North line of said Northwest Quarter 11.00 feet; 3.) thence South 00 degrees 00 minutes 00 seconds East parallel with the East line of said Northwest Quarter 357.88 feet; 4.) thence South 63 degrees 37 minutes 25 seconds West 59.97 feet; 5.) thence South 00 degrees 00 minutes 00 seconds East parallel with said East line 70.08 feet to a point on the Northerly right of way line of Sohl's "Y" Switch, said right of way line being on a non-tangent curve with the last described line, the radius point of which lies 583.05 feet North 23 degrees 25 minutes 43 seconds West from said point; 6.) thence Southwesterly, curving to the right on said right of way line, an arc distance of 171.03 feet to a point on the Easterly line of Dedicated Roadway Easement (known locally as Westfield Park Road), per dedication thereof recorded as Instrument No. 9119718 in said Recorder's Office; 7.) thence North 00 degrees 00 minutes 00 seconds East on the Easterly line of said Easement 7.31 feet to the point of curvature of a curve to the right, the radius point of which lies 275.00 feet North 90 degrees 00 minutes 00 seconds East from said point; 8.) thence Northeasterly, curving to the right on the Easterly line of said Easement, an arc distance of 88.21 feet to the point of tangency of said curve at a point that is 275.00 feet North 71 degrees 37 minutes 17 seconds West of the radius point of said curve; 9.) thence North 18 degrees 22 minutes 43 seconds East on the Easterly line of said Easement 121 .06 feet to the point of curvature of a curve to the left, the radius point of which lies 350.00 feet North 71 degrees 37 minutes 17 seconds West from said point; 10.) thence Northeasterly, curving to the left on the Easterly line of said Easement, an arc distance of 105.94 feet to the point of tangency of said curve, at a point that is 350.00 feet South 88 degrees 57 minutes 52 seconds East of the radius point of said curve; 11.) thence North 01 degrees 02 minutes 08 seconds East on the Easterly line of said Easement 262.64 feet to the South line of said land of the State of Indiana (the following three (3) courses are along said South line); 1.) thence North 27 degrees 48 minutes 20 seconds East 100.57 feet; 2.) thence North 69 degrees 32 minutes 29 seconds East 87.27 feet; 3.) thence South 88 degrees 51 minutes 08 seconds East 5.50 feet to the Point of Beginning, containing 2.213 acres, more or less.

EXHIBIT A (continued)

Parcel 2 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana; thence South 89 degrees 49 minutes 58 seconds West (assumed bearing) along the North line of said Section 1 a distance of 120.75 feet to the Northerly prolongation of the East line of the land of R.L. Wilfong Land Corp. recorded as Instrument No. 2009002807 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 58 seconds West along said East line and Northerly prolongation thereof 203.61 feet to the South line of the land of the State of Indiana as set out in a Warranty Deed recorded as Instrument No. 2013-25385 in said Recorder's Office and the POINT OF BEGINNING of this description (the following three (3) courses are along the East, South and West lines of said land of R.L. Wilfong Land Corp.); 1.) thence continuing South 00 degrees 27 minutes 58 seconds West 193.39 feet; 2.) thence South 89 degrees 49 minutes 58 seconds West 120.75 feet; 3.) thence North 00 degrees 27 minutes 58 seconds East 196.17 feet to the South line of said land of the State of Indiana; thence South 88 degrees 51 minutes 08 seconds East along said South line 120.75 feet to the Point of Beginning, containing 0.540 acres, more or less.

Parcel 3 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning 81.2 feet measured (83 feet deed) West of the Northeast corner of the Northwest Quarter of Section 1, Township 18 North, Range 3 East on the North line thereof, thence South 397 feet; thence West 120.75 feet; thence North 397 feet; thence East to the place of beginning, the North and South lines thereof being parallel with the East line of said Quarter Section. Containing 1.10 acres, more or less.

EXCEPT:

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows: Beginning at a point on the North line of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, said point of beginning being the Northeast corner of a 1.10 acre tract of land described in Instrument #8553 and recorded in Deed Record 197, page 18 in the records of Hamilton County, Indiana, and being 81.2 feet measured (83 feet prior description) West of the Northeast corner of said Northwest Quarter; thence South 147.75 feet along the East line of said 1.10 acre tract of land; thence West 120.75 feet parallel with the North line of said Northwest Quarter to the West line of said 1.10 acre tract of land; thence North 147.75 feet along the West line of said 1.10 acre tract of land to its Northwest corner and the North line of said Northwest Quarter; thence East 120.75 feet along the North line of said Northwest Quarter to the POINT OF BEGINNING. Containing 0.410 acre, more or less.

EXHIBIT A (continued)

Parcel 4 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section; thence South 88 degrees 48 minutes 00 seconds West 33.00 feet along the north line of said quarter section; thence South 1 degree 01 minute 58 seconds East 25.00 feet to the northeast corner of the owner's land and the point of beginning of this description: thence South 1 degree 01 minute 58 seconds East 15.00 feet along the east line of the owner's land; thence south 88 degrees 48 minutes 00 seconds West 47.10 feet to the west line of the owner's land, thence North 0 degrees 34 minutes 00 seconds West 15.00 feet along said west line of the owner's land to the south boundary of S.R. 32, thence North 88 degrees 48 minutes 00 seconds East 46.97 feet along the boundary of said S.R. 32 to the point of beginning and containing 0.016 acres, more or less.

Also, an easement in and to the following-described real estate, to wit: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton county, Indiana, described as follows:

Commencing at the northeast corner of said quarter section; thence south 88 degrees 48 minutes 00 seconds West 33.00 feet along the north line of said quarter section; thence South 1 degree 01 minute 58 seconds East 40.00 feet along the east line of the owner's land to the point of beginning of this description: thence South 1 degree 01 minute 58 seconds East 39.14 feet along said east line of the owner's land; thence South 88 degrees 48 minutes 00 seconds West 47.41 feet to the west line of the owner's land; thence North 0 degrees 34 minutes 00 seconds West 39.14 feet along the said west line of the owner's land; thence north 88 degrees 48 minutes 00 seconds East 47.10 feet to the said line of the owner's land and the point of beginning and containing 0.042 acres, more or less.

Parcel 5 Land Description

A part of the Northeast Quarter of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, commencing at the Southeast corner of a tract of land heretofore deeded to A. J. Sohl, thence West to said Sohl's "Y" switch, thence Southwest on the line of said switch to the right-of-way of the Chicago and Southeastern Railroad Company, thence East to the right-of-way of the Louisville, New Albany and Chicago Railroad Company, thence North to the place of beginning, containing 1 acre, more or less. To more clearly describe the above real estate the "Commencing Point" is a point 33 feet West of, and 44 rods and 1 foot South of the Northeast corner of the Northwest Quarter of section 1, Township 18 North, Range 3 East, and what is referred to as the Chicago and Southeastern Railroad Company is now known as the Central Indiana Railroad Company, and what is referred to as the Louisville, New Albany and Chicago Railroad company is now known as the Monon Railroad.

EXHIBIT B
CONCEPT PLAN



EXHIBIT C
CHARACTER EXHIBIT



EXHIBIT D
BUILDING HEIGHT DISTRICTS EXHIBIT

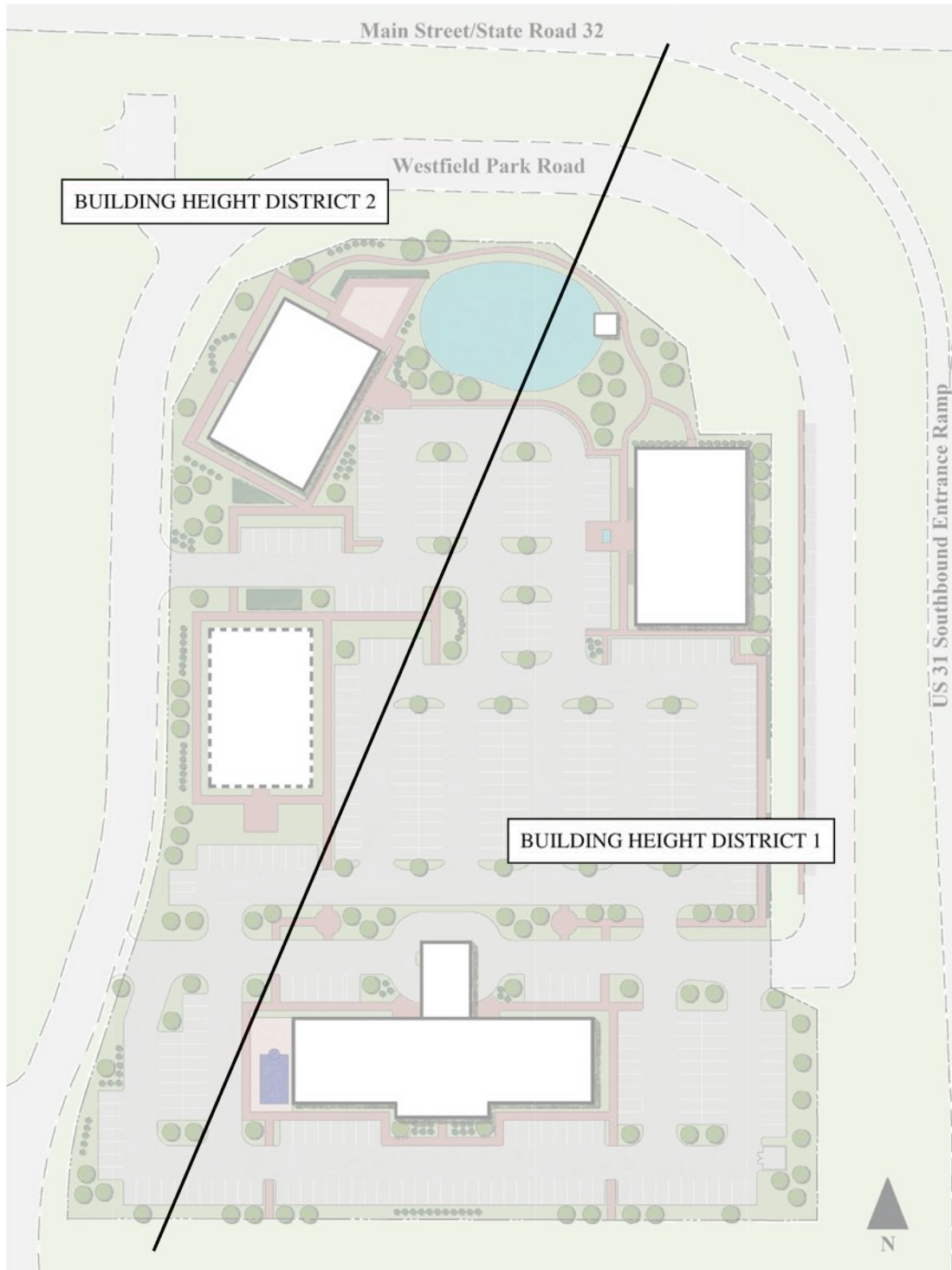


EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT



EXHIBIT E
VEHICULAR FLOW EXHIBIT





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-PUD-06
Exhibit 1

Petition Number: 1504-PUD-06

Subject Site Address: Southwest corner of U.S. 31 and S.R. 32

Petitioner: Westfield Community Investors, LLC

Request: Petitioner requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

Current Zoning: Open Industrial and Enclosed Industrial;
U.S. Highway 31 Overlay District; and
State Road 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 7.1 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Conceptual Site Plan
4. Building Character Exhibit
5. Gateway Southwest PUD Ordinance

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the March 9, 2015 City Council meeting. The proposal will receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the April 6, 2015, public hearing was provided for in accordance with the APC 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.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 7.1+/- acres in size and is located at the southwest corner of U.S. 31 and State Road 32. The Property is currently zoned Open Industrial and Enclosed Industrial, and it falls within both, the U.S. Highway 31 Overlay District and the State Highway 32 Overlay District. The Property is the location of the former Waitt grain elevator.

Project Overview: The Petitioner is requesting a change of zoning to a commercial mixed-use Planned Unit Development (PUD) District to be known as “The Gateway Southwest PUD” (the “Proposal”). The Gateway Southwest PUD defaults to the General Business (GB) District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, a multi-story office building, a one-story restaurant building, and a possible future multiple-story building. The PUD Ordinance defaults to the GB uses, except that the ordinance prohibits Mortuaries, Nurseries, and Religious Institutions. Access to the Property would be from Westfield Business Park Court.

Development and Architectural Standards: The Proposal defaults to the GB and other UDO development standards, while modifying some standards which are consistent with more urban development patterns (i.e., modified GB standards include: setbacks, minimum building height, and landscaping/buffering requirements). The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project. The proposal also includes provisions for directional signage and monument signage which differ from what the City’s sign standards would otherwise allow.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings.

STAFF COMMENTS

1. Hold a public hearing at the April 6, 2015, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 06, 2015
1504-SPP-07 & 1504-ODP-08

Petition Number: 1504-SPP-07 & 1504-ODP-08

Subject Site Address: South of and adjacent to 186th Street and East of Casey Road

Petitioner: Spring Orchard North, LLC, by Nelson & Frankenberger and Stoepelwerth & Associates

Request: **Primary Plat Amendment** and **Overall Development Plan Amendment** approval for Shelton Cove consisting of six (6) single-family residential lots.

Current Zoning: Springmill Trails PUD District Ordinance No. 11-19

Current Land Use: Agricultural / Residential

Approximate Acreage: .870 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Springmill Trails Context Map
4. Primary Plat
5. Overall Development Plan
6. PUD Ordinance

Property History:

1101-PUD-02	PUD District (Ordinance 14-50)	(01.12.15)
1406-DP-18	Development Plan	(06.16.2014)
1406-SPP-14	Primary Plat	(06.16.2014)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The .870-acre site is located in the southeast quadrant of 186th Street and Casey Road (see **Exhibit 2**), located in the previously approved Spring Orchard North subdivision. The request is to amend the approved Primary Plat (see **Exhibit 4**) and Overall Development Plan (see **Exhibit 5**) for Spring Orchard North consisting of six (6) single-family lots.

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



The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011) (see **Exhibit 6**). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

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

1. Location Map

Comment(s): Compliant.

2. Scale

Comment(s): Compliant.

3. Primary Plat

a) Proposed name of subdivision.

Comment(s): Compliant.

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

Comment(s): Compliant.

c) Title, scale, north arrow and date.

Comment(s): Compliant.

d) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment(s): Compliant.

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

Comment(s): Petitioner will continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers regarding easement relocations from the originally approved Spring Orchard North plat and Development Plan.

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

Comment(s): This information was provided by the applicable agencies during the TAC review process. The Petitioner will continue to coordinate with all applicable utility service providers.



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

Comment(s): Compliant.

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

Comment(s): Compliant.

i) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment(s): Compliant. Provided on the accompanying Overall Development Plan document.

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

Comment(s): Compliant.

k) Building setback lines (Article 4.5)

Comment(s): Compliant.

l) Legend and notes.

Comment(s): Compliant.

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

Comment(s): Compliant. Provided on the accompanying Overall Development Plan document. Petitioner will continue to coordinate with WPWD.

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

Comment(s): Please provide this information, if not already presented on the submitted primary plat document.

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

Comment(s): Compliant.

p) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment(s): Please provide this statement from applicable agencies and/or copy the Department on all correspondence with these agencies.



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

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

- r) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc

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

Comment(s): No legal drain is located on the Property.

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

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

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

Comment(s): Please see development and design standard comments contained herein.

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

Comment(s): Please see the PUD District Ordinance standards contained herein.

3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

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

Comment(s): Petitioner will continue to coordinate with the WPWD to confirm compliance with the applicable standards.

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



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

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

1. Development Plan Scope

2. General Plan Requirements

a) Title, scale, north arrow and date

Comment(s): Compliant

b) Proposed name of the development

Comment(s): Compliant.

c) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment(s): Compliant.

d) Address and legal description of the property.

Comment(s): Compliant. Provided on the accompanying Primary Plat document.

e) Boundary lines of the property including all dimensions.

Comment(s): Compliant. Provided on the accompanying Primary Plat document.

f) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment(s): Compliant.

g) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment(s): Compliant. No existing drives located on the Property.

h) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment(s): Compliant.



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

Comment(s): *Compliant.*

- j) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

- l) Location and dimensions of all existing structures and paved areas.

Comment(s): *Compliant.*

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

Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*

- n) Location of all Floodplain areas within the boundaries of the property.

Comment(s): *No floodplains located on the Property. However, floodplain map provided.*

- o) Names of legal ditches and streams on or adjacent to the site.

Comment(s): *No legal ditches or streams located on the Property.*

- p) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment(s): *Petitioner will continue to work in coordination with applicable utility service providers.*

- q) Identify buildings proposed for demolition.

Comment(s): *Please provide more information whether buildings will be demolished as part of this development, but this information was provided by all applicable agencies at the TAC review process.*

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

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities." No amenities are provided within the neighborhood.*



- s) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment(s): N/A. All uses are the same (SF5).

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

Comment(s): Compliant. "Site Data" matrix provided in the top left corner of the Overall Development Plan document.

PUD DISTRICT STANDARDS (Ordinance 12-45)

1. Minimum Lot Area: 5,400 sq. ft. (60' front load lots)
2. Minimum Lot Frontage: 40 feet (60' front load lots)
3. Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 6 feet
 - c) Rear Yard: 15 feet
 - d) Minimum Lot Width: 60 feet
4. Maximum Building Height: 25 feet

Comment(s): Compliant. Lot frontages provided on the Primary Plat document.

5. Additional Standards:
 - a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
 - b) No yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.
 - c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District
 - d) A minimum of three dwelling types shall be constructed within the District
 - e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

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



DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

Comment(s): *Not Compliant. Landscaping calculations assume 49 lots within the amended Spring Orchard North subdivision. Primary Plat and Overall Development Plan show 50 lots. This will affect the required amount of plantings, pursuant to the Springmill Trails PUD. Please correct this and add the necessary amount of plantings.*

2. Lot Standards (Article 6.10)

Comment(s): *Compliant.*

3. Setback Standards (Article 6.16)

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

4. Vision Clearance Standards (Article 6.19)

Comment(s): *Compliant.*

5. Yard Standards (Article 6.21)

Comment(s): *Compliant.*

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): *Compliant.*

2. Easement Standards (Article 8.3)

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

3. Monument and Marker Standards (Article 8.5)

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

4. Open Space and Amenity Standards (Article 8.6)

a) A minimum of 21% Open Space is required per the PUD.

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

5. Pedestrian Network Standards (Article 8.7)



Comment(s): Compliant.

6. Storm Water Standards (Article 8.8)

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

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

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

8. Street Light Standards (Article 8.10)

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

9. Street Sign Standards (Article 8.11)

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

10. Surety Standards (Article 8.12)

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

11. Utility Standards (Article 8.13)

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

STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

Public Comment

1504-SPP-10 & 1504-ODP-11

(Shelton Cove)

To whom it may concern:

I am writing this letter to address our family's concerns in regard to Hertha Markusfeld's property at 928 West 186th street, Westfield IN 46074. As it pertains to the Public Hearing on Monday, April 6, 2015, where Olthof Homes, LLC will be petitioning for a Primary Plat and Development Plan for the Shelton Cove development.

Hertha has lived in Westfield for over fifty years. Our family has owned this property for nearly 30 years. My parents Paul and Hertha Markusfeld immigrated to the United States from Vienna, Austria after narrowly surviving WWII. They were looking for a quiet, safe, and beautiful place to raise their family and found it here in Westfield.

Hertha purchased this property to enjoy the safety, privacy and quiet that country living should provide. Amazingly, at 84 years old, she continues to enjoy working in her yard and keeping her 4 acres looking like a park.

She also purchased this property as an investment. Hertha has worked hard to make it a beautiful and desirable small country estate. With the intention being, if the day ever came that she would decide to sell her property it would be as attractive and valuable to the next person as it was to her.

Our main concerns with the development proposed around Hertha and its potential negative impact are:

1. Her safety and sense of security
2. Property value and salability
3. Noise and light pollution
4. Privacy
5. Drainage
6. Traffic
7. The general aesthetics of the area.

In 2006 we entered into an agreement with Beau Wilfong of Wilfong Land Companies. This agreement is designed to protect Hertha's safety, privacy and property value. While limiting the negative impact to her property and life style.

The documents of this agreement are attached.

With this agreement in place as part of the PUD, our concerns over the negative impact on Hertha's property and lifestyle are addressed.

Without this agreement in place we will strongly, persistently and vocally object to the density and style of the development Olthof Homes, LLC and others are or will be proposing.

Thank you for your time.

Sincerely,

Guy Markusfeld

317-727-1536

16412 Oak Road, Westfield IN 46074

WILFONG

LAND COMPANIES

June 26, 2006

Ms. Hertha Markusfeld
928 W. 186th Street
Westfield, IN 46074

Re: Commitments regarding buffering from Eagle Station:

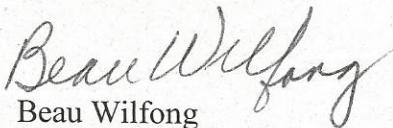
Dear Ms. Markusfeld

I appreciate being able to meet with you and your son Guy in order to find solutions to issues you have raised regarding Eagle Station. Attached is an outline of commitments that we are making to you that will minimize the noise and visibility.

If we are approved, we will be building Eagle Parkway in 2008 and would begin work on the mounds at that time together with the spruce trees on top of the mounds.

If you have any questions, please do not hesitate to call me, or have Guy call me.

Sincerely,


Beau Wilfong

June 22, 2006

Guy Markusfeld

- 8' high mound along the entire western board and along the northern border until the "woods" meets the new mound.
- Mound will be a 2/1 slope on the Markusfeld side and a 2/1 or 3/1 slope on Eagle Station side
- 7 to 8 foot tall Norway Spruce to be planted 11' apart on top of mound.
- Privacy fence along the property line along the west boundary and Northern boundary. This would be an 8 foot "shadow box" type fence
- South side of property, would be a "scalloped" "shadow box" fence 6 feet high at high point. Gate to be included.
- We will provide to Guy the engineered drawings for storm water as our plan develops. These will be the plans that the County/City will approve as part of our construction plans.
- If we buy Wheelers 45 acres to the east we will do the fence and mound to same specifications.
- Markusfelds feel that the TND homes need to be buffered. Mound along Springmill Road into Countryside (just north of the entryway that is north of 161st street) are a good example of what would be satisfactory on the south side of 186th.
- The mound would not be as wide at the far west end where the 4 lots back up to 186th.
- Spruce trees, shrubbery, and hard woods to make it more interesting on the south side of 186th.
- Walking path along 186th street on the south side
- Water and sewer designed so that they can develop their land if they desire
- Mounds to be built 2008 or 2009 and trees planted immediately so they can get height quicker.
- Markusfeld's have the right to join the Home Owners Association. (each homeowner would have to pay the typical fees that are assessed on a yearly basis)
- The security gate would be an automatic, sliding security gate.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 06, 2015
1504-SPP-10 & 1504-ODP-11

Petition Number: 1504-SPP-10 & 1504-ODP-11

Subject Site Address: South of and adjacent to 186th Street and East of Casey Road

Petitioner: Olthof Homes, LLC, by Nelson & Frankenberger and Stoeppelwerth & Associates

Request: **Primary Plat** and **Overall Development Plan** approval for Shelton Cove consisting of 113 single-family residential lots.

Current Zoning: Springmill Trails PUD District Ordinance No. 11-19

Current Land Use: Agricultural / Residential

Approximate Acreage: 39.13 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Springmill Trails Context Map
4. Primary Plat
5. Overall Development Plan
6. Public Comment
7. PUD Ordinance

Property History: 1101-PUD-02 PUD District (Ordinance 14-50) (01/12/15)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 39.13-acre site is located in the southeast quadrant of 186th Street and Casey Road (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 4**) and Overall Development Plan (see **Exhibit 5**) approval of 113 single-family lots.

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

Written public comment was submitted to the Department on April 5, 2015 and has been provided for reference (see **Exhibit 6**).

The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton



County Recorder's Office on September 22, 2011) (see **Exhibit 7**). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

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

1. Location Map

Comment(s): Compliant.

2. Scale

Comment(s): Compliant.

3. Primary Plat

a) Proposed name of subdivision.

Comment(s): Compliant.

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

Comment(s): Compliant.

c) Title, scale, north arrow and date.

Comment(s): Compliant.

d) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment(s): Compliant.

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

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

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

Comment(s): N/A, to be reviewed by TAC agencies and utility service providers.

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

Comment(s): Compliant

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



Comment(s): Compliant.

- i) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment(s): Compliant. Provided on the Overall Development Plan document.

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

Comment(s): Compliant.

- k) Building setback lines (*Article 4.5*)

Comment(s): Compliant.

- l) Legend and notes.

Comment(s): Compliant.

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

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

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

Comment(s): Compliant.

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

Comment(s): Compliant.

- p) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment(s): This information was provided by the applicable agencies during the TAC review process.

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

Comment(s): N/A.



- r) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc

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

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

Comment(s): No floodplain is involved.

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

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

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

Comment(s): Please see development and design standard comments contained herein.

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

Comment(s): Please see the PUD District Ordinance standards contained herein.

3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

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

Comment(s): Petitioner will continue to coordinate with the WPWD to confirm compliance with the applicable standards.

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

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

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



1. Development Plan Scope
2. General Plan Requirements
 - a) Title, scale, north arrow and date
Comment(s): *Compliant*
 - b) Proposed name of the development
Comment(s): *Compliant.*
 - c) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
Comment(s): *Compliant.*
 - d) Address and legal description of the property.
Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*
 - e) Boundary lines of the property including all dimensions.
Comment(s): *Compliant. Provided on the accompanying Primary Plat document.*
 - f) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
Comment(s): *Compliant.*
 - g) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
Comment(s): *Compliant*
 - h) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
Comment(s): *Compliant.*
 - i) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
Comment(s): *Compliant.*
 - j) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

- l) Location and dimensions of all existing structures and paved areas.

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

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

Comment(s): *Compliant. Buildable area provided by "Site Data" matrix at top left on document.*

- n) Location of all Floodplain areas within the boundaries of the property.

Comment(s): *Floodplain map provided. No floodplains located on the Property.*

- o) Names of legal ditches and streams on or adjacent to the site.

Comment(s): *No legal ditches located on the Property.*

- p) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

- q) Identify buildings proposed for demolition.

Comment(s): *No buildings proposed to be demolished.*

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

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities." No amenities are provided within the neighborhood.*

- s) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment(s): *N/A. All uses are the same (SF5).*



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

Comment(s): *Compliant. This information is provided in the "Site Data" matrix in the top left of the Overall Development Plan document.*

PUD DISTRICT STANDARDS (Ordinance 12-45)

1. Minimum Lot Area: 5,400 sq. ft. (60' front load lots)
2. Minimum Lot Frontage: 40 feet (60' front load lots)
3. Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 6 feet
 - c) Rear Yard: 15 feet
 - d) Minimum Lot Width: 60 feet
4. Maximum Building Height: 25 feet

Comment(s): *Compliant. Information provided either on the accompanying Primary Plat or in the "Site Data" matrix.*

5. Additional Standards:
 - a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
 - b) No yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.
 - c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District
 - d) A minimum of three dwelling types shall be constructed within the District
 - e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

Comment(s): *Compliant.*

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

Minimum On-Site Landscaping per the PUD:

- a. 113 dwellings:
 - i. 678 Shade Trees
 - ii. 452 Ornamental / Evergreen Trees



iii. 1, 808 Shrubs

2. Petitioner will coordinate with WPWD regarding the provision of street trees. Updated cross sections may affect the internal R/W widths.

3. Buffer Yard Req. (186th Street) per the PUD

Comment(s): Compliant.

2. Lot Standards (Article 6.10)

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

3. Setback Standards (Article 6.16)

Comment(s): Compliant.

4. Vision Clearance Standards (Article 6.19)

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

5. Yard Standards (Article 6.21)

Comment(s): Compliant.

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): Compliant.

2. Easement Standards (Article 8.3)

Comment(s): Petitioner will continue to coordinate with WPWD and utility services providers to ensure the location and adequate size of all easements.

3. Monument and Marker Standards (Article 8.5)

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

4. Open Space and Amenity Standards (Article 8.6)

a) A minimum of 21% Open Space is required per the PUD.

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

5. Pedestrian Network Standards (Article 8.7)



Comment(s): Compliant.

6. Storm Water Standards (Article 8.8)

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

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

Comment(s): Not compliant. Petitioner is working with the Department to provide connectivity to the property immediately adjacent to the East of the proposed Shelton Cove project pursuant to the updated 59' ROW cross-section. 53' ROW internal to the site was approved by Public Works due to existing connectivity to the previously approved Spring Orchard North.

8. Street Light Standards (Article 8.10)

Comment(s): Compliant. Street lighting proposed.

9. Street Sign Standards (Article 8.11)

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

10. Surety Standards (Article 8.12)

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

11. Utility Standards (Article 8.13)

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

STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.



Petition Number: 1504-DDP-05

Subject Site Address: 1122 East 169th Street

Petitioner: AgReliant Genetics, LLC by Keeler-Webb Associates

Request: Detailed Development Plan review of the remodeling and future expansion of an existing commercial business.

Current Zoning: EI: Enclosed Industrial District

Current Land Use: Industrial

Approximate Acreage: 10.27 acres+/-

Exhibits:

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

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

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

PROJECT OVERVIEW

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

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

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



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

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

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

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

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



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

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

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

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

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

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

Comment: Please coordinate with the Public Works Department.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District) except for those items identified as outstanding below:

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

- 22) Minimum Tract Requirements: 3 acres
- 23) Minimum Lot Frontage: 70 feet
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 40 feet



- b) Side Yard: 20 feet
- c) Rear Yard: 20 feet
- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: 60 feet
- 27) Minimum Building Size: No minimum
- 28) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

29) Accessory Use and Building Standards (Article 6.1)

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

30) Architectural Standards (Article 6.3 (G))

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

Comment: Please identify on plans and elevations where mechanical equipment will be located and any relevant screening.

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

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

Comment: Please clarify what the "Stone-Look Tile" material is.

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



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

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

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

Comment: Please confirm that no new loading docks are being added to the north, east, or south facades. Please note that the future building additions will need to meet this loading spaces requirement on the east and north facades.

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

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Landscaping Standards (Article 6.8)

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

Comment: Please identify on plans and elevations where mechanical equipment and trash receptacles will be located and any relevant screening.

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

Comment: Landscaping that replicates the natural form of ponds is required around detention and retention ponds. Please add these plantings to the Landscape Plan.

Comment: Detention and Retention Areas are required to have meandering edges, so that they are more natural in appearance. Please modify the pond shape so that it has a more meandering, natural appearance.



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

Comment: Please revise the Landscape Plan as follows:

Industrial Use	Required	Provided	Difference
Shade Trees	52	10	- 42
Evergreen/Ornamental Trees	52	33	- 19
Shrubs	257	215	- 42

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

South Façade (155')	Required	Provided	Difference
Shrubs/Ornamental Trees	13	36	+ 13

- e) External Street Frontage Landscaping

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

169 th Street (305')	Required	Provided	Difference
Shade/ Evergreen Trees	10	9	- 1
Ornamental Trees	7	5	- 2
Shrubs	77	70	- 7

- f) Buffer Yard Requirements

Comment: No buffer yard is required for this property.

- g) Interior Parking Area Landscaping

Comment: Landscaping Plan complies for Phase I parking.

Comment: Please include landscaping plan for future phases of parking. This will count towards meeting the Minimum Lot Landscaping Requirement as well.

- h) Perimeter Parking Area Landscaping

Comment: No perimeter parking area landscaping is required for this project.



35) Lighting Standards (Article 6.9)

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

Comment: Please include cut-sheets for each light fixture.

- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

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

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities (Article 6.14(E))
- b) Parking Spaces (Article 6.14(G))

Comment: Please provide square-footage of assignable office area for calculating number of required parking spaces.

- c) Bicycle Parking (Article 6.14(H))

Comment: Please label the number of parking spaces/positions on the Bike Rack. Based on the number of vehicular spaces provided, at least four (4) bicycle parking spaces/positions are needed. The Site Plan indicates details are on Sheet L1, but details are not found on Sheet L1.

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

Comment: Please note that the existing monument/ground sign will need to be relocated outside of the new right-of-way.

42) Vision Clearance Standards (Article 6.19)

Comment: The Aristocrat Pear (AP) trees on each side of the entrance drive are within the 40' vision clearance triangle. Please move them outside if this triangle area.

43) 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:

44) Easement Standards (Article 8.3)

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

45) Pedestrian Network Standards (Article 8.7)

Comment: Article 8.7(C) requires a connector sidewalk from the path adjacent to 169th Street to the front entrance. Please provide this sidewalk connector.

Comment: Article 8.7(C) also requires delineated pedestrian crosswalks within parking areas. Please delineate crossings for the northern-most east/west sidewalk that connects the building to the Monon Trail (via the parking lot). These crossings can simply be striped, if desirable.

Comment: The perimeter pathway along 169th Street is required to be an 8' asphalt path, unless otherwise determined by the Public Works Department to be something less than that. Please coordinate with the Public Works Department.

Comment: Article 8.7(D) the perimeter pathway is to either be located within the right-of-way or within a dedicated cross-access easement, as approved by the Public Works Department. The perimeter pathway east of the entrance drive is partially outside of the right-of-way. Please coordinate this design and subsequent easement with the Public Works Department. However, once the monument sign is relocated to be out of the right-of-way, the rerouting of this pathway may no longer be necessary.

46) Storm Water Standards (Article 8.8)

Comment: Please coordinate with the Public Works Department.

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

Comment: The Westfield Thoroughfare Plan identifies 169th Street as a Collector. It further identifies a cross-section for a Collector Street as being one hundred (100) feet in width (or 50'-half). The plans indicate 40' half right-of-way for 169th Street. Please increase this to a 50'-half right-of-way for 169th Street, unless otherwise determined by the Public Works Department to be unnecessary.

48) Surety Standards (Article 8.12)

Comment: Please coordinate with the Public Works Department.

49) Utility Standards (Article 8.13)

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



STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

1504-DDP-05

Public Comment

(AgReliant Genetics)

Hi Matt, Jennifer and Kevin:

I received three different (CK Properties, LLC, Southpark Investments, LLC and Teamm Realty, LLC) adjoining property owner notices for the new AgReliant Facility located on 169th Street. I contacted Adam DeHart of Keeler Webb and Associates, Inc. and received copies of the proposed plans.

The new facility looks great and will be another asset to our community. I fully recommend this facility for approval at tonight's City of Westfield Plan Commission meeting. Please contact me with any questions.

Best Wishes,

Jim

***Jim Kent, Principal
CK Properties, LLC
Southpark Investments, LLC
Teamm Realty, LLC
P.O. Box 930
Westfield, IN 46074
(317) 867-1139 Phone
(317) 867-3399 Fax***

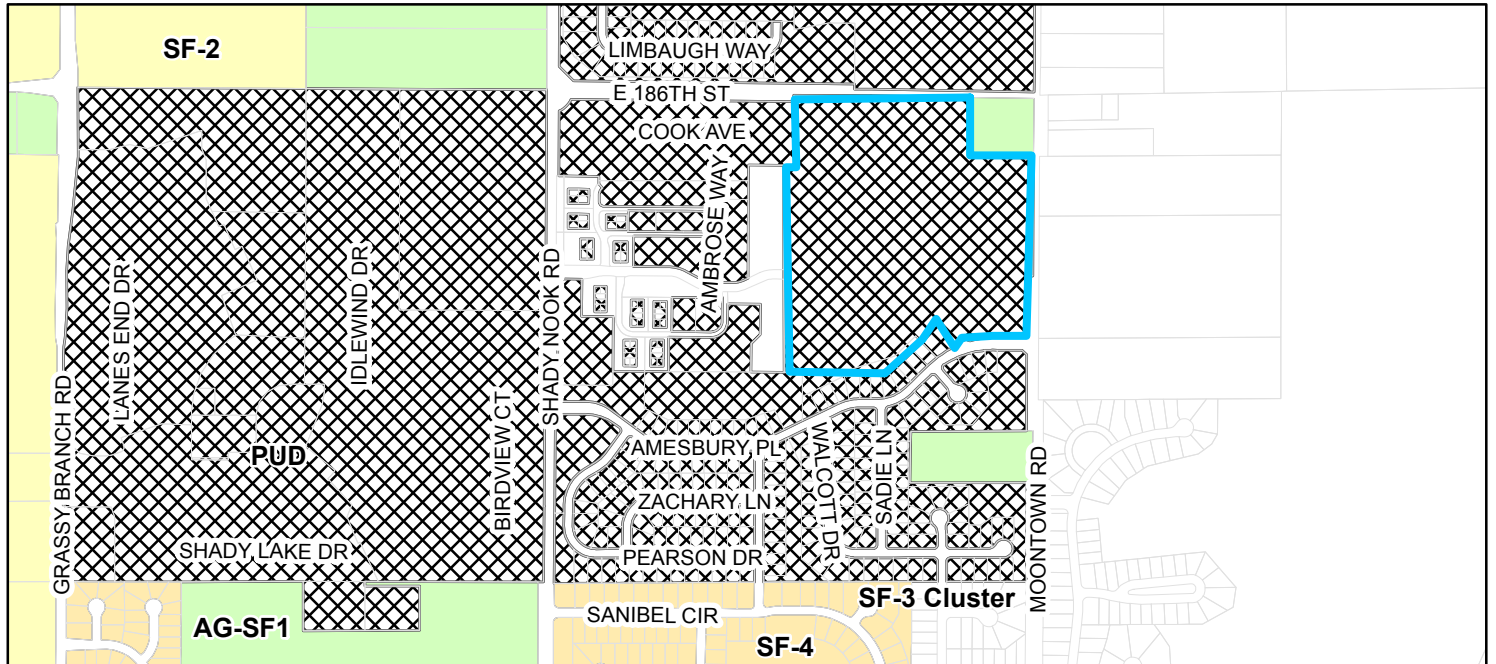
Property Location Map
Enclave at Andover
1504-SPP-09 & 1504-ODP-10



Aerial Location Map



Zoning Map



- | | | | |
|--------|--|--------------------------------|--------------------------|
| Parcel | Zoning | PUD (Planned Unit Development) | SF-4 (Single Family - 4) |
| | AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2) | |

Aerial Location Map



Zoning Map



Property Location Map

Spring Orchard North Plat Amendment

1504-SPP-07 & 1504-ODP-08



Aerial Location Map



Zoning Map

