CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_04_02_2018

Monday, April 02, 2018 at 07:00 PM

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

MEETING DATE: **Monday, April 02, 2018 at 07:00 PM**

MEETING PLACE: **Westfield City Hall, 130 Penn Street, Westfield, IN 46074**

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 19, 2018

Documents: APC Minutes - March 19, 2018

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1804-DDP-10
Urban Vines Parking Lot Expansion
303 East 161st Street
Urban Vines, LLC requests Detailed Development Plan review for an additional 52 parking spaces on a 5 acre +/- lot in the AG-SF1: Agriculture / Single-Family Rural District
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan

PUBLIC HEARING ITEMS

1804-ODP-05 & 1804-SPP-05 [PUBLIC HEARING]
Northwind Subdivision
Northeast Corner of 161st Street and Towne Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 87 single-family residential lots on 55.5 acres +/- within the Westchester PUD District.
(Planner: Matt Pleasant - MPleasant@westfield.in.gov)
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Overall Development and Primary Plat | Exhibit 4 Landscape Plan | Exhibit 5 Color Site Plan | Petitioner's Presentation

Westchester Subdivision [PUBLIC HEARING]
East of Towne Road and South of 156th Street
East of Towne Road and South of 156th Street
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 169 single-family residential lots on 98.9 acres +/- within the Westchester PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Overall Development Plan & Primary Plat | Petitioner's Presentation

CONTINUED ITEMS

1801-PUD-01 [CONTINUED]
Davis PUD
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan and Illustrative Plan | Exhibit 4: Architectural Character Exhibits | Exhibit 5: Amenities Plan and Character Exhibits | Exhibit 6: Buffer Exhibits | Exhibit 7: Proposed Ord. 17-52 | Exhibit 8: Redlined Ord. 17-52 | Exhibit 9: Side-by-side Concept Plan Comparison Exhibit | Exhibit 10: Petitioner's Narrative | Exhibit 11: Neighbor Meeting Summary | Exhibit 12: Petitioner's Response to Issue List | Exhibit 13: Petitioner's Comprehensive Plan Analysis | Exhibit 14: Public Comments--Updated 4/2/18 5pm

1803-ODP-03 & 1803-SPP-03 [CONTINUED]
Springmill Trails
Northwest Corner of State Road 32 and Dartown Road
526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1706-ODP-05 & 1706-SPP-05 [PUBLIC HEARING]
Birdies
632 East State Road 32
Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on

3.429 acres +/- in the Oak Ridge Pointe PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Petition Number:	1804-ODP-06 & 1804-SPP-06
Project Name:	Westchester (the "Property")
Subject Site Address:	East of Towne Road and South of 156th Street
Petitioner:	Platinum Properties Management Company, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	Overall Development Plan and Primary Plat review of 169 lots of Area A Southwind subdivision within 98.985 acres +/- included in the Westchester Planned Unit Development (PUD) District.
Current Zoning:	Westchester PUD District
Current Land Use:	Vacant
Approximate Acreage:	98.985 acres +/-
Property History:	1712-PUD-24 (Westchester PUD Ord. 17-46) (01/08/18) 1804-ODP-05 Area B Northwind subdivision (*pending*) 1804-SPP-05 Area B Northwind subdivision (*pending*)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Overall Development Plan and Primary Plat
Staff Reviewer:	Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its March 20, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's April 2, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 98.985 acres +/- and is east of Towne Road, south of 156th Street and north of 151st Street (see **Exhibit 2**). The Property is currently zoned the Westchester PUD District established by Ordinance 17-46. Adjacent properties to the north are zoned the Westchester PUD. Adjacent properties to the south are zoned AG-SF1: Agriculture /

Single-Family Rural District and the Liberty Ridge PUD. Adjacent properties to the east are zoned AG-SF1: Agriculture / Single-Family Rural District and the Harmony PUD and adjacent properties to the west are zoned AG-SF1: Agriculture / Single-Family Rural District.

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

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

1) Proposed name of subdivision.

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

3) Title, scale, north arrow and date.

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

   Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

6) Statement concerning the location and approximate size or capacity of utilities to be installed.

   Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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.

   <u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

11) Building setback lines.

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

    <u>Comment:</u> The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

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.

    <u>Comment:</u> The Petitioner is coordinating with WPWD to address outstanding issues.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

    <u>Comment:</u> The Petitioner is coordinating with WPWD to address outstanding issues.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

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.

Comment: The Petitioner is coordinating with DNR to address outstanding issues.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

20) Title, scale, north arrow and date.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

21) Proposed name of the development.

Comment: Please see Comment 1.

22) 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: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

25) 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.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

26) 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.

27) 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.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration. The Petitioner is coordinating with the Fire Department to address outstanding issues.

28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

31) Location and dimensions of all existing structures and paved areas.

32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

33) Location of all Floodplain areas within the boundaries of the property.

34) Names of legal ditches and streams on or adjacent to the site.

35) 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: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

36) Identify buildings proposed for demolition.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

38) 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).

WESTCHESTER PUD STANDARDS (Westchester PUD: Ordinance 17-46)

The plans comply with Chapter 4.7 of the UDO and Ordinance 17-46: Westchester PUD except for those items with comments identified as outstanding below:

SECTION 3 – Concept Plan.

39) The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area A.

a) Perimeter Lots along Towne Road: All Dwellings on lots adjacent to the subject External Street (within 100' of the right of way of Towne Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Towne Road Lots").

b) Perimeter Lots along 151st and 156th Street: A minimum of sixteen (16) Dwellings, approximately eighty percent (80%) of all Dwellings within Area A, on lots adjacent to the subject External Streets (within 100' of the right of way of 151st Street or 156th Street) shall be designed so the Front Building Façade is oriented toward the External Street ("151st/156th Street Lots").

SECTION 5 – Permitted Uses.

40) Area A.

a) The total number of Dwellings permitted in Area A shall not exceed one hundred and seventy (170) Single-family Dwellings.

SECTION 6 – General Regulations.

41) Minimum Lot Area: 9,000 SF

42) Minimum Lot Frontage: 40'

43) Minimum Building Setback Lines:

a) Front Yard: 20'

b) Side Yard:

i) Minimum separation between dwellings: 0' (10')

c) Rear Yard: 25'

44) Minimum Lot Width: 70'

45) Maximum Building Height: 2 ½ stories

46) Minimum Living Area (Total):

a) One Story Dwellings: 1,800 SF

b) Two Story Dwelling: 2,200 SF

c) Story and one-half Dwellings: 2,000 SF

47) The minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all street segments. The random Front Yard Building Setback as required by this Section 6.1(C) shall be illustrated on the Primary and Secondary Plat.

SECTION 7 – Development Standards.

48) Article 6.8 Landscaping Standards: Shall apply, except as modified or enhanced below.

a) Area A: In addition to Article 6.8 Landscaping Standards the Buffer Yards shall be as generally illustrated on **Exhibit I** (Buffer Yard – Character Exhibits).

b) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

i) All Lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

SECTION 8 – Infrastructure Standards.

49) Street Centerline Radius: The minimum street centerline radius shall be fifty (50) feet.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

SECTION 9 – Design Standards.

50) The Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified below.

a) Area A – Minimum Open Space: Area A shall include a minimum of thirty percent (30%) Open Space.

b) Area A – Large Playground. One large playground, a Character Exhibit of which is illustrated on **Exhibit G,** at least 5,000 square feet in area shall be provided in Area A as generally illustrated on the Concept Plan. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

c) The play elements shall include at least the following numbers and types:

i) Six (6) swings,

ii) Three (3) detached/freestanding play elements,

iii) Three (3) sliding elements,

iv) Six (6) climbing elements,

v) One (1) overhead element,

vi) Panels featuring play elements, and

vii) Decks, bridges, tunnels as required to attach various play elements to each other.

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

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

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

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

53) 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.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

55) Accessory Use and Building Standards (Article 6.1)

56) Architectural Standards (Article 6.3)

<u>Comment:</u> Please see Westchester PUD Development Standards.

57) Building Standards (Article 6.4)

58) Fence Standards (Article 6.5)

59) Height Standards (Article 6.6)

60) Landscaping Standards (Article 6.8)

a) <u>Street Trees:</u>

i) <u>Spacing:</u>

(1) Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

b) <u>Minimum Lot Landscaping Requirements:</u>

c) <u>External Street Frontage Landscaping Requirements:</u>

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

d) <u>Buffer Yard Requirements:</u>

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

61) Lighting Standards (Article 6.9)

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

62) Lot Standards (Article 6.10)

<u>Comment:</u> Please see Westchester PUD General Regulations.

63) Outside Storage and Display (Article 6.12)

64) Parking and Loading Standards (Article 6.14)

65) Performance Standards (Article 6.15)

66) Setback Standards (Article 6.16)

<u>Comment:</u> Please see Westchester PUD General Regulations.

67) Sign Standards (Article 6.17)

68) Vision Clearance Standards (Article 6.19)

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

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

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

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

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

69) Block Standards (Article 8.1)

70) Easement Standards (Article 8.3)

<u>Comment:</u> The Petitioner is coordinating with WPWD, HCSO and utility companies to address outstanding issues.

71) Monument and Marker Standards (Article 8.5)

<u>Comment:</u> Will be reviewed on Secondary Plat.

72) Open Space and Amenity Standards (Article 8.6)

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

a) <u>Connectivity:</u> Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

<u>Comment:</u> Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

73) Pedestrian Network Standards (Article 8.7)

<u>Comment:</u> The Petitioner is coordinating with WPWD to address outstanding issues.

74) Storm Water Standards (Article 8.8)

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

<u>Comment:</u> The Petitioner is coordinating with WPWD to address outstanding issues.

76) Street Light Standards (Article 8.10)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utility companies to address outstanding issues.

77) Street Sign Standards (Article 8.11)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utility companies to address outstanding issues.

78) Surety Standards (Article 8.12)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utility companies to address outstanding issues.

79) Utility Standards (Article 8.13)

<u>Comment:</u> The Petitioner is coordinating with WPWD and applicable utility companies to address outstanding issues.

DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the April 2, 2018, Plan Commission meeting.**

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

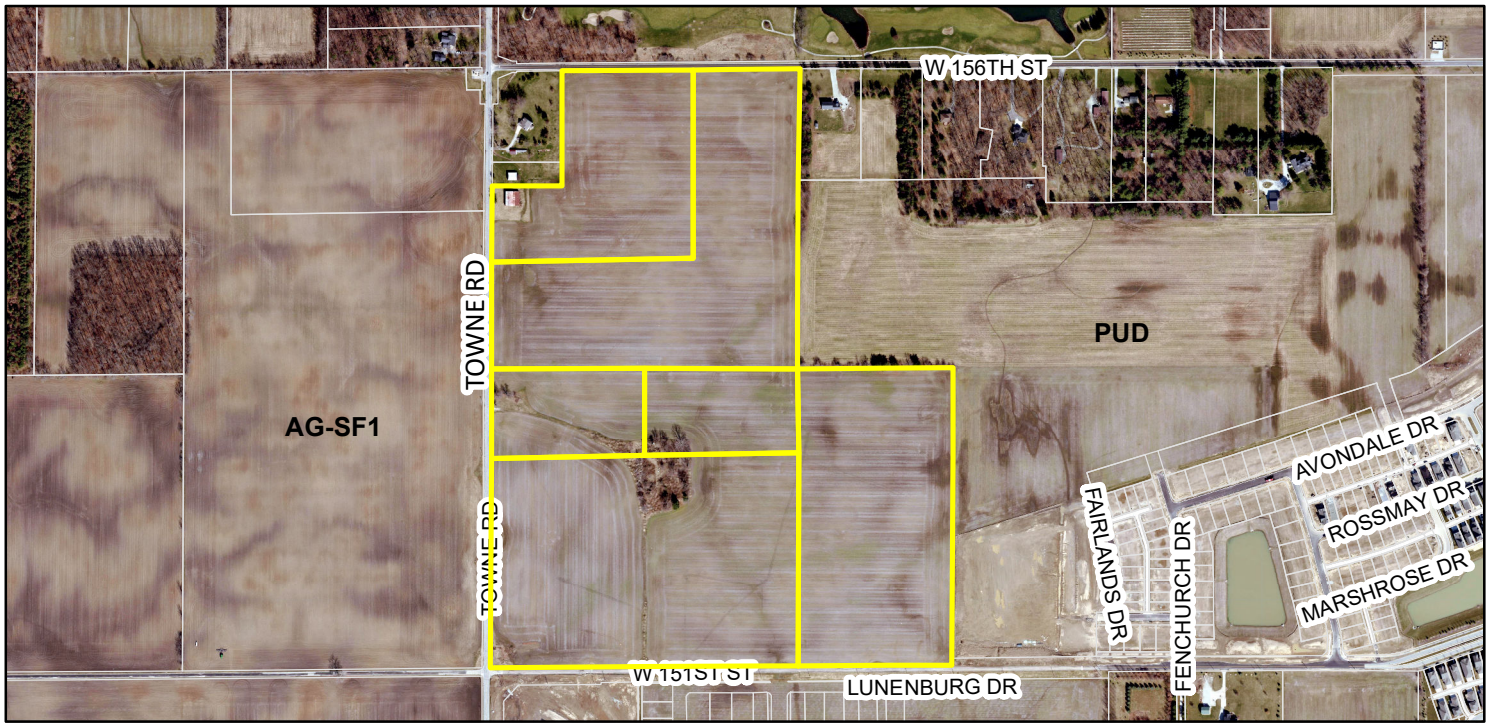
3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

Property Location Map
Westchester
Overall Development Plan & Primary Plat
1804-ODP-06 & 1804-SPP-06

Not To Scale

Aerial Location Map

Site

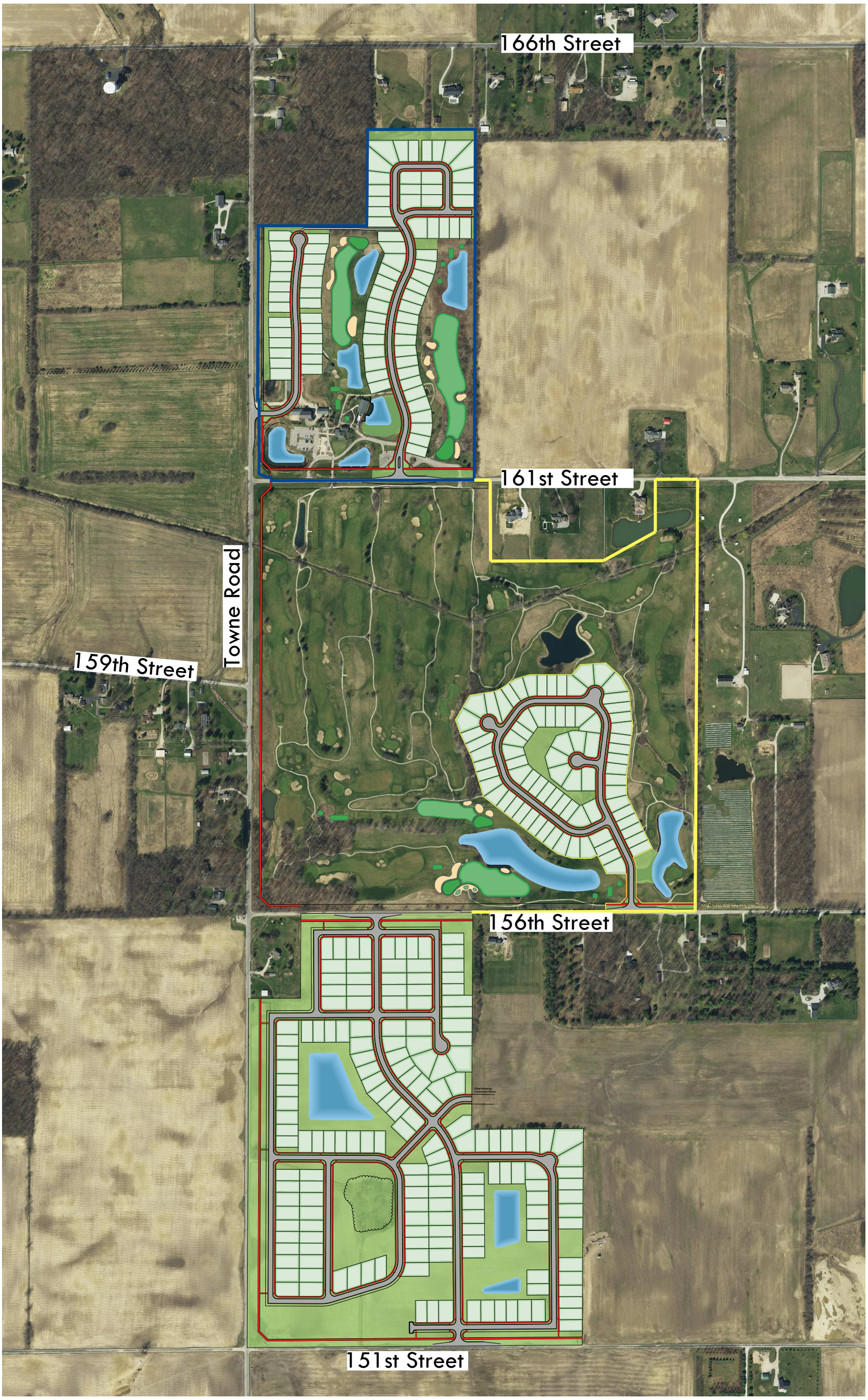


Zoning Map

Concept Plan

Westchester PUD

Westfield, Indiana



STOEPPELWERTH

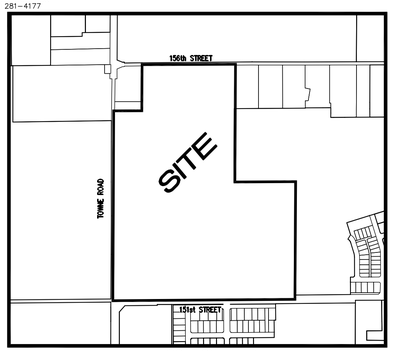
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

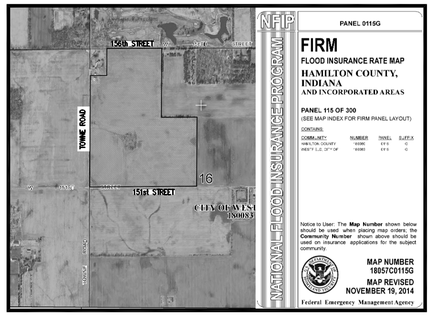
PRIMARY PLAT / DEVELOPMENT PLAN for WESTCHESTER

WESTFIELD, INDIANA

PUD ZONING



LOCATION MAP
SCALE: 1"=800'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0115G DATED
NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C110	PRIMARY PLAT / DEVELOPMENT PLAN
L1.0-L1.5	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION

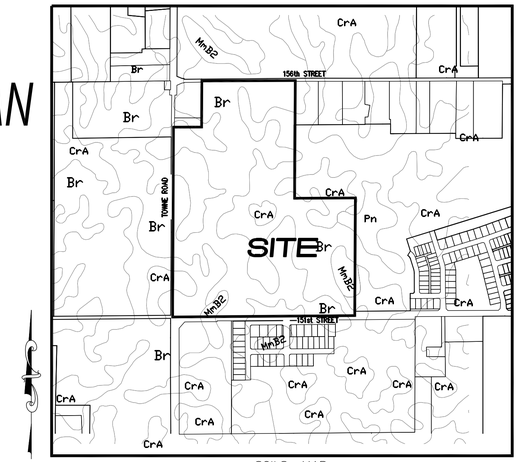
Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1m315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1" = 200 FT

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	390.33'	500.00'	205.72'	S22°38'09"E	380.49'	44°43'41"
C2	122.06'	150.00'	64.63'	S66°59'18"W	118.72'	46°37'19"
C3	253.44'	500.00'	129.50'	N30°28'45"W	250.73'	29°02'30"
C4	135.37'	500.00'	68.10'	N8°12'07"W	134.96'	15°30'46"
C5	117.81'	150.00'	62.13'	N67°51'32"W	114.81'	45°00'00"
C6	117.81'	150.00'	62.13'	N22°51'32"W	114.81'	45°00'00"
C7	113.72'	150.00'	59.75'	N68°02'27"W	111.01'	43°26'11"
C8	120.11'	150.00'	63.48'	N23°23'03"W	116.92'	45°52'38"
C9	192.28'	150.00'	111.90'	N36°16'40"E	179.38'	73°26'47"
C10	21.99'	200.00'	11.00'	N76°09'01"E	21.98'	6°17'55"
C11	38.19'	200.00'	19.15'	N84°46'13"E	38.13'	10°56'29"
C12	49.93'	20.00'	59.83'	S18°12'44"W	37.94'	143°01'54"
C13	49.93'	20.00'	59.83'	N18°45'22"W	37.94'	143°01'54"
C14	31.42'	20.00'	20.00'	N44°43'41"E	28.28'	90°00'00"
C15	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C16	31.42'	20.00'	20.00'	N44°43'41"E	28.28'	90°00'00"
C17	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C18	31.42'	20.00'	20.00'	S44°43'41"W	28.28'	90°00'00"
C19	31.42'	20.00'	20.00'	N45°16'19"W	28.28'	90°00'00"
C20	31.42'	20.00'	20.00'	S44°43'41"W	28.28'	90°00'00"
C21	31.42'	20.00'	20.00'	N45°16'19"W	28.28'	90°00'00"
C22	31.42'	20.00'	20.00'	S44°43'41"W	28.28'	90°00'00"
C23	4.27'	50.00'	2.14'	N2°43'10"W	4.27'	4°53'43"
C24	46.41'	50.00'	25.03'	N31°45'21"W	44.76'	53°10'38"
C25	54.73'	54.00'	29.98'	N29°18'29"W	52.42'	58°04'21"
C26	56.70'	54.00'	31.28'	N29°48'26"E	54.13'	60°09'30"
C27	47.93'	54.00'	25.67'	N85°18'54"E	46.37'	50°51'26"
C28	47.93'	54.00'	25.67'	S43°49'41"E	46.37'	50°51'26"
C29	17.08'	54.00'	8.61'	S9°20'08"E	17.01'	18°07'39"
C30	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C31	31.42'	20.00'	20.00'	N44°43'41"E	28.28'	90°00'00"
C32	31.42'	20.00'	20.00'	S45°16'19"E	28.28'	90°00'00"
C33	31.24'	20.00'	19.82'	N44°59'04"E	28.16'	89°29'14"
C34	31.42'	20.00'	20.00'	N44°45'33"W	28.28'	90°00'00"
C35	26.40'	20.00'	15.52'	S81°29'39"W	24.53'	75°38'01"
C36	30.95'	20.00'	19.54'	S0°39'41"E	27.96'	88°40'38"
C37	31.88'	20.00'	20.47'	S89°20'19"W	28.61'	91°19'22"
C38	29.19'	20.00'	17.89'	N1°51'58"E	26.67'	83°37'19"
C39	34.13'	20.00'	22.92'	S87°25'44"E	30.14'	97°47'15"
C40	24.59'	20.00'	14.12'	N55°08'17"W	23.07'	70°26'30"
C41	34.52'	20.00'	23.37'	N40°11'39"E	30.39'	98°53'37"
C42	60.20'	179.50'	30.39'	N80°45'02"W	59.92'	19°12'59"
C43	10.21'	50.00'	5.12'	N76°59'39"W	10.20'	11°42'13"
C44	31.61'	50.00'	16.35'	S79°02'29"W	31.09'	36°13'30"
C45	36.97'	54.00'	19.24'	S80°32'27"W	36.25'	39°13'25"
C46	47.93'	54.00'	25.67'	N54°25'08"W	46.37'	50°51'26"
C48	12.82'	50.00'	6.44'	N21°00'38"E	12.78'	14°41'08"
C49	29.01'	50.00'	14.93'	N2°57'14"W	28.60'	33°14'36"
C50	42.52'	179.50'	21.36'	N12°47'23"W	42.42'	13°34'18"
C51	17.68'	179.50'	8.85'	N3°10'53"W	17.68'	5°38'42"
C52	31.39'	20.00'	19.97'	S44°35'52"W	28.26'	89°54'48"
C53	31.42'	20.00'	20.00'	N45°26'44"W	28.28'	90°00'00"
C54	31.42'	20.00'	20.00'	S44°33'16"W	28.28'	90°00'00"
C55	48.37'	20.00'	52.88'	S21°09'46"E	37.41'	138°33'56"
C56	48.37'	20.00'	52.88'	N20°16'19"E	37.41'	138°33'54"
C57	31.42'	20.00'	20.00'	N44°45'33"W	28.28'	90°00'00"
C58	31.42'	20.00'	20.00'	S45°14'27"W	28.28'	90°00'00"
C59	37.43'	20.00'	27.15'	N53°22'45"W	32.20'	107°14'24"
C60	31.42'	20.00'	20.00'	N45°14'27"E	28.28'	90°00'00"
C61	31.42'	20.00'	20.00'	S44°45'33"E	28.28'	90°00'00"
C62	31.42'	20.00'	20.00'	N45°14'27"E	28.28'	90°00'00"
C63	54.05'	54.00'	29.53'	N0°19'07"W	51.82'	57°20'37"



SOILS MAP
SCALE: 1"=800'
Br / CrA / MmB2

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.6Ac.± (30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Reat Yard Setback - 25' min.

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

STREET DATA

STREET A	880.43 L.F.
STREET B	999.82 L.F.
STREET C	570.50 L.F.
STREET D	2,790.64 L.F.
STREET E	647.86 L.F.
STREET F	746.68 L.F.
STREET G	1,485.63 L.F.
STREET H	870.16 L.F.
STREET I	1,735.89 L.F.
STREET J	1,006.10 L.F.
STREET K	190.00 L.F.
STREET L	504.00 L.F.
STREET M	504.00 L.F.
STREET N	734.00 L.F.
TOTAL	13,665.71 L.F.

3/02/18
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012

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

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811
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

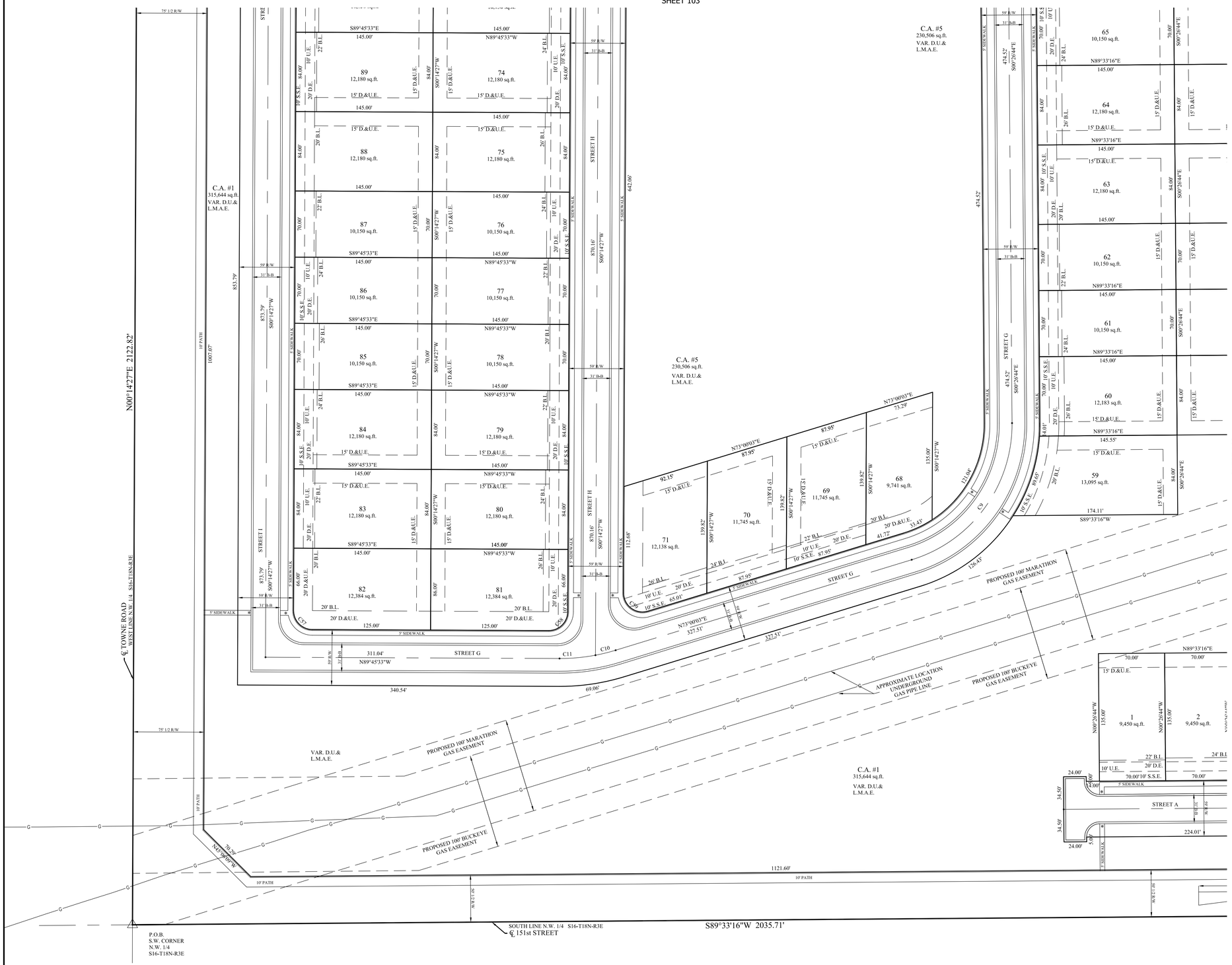
THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD

SHEET 103



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL SITE = 98.985Ac±

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DENISTY - 1.71 u/a

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between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Rear Yard Setback - 25' min.

NOTE:
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- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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

CERTIFIED: 03/02/18

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

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

PREPARED FOR:

PRIMARY PLAT

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
C101

S & A JOB NO.
81125PULWES

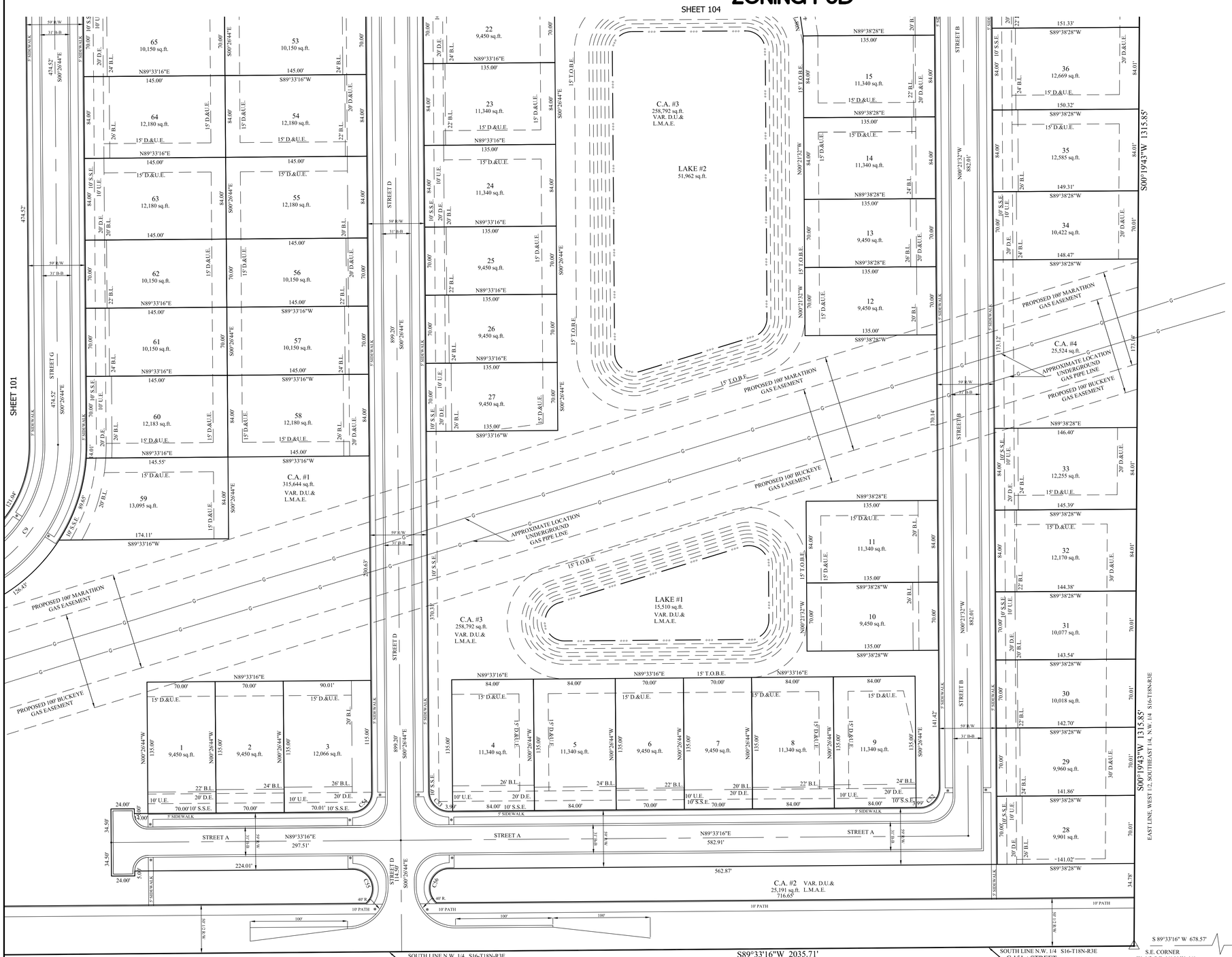
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.6Ac.± (30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Reat Yard Setback - 25' min.

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

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

Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 03/02/18

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

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

PREPARED FOR:

PRIMARY PLAT

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C102

S & A JOB NO.
81125PULWES

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:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.6Ac.± (30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Reat Yard Setback - 25' min.

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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CERTIFIED: 03/02/18

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

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

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

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C103

S & A JOB NO.
81125PULWES

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:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD

SHEET 105

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.6Ac.± (30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
setbacks to be staggered
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Side Yard Setback - 0' min. / 10' separation
Reat Yard Setback - 25' min.

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

Know what's below. Call before you dig.
IUPPS Dig Safely. Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

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

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO. C104

S & A JOB NO. 81125PULWES

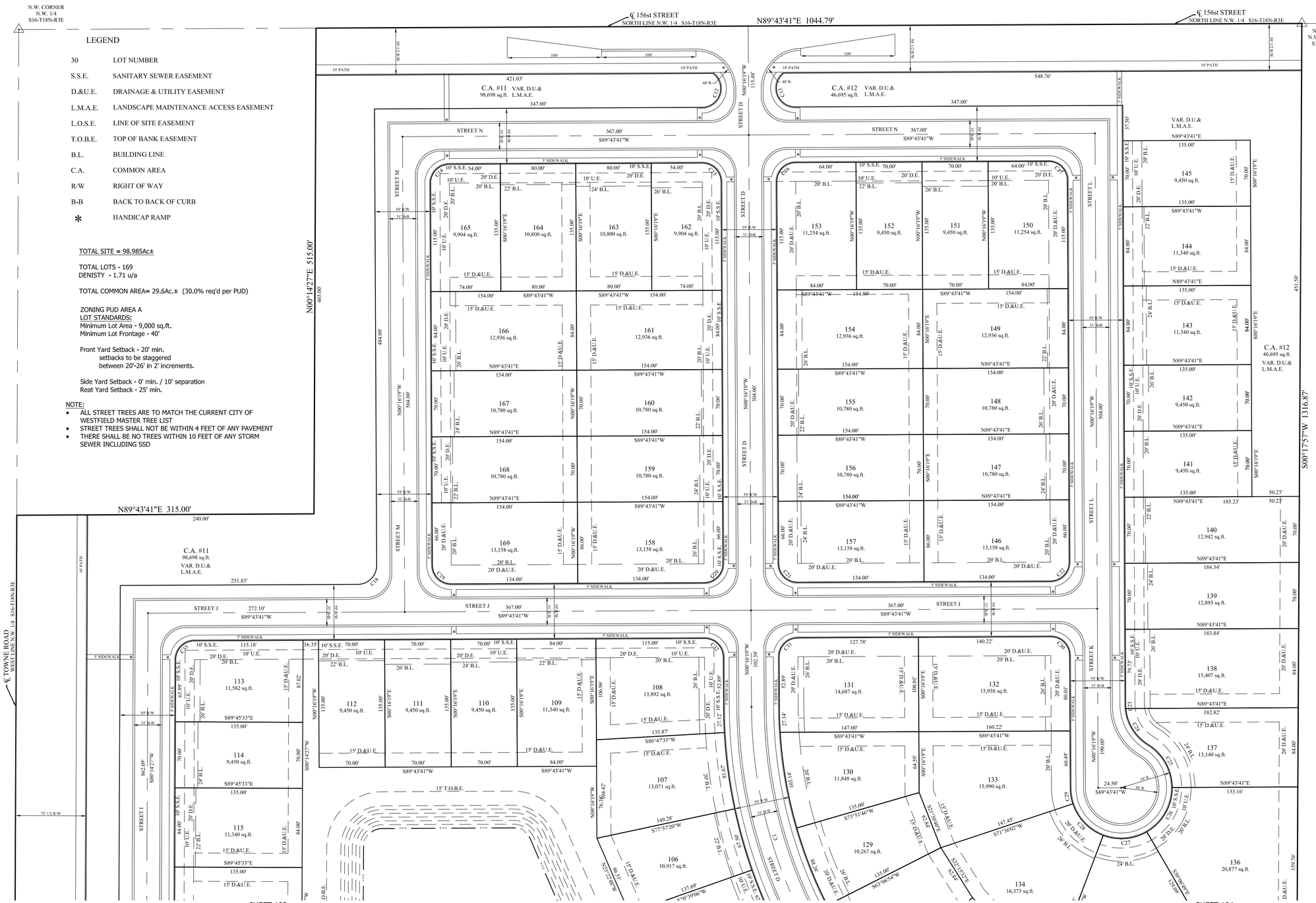
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

PRIMARY PLAT

ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

TOTAL SITE = 98.985Ac±

TOTAL LOTS - 169
DENISTY - 1.71 u/a

TOTAL COMMON AREA= 29.6Ac.± (30.0% req'd per PUD)

ZONING PUD AREA A
LOT STANDARDS:
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GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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

IUPPS Dig Safely. Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 03/02/18

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

STOEPPELWERTH
A L W A Y S O N.
7965 East 106th Street. Fishers, IN 46038~2505
Phone: (317) 849~5935 Fax: (317) 849~5942

PREPARED FOR:

PRIMARY PLAT

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO. C105

S & A JOB NO. 81125PULWES

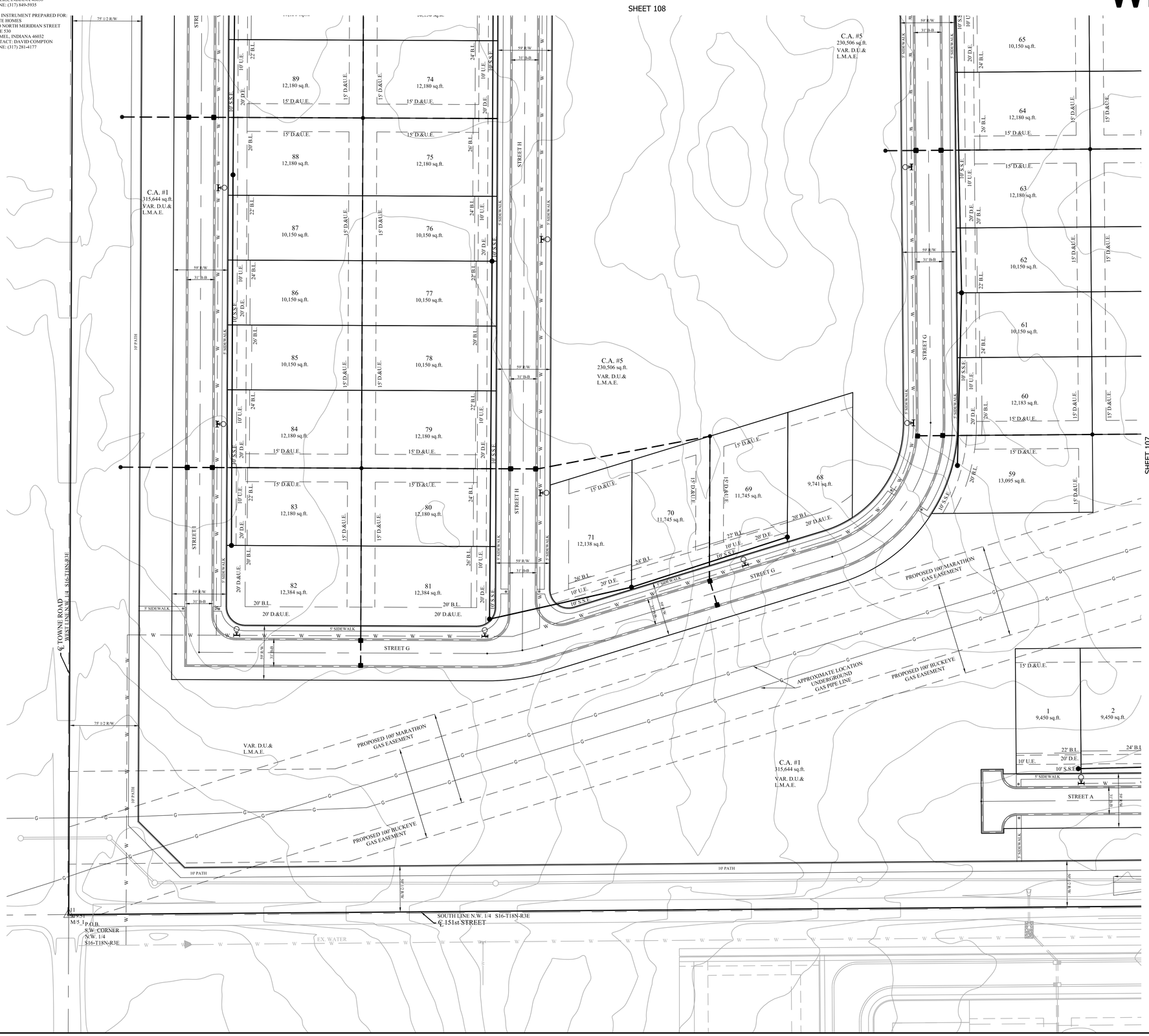
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD



LEGEND

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S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

REVISIONS	DATE	BY

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

CERTIFIED: 03/02/18

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

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

PREPARED FOR:

DEVELOPMENT PLAN

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C106

S & A JOB NO.
81125PULWES

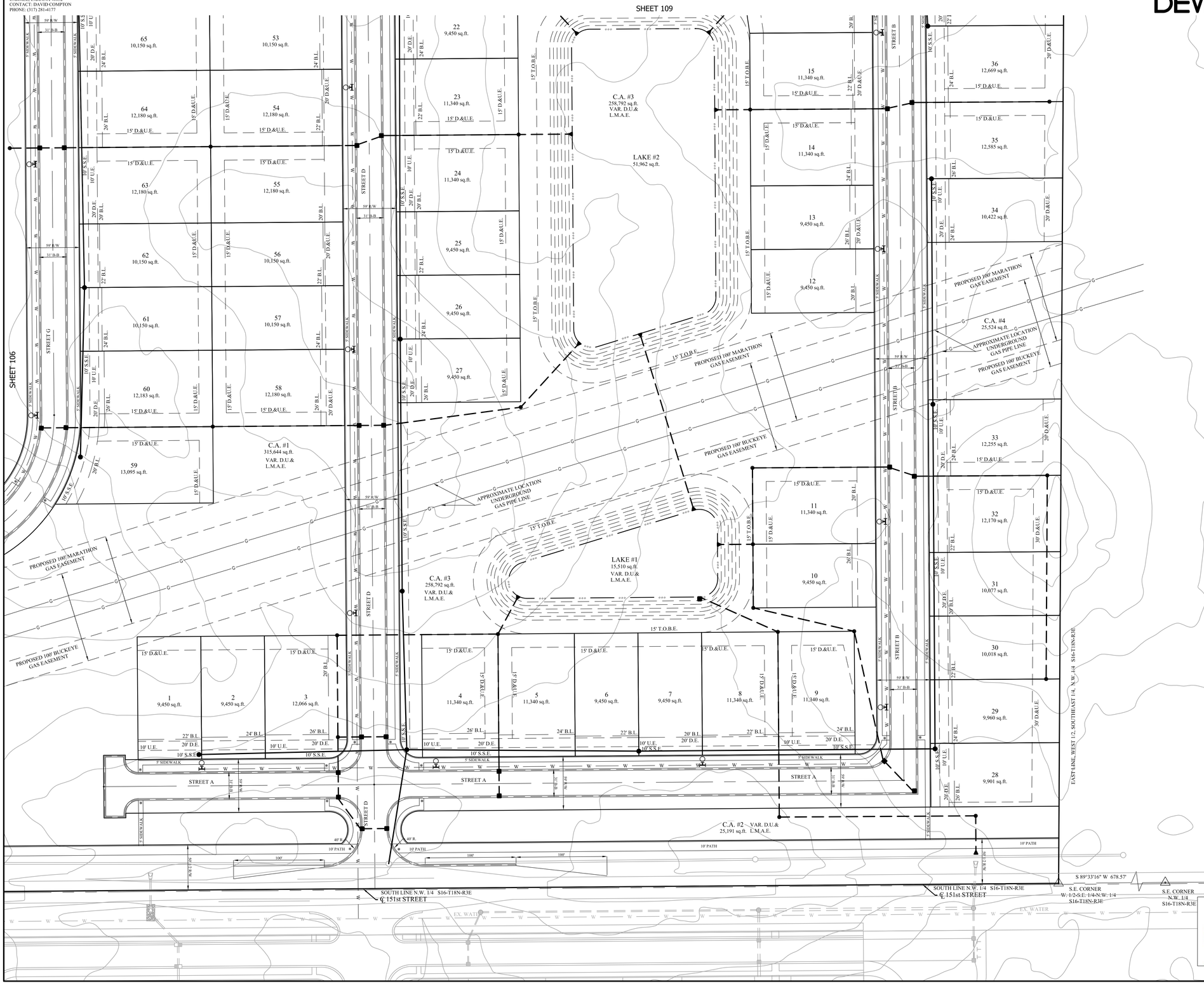
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE: 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN

PREPARED FOR:

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C107

S & A JOB NO.
81125PULWES

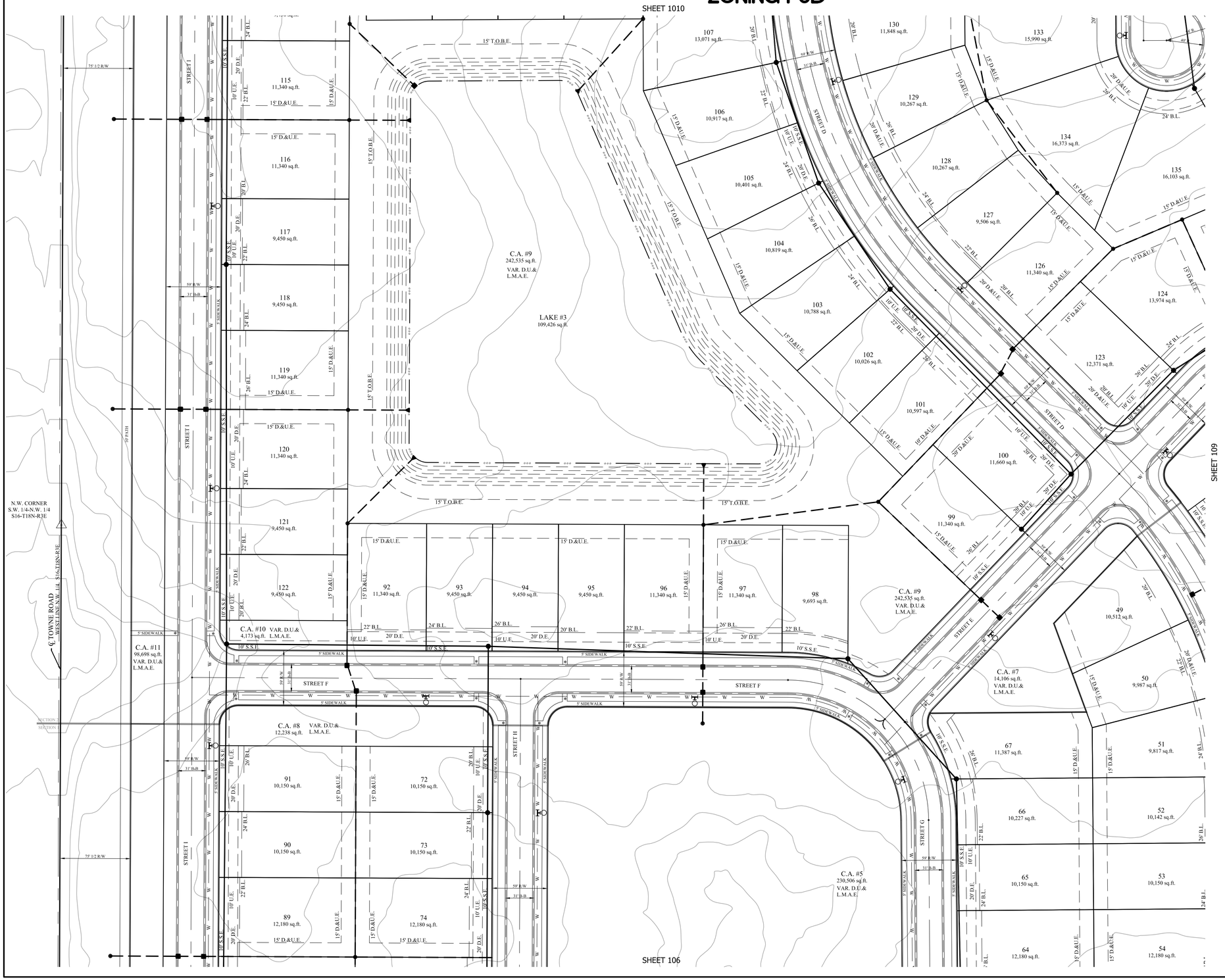
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN

PREPARED FOR:

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
C108

S & A JOB NO.
81125PULWES

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:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD

SHEET 110

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND

830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
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CTV	CABLE T.V. LINE
GAS	GAS LINE
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S	SANITARY SEWER LINE; MANHOLE
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	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
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T	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV.P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TR	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
V	GAS VALVE
G	GAS METER
W	WATER METER
V	WATER VALVE
	FIRE HYDRANT
M.B.	MAILBOX

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN

PREPARED FOR:

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO. C109

S & A JOB NO. 81125PULWES

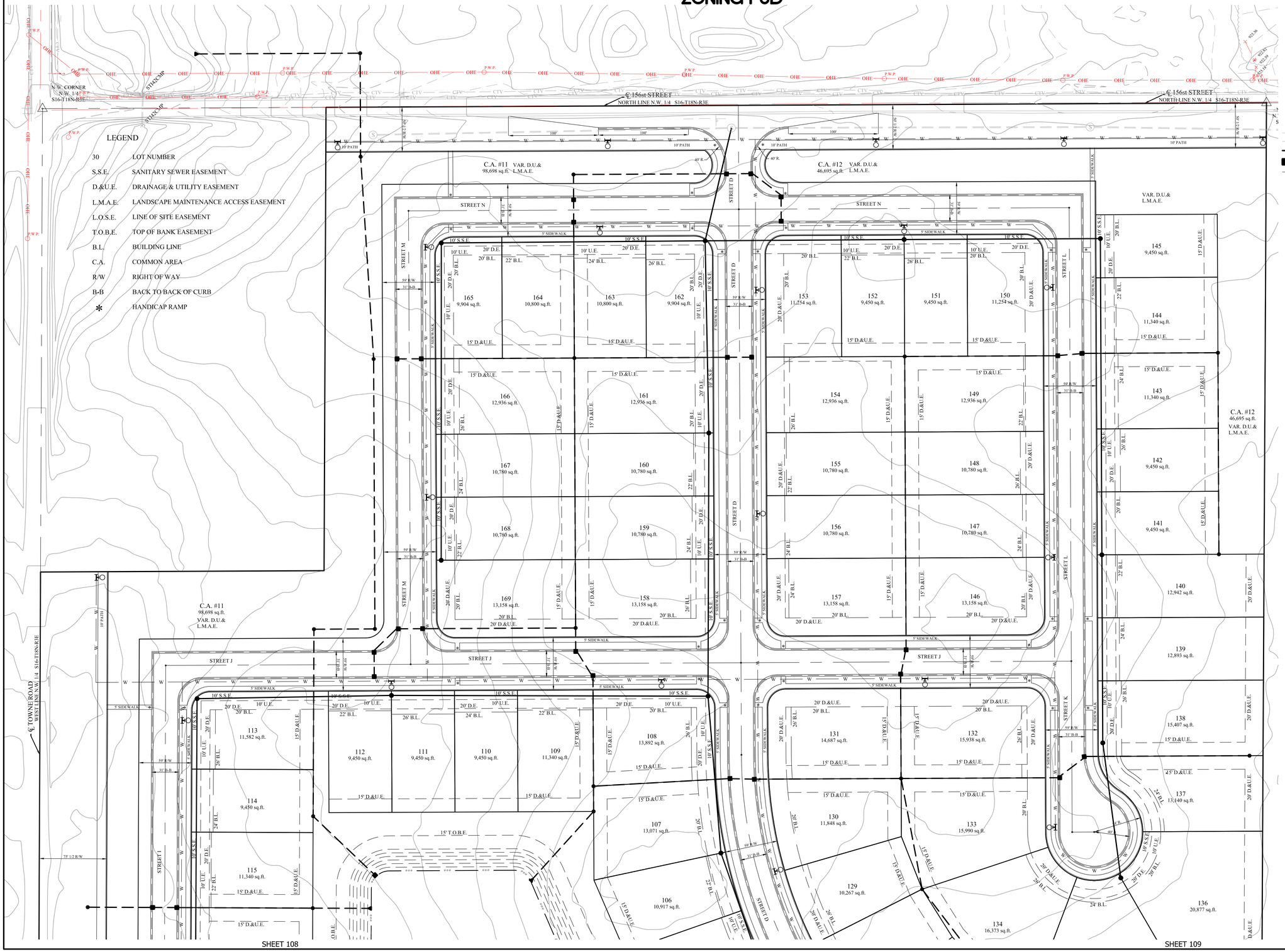
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 NORTH MERIDIAN STREET
SUITE 530
CARMEL, INDIANA 46032
CONTACT: DAVID COMPTON
PHONE: (317) 281-4177

WESTCHESTER

DEVELOPMENT PLAN

ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

LEGEND

830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
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CTV	CABLE T.V. LINE
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S	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
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	BEEHIVE OR ROUND INLET
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H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
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N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
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	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
M.B.	MAILBOX

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN

PREPARED FOR:

WESTCHESTER

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
C110

S & A JOB NO.
81125PULWES

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
97	FREEMANS MAPLE
97	IMPERIAL HONEY LOCUST
98	TULIP TREE
98	ZELKOVA GREEN VASE

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
- PERENNIAL PLANTINGS
- PLAYGROUND AREA MINIMUM 5,000 S.F.

Indiana 811
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)

OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	23	136
ORNAMENTAL TREE	30	136
EVERGREEN TREE	20	181
TOTAL PROVIDED	73	453

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 29.6 ACRES

TREE REQUIREMENT = 29.6 AC * 10 TREES = 296 (526 PROVIDED)

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

3' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA.

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

MINIMUM LOT LANDSCAPING REQUIREMENT:

YARD AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS CHART (MINIMUM LOT LANDSCAPING REQUIREMENTS):

LAND USE	PLANT MATERIAL		
	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
SINGLE–FAMILY RESIDENTIAL (per LOT over 8,000 Sq.Ft.)	2	1	10

* AT A MINIMUM, THE LOT'S ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED.

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

156TH STREET – WEST STREET FRONTAGE (ESTIMATED 392FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	16	16
3 SHADE	12	12
3 ORNAMENTAL	12	12
25 SHRUBS	98	100
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

156TH STREET – EAST STREET FRONTAGE (ESTIMATED 519FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	21	21
3 SHADE	16	16
3 ORNAMENTAL	16	16
25 SHRUBS	130	130
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

DAVIS RESIDENCE LANDSCAPE BUFFER REQUIREMENT:

4 SHADE TREES, 4 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET

4'–5' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA.

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 40' x 100' LANDSCAPE AREA.

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

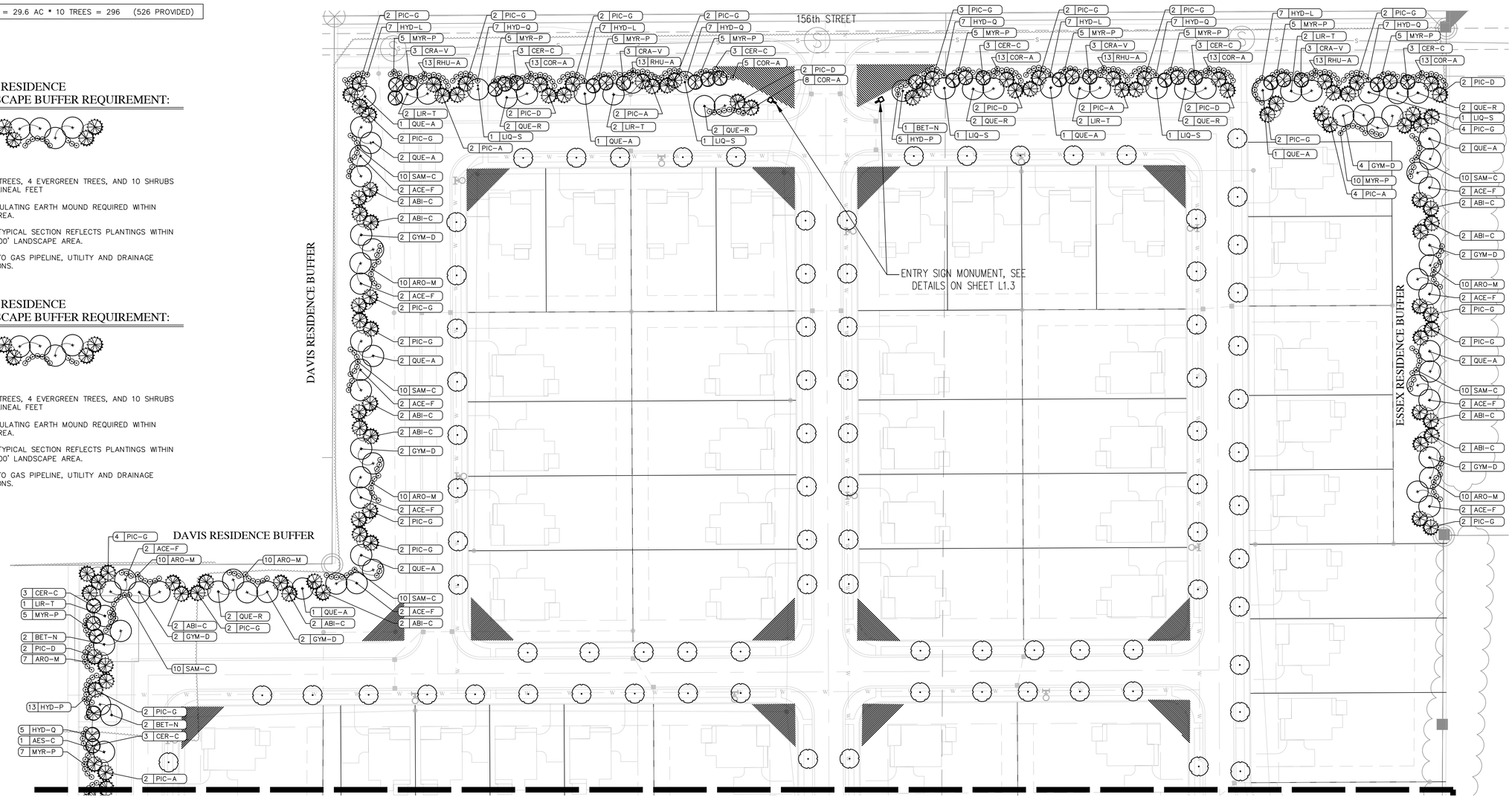
ESSEX RESIDENCE LANDSCAPE BUFFER REQUIREMENT:

4 SHADE TREES, 4 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET

4'–8' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA.

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 40' x 100' LANDSCAPE AREA.

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.



FOR CONTINUATION SEE SHEET L1.1

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

© 2017

Plot Date: Feb 28, 2018 Plot Time: 3:48pm File Name: W:\Pulte Homes\2018-045 Pulte- Westchester\Design\CAD\18045-A_Landscape Plan.dwg, Layout: L1.0 By: dsyrus

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
97	FREEMANS MAPLE
97	IMPERIAL HONEY LOCUST
98	TULIP TREE
98	ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

TOWNE ROAD – WEST STREET FRONTAGE (ESTIMATED 2001FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	80	80
3 SHADE	60	60
3 ORNAMENTAL	60	60
25 SHRUBS	500	500
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- # XXX QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
- PERENNIAL PLANTINGS
- PLAYGROUND AREA MINIMUM 5,000 S.F.

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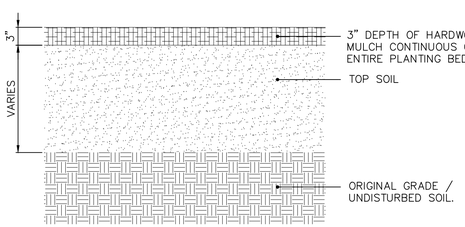
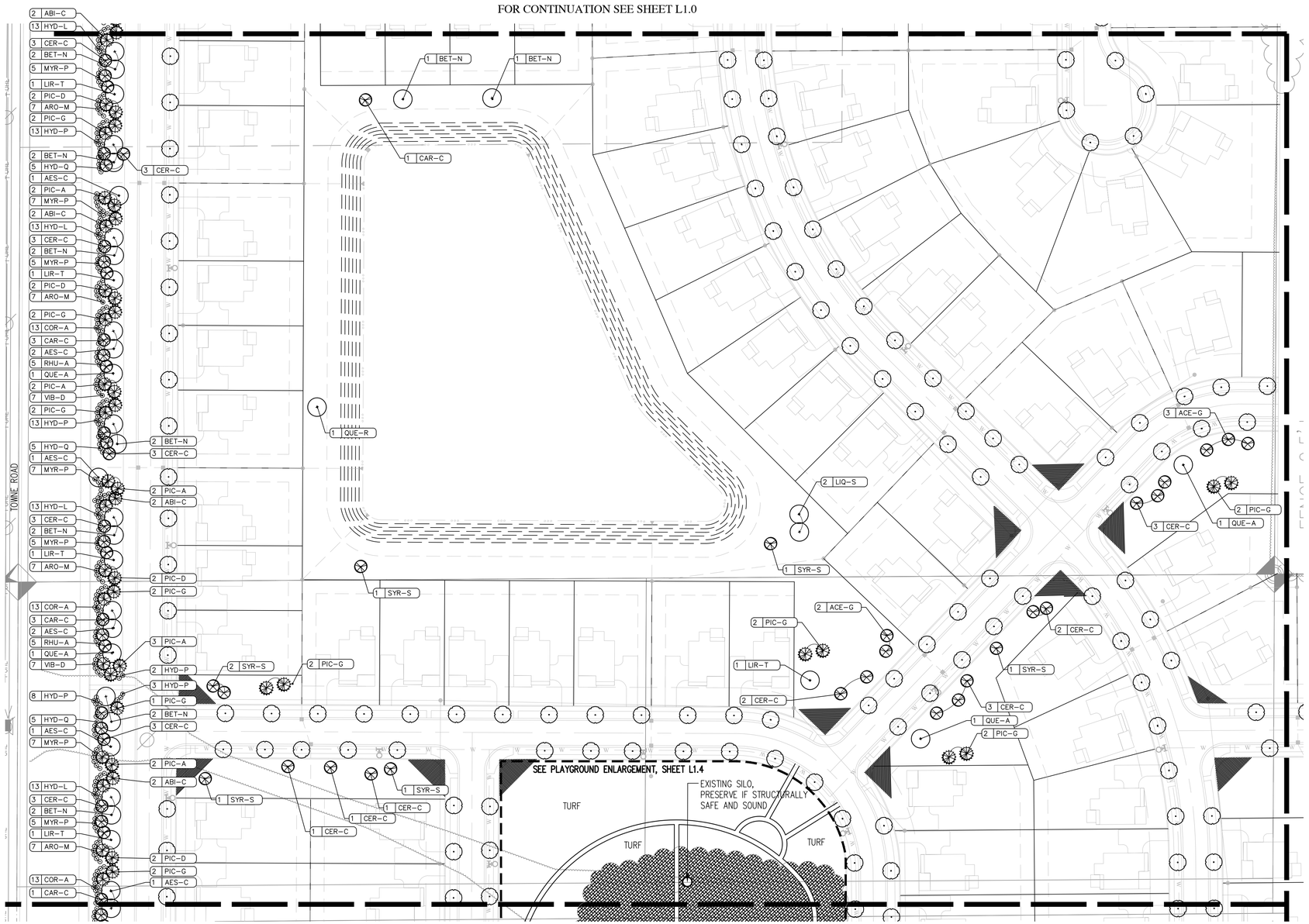
GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE–YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
4. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
5. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
6. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON–SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
7. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
8. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
9. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
10. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
11. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
12. MULCH PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
13. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
14. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
15. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
16. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
17. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
18. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
19. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.



TOP SOIL REQUIREMENTS
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY

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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
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WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET	

L1.1
LANDSCAPE PLAN

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Plot Date: Feb 28, 2018 Plot Time: 3:48pm File Name: W:\Pulte Homes\2018-045 Pulte- Westchester\Design\CAD\18045-A Landscape Plan.dwg, Layout: L1.1 By: dsyrus

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
97	FREEMANS MAPLE
97	IMPERIAL HONEY LOCUST
98	TULIP TREE
98	ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

151ST STREET – WEST STREET FRONTAGE (ESTIMATED 852FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	34	36
3 SHADE	26	27
3 ORNAMENTAL	26	27
25 SHRUBS	213	225
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
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- PLAYGROUND AREA MINIMUM 5,000 S.F.

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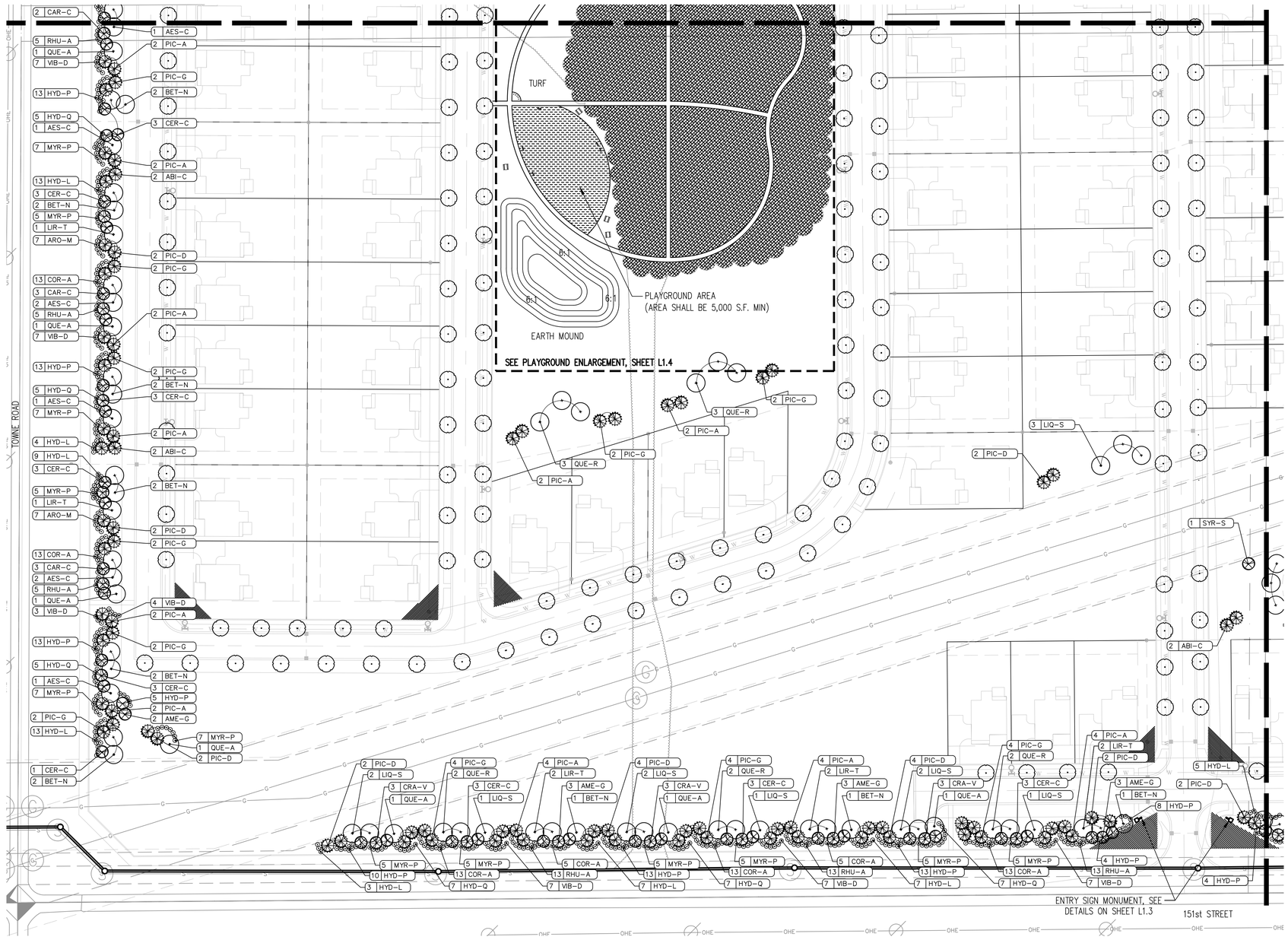
GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

FOR CONTINUATION SEE SHEET L1.1



REVISIONS

DATE	DESCRIPTION	BY

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LAFAYETTE - MUNCIE - NEW ALBANY
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WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

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DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET L1.2 LANDSCAPE PLAN	

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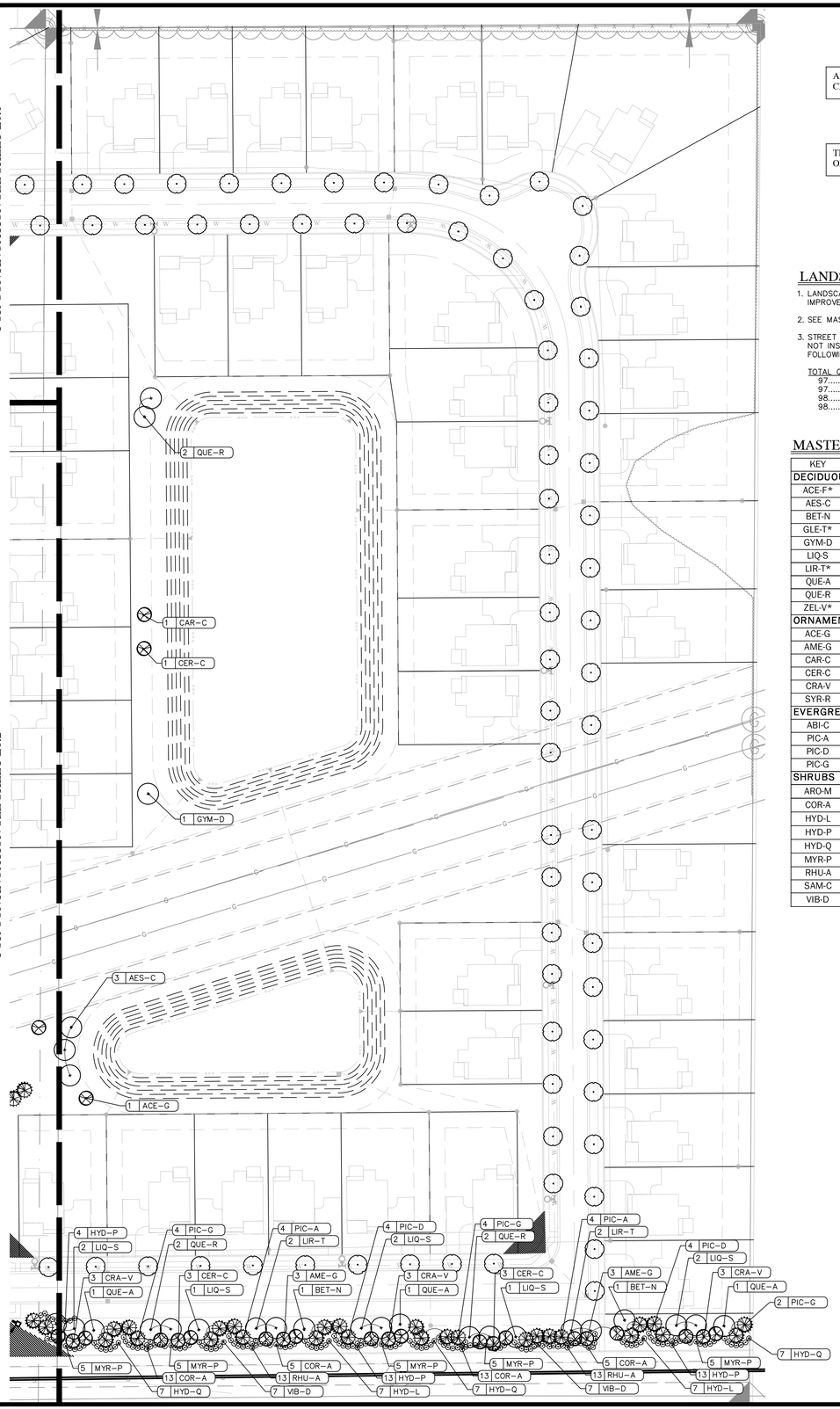

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SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- # XXX — QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
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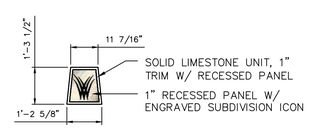
3 ORNAMENTAL	21	21
25 SHRUBS	171	175
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

MASTER PLANT SCHEDULE:

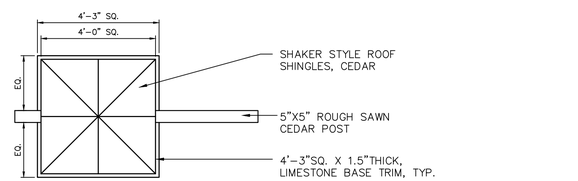
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
DECIDUOUS TREE (*Indicates Species used for Street Trees)								
ACE-F*	117	ACER FREEMANII	FREEMANS MAPLE	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, SPECIMEN
AES-C	20	AESCULUSXCARNEA 'BRIOTII'	RED HORECHESTNUT	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, SPECIMEN
BET-N	38	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL.	12'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
GLE-T*	97	GLEDITSIA TRIACANTHOS 'IMPERIA'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, THORNLESS, SPECIMEN
GYM-D	17	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER
LIQ-S	27	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUNDLEAF SWEETGUM	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
LIR-T*	128	LIRIONDENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, SPECIMEN
QUE-A	29	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
QUE-R	31	QUERCUS RUBRA	RED OAK	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ZEL-V*	98	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ORNAMENTAL TREE								
ACE-G	6	ACER GRISEUM	PAPERBARK MAPLE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
AME-G	17	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CAR-C	17	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
CER-C	87	CERCIS CANADENSIS	EASTERN REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
CRA-V	30	CRATAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORNE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
SYR-R	8	SYRINGA RETICULATA	JAPANESE LILAC	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
EVERGREEN TREE								
ABI-C	36	ABIES CONCOLOR	WHITE FIR	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-A	59	PICEA ABIES	NORWAY SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-D	50	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-G	104	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
SHRUBS								
ARO-M	109	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
COR-A	215	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-L	155	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-P	183	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-Q	112	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
MYR-P	201	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
RHU-A	142	RHUS AROMATIC	FRAGRANT SUMAC	5 GAL.	18-24"	B&B	SEE PLAN	FULL IN POT
SAM-C	60	SAMBUCUS CANADENSIS	ELDERBERRY	5 GAL.	18-24"	B&B	SEE PLAN	FULL IN POT
VIB-D	70	VIBURNUM DENTATUM	SOUTHERN ARROWWOOD VIBURNUM	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT

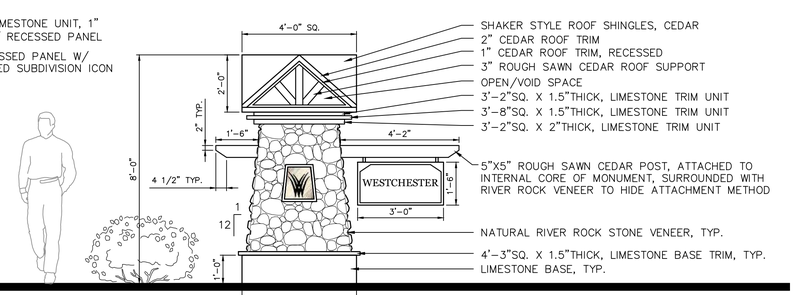
NOTE:
FONT FOR SIGN LETTERS TO BE DETERMINED BY OWNER.

FLOOD LIGHTING ON ENTRANCE SIGN TO BE PROVIDED PER OWNER'S DISCRETION.



SUBDIVISION ICON





A ENTRY SIGN MONUMENT
SCALE: 1"=30'

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WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

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DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET L1.3 LANDSCAPE PLAN	

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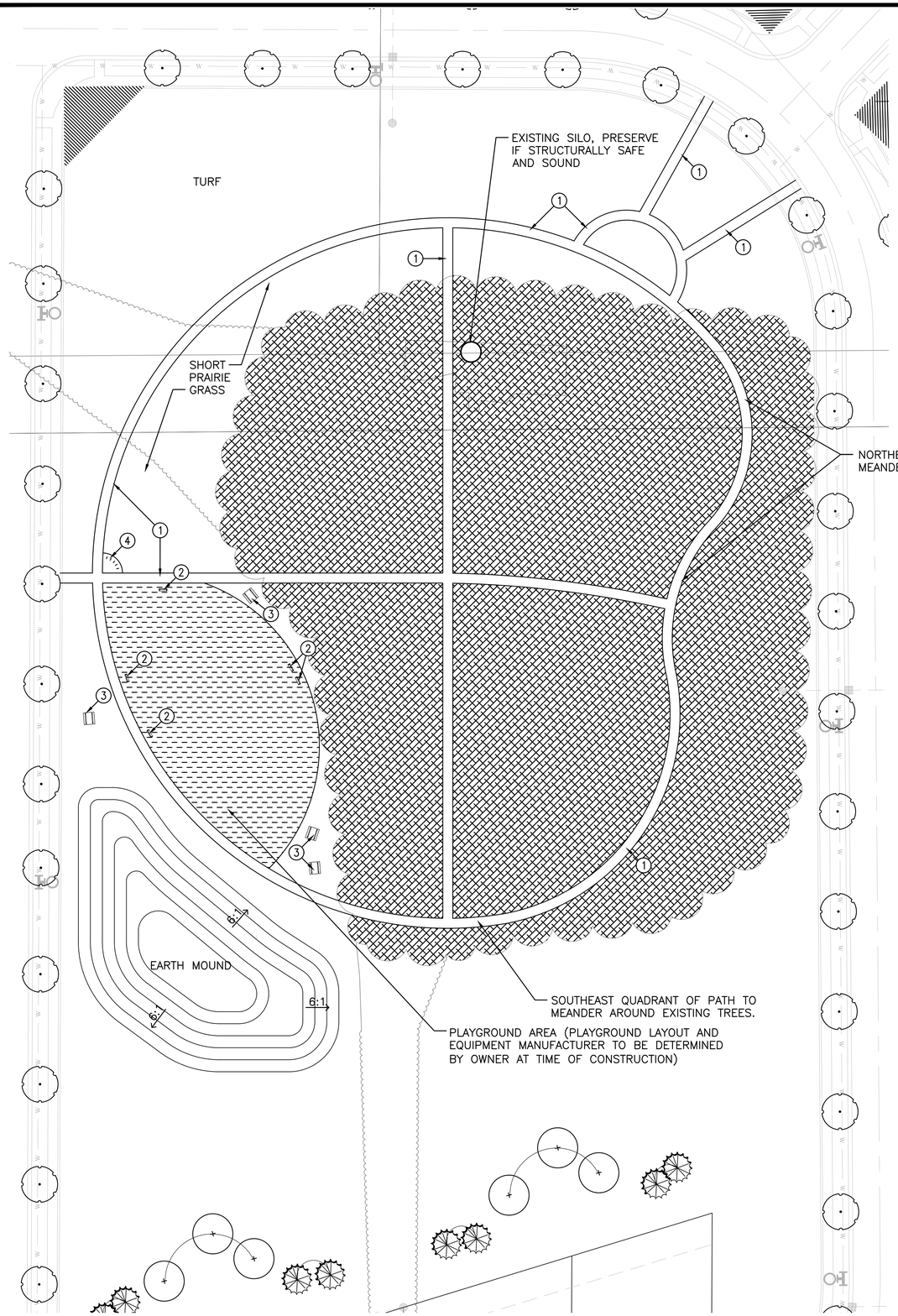

PLAYGROUND AREA NOTES:

1. PLAYGROUND PROVIDED SHALL BE MINIMUM 5,000 SQUARE FEET IN AREA. THE SQUARE FEET REQUIRED IS OF THE TOTAL PLAY AREA, INCLUDING SAFE FALL ZONES.
2. PLAYGROUND AND EQUIPMENT SHALL COMPLY WITH ALL A.D.A. REGULATIONS.
3. PLAYGROUND EQUIPMENT SHALL BE INSTALLED WITHIN A DESIGNATED AREA MULCHED WITH A.D.A. AND C.P.S.C. APPROVED SAFETY SURFACING.
4. PLAYGROUND EQUIPMENT SHALL INCLUDE AT LEAST THE FOLLOWING NUMBERS AND TYPES:
   - 4.1. SIX (6) SWINGS,
   - 4.2. THREE (3) DETACHED/FREESTANDING PLAY ELEMENTS,
   - 4.3. THREE (3) SLIDING ELEMENTS,
   - 4.4. SIX (6) CLIMBING ELEMENTS,
   - 4.5. ONE (1) OVERHEAD ELEMENT,
   - 4.6. PANELS FEATURING PLAY ELEMENTS, AND
   - 4.7. DECKS, BRIDGES, TUNNELS AS REQUIRED TO ATTACH VARIOUS PLAY EQUIPMENT TO EACH OTHER.

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

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
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- SHRUB – 18" TALL (MIN)
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- STREET TREE (50' O.C. AVERAGE)
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- EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
- PERENNIAL PLANTINGS
- PLAYGROUND AREA MINIMUM 5,000 S.F.

KEYNOTES:

KEY	DESCRIPTION
*1	5' PATH
2	BENCH, TYP. (PRODUCT TYPE TO BE DETERMINED BY OWNER)
3	PICNIC TABLE, TYP. (PRODUCT TYPE TO BE DETERMINED BY OWNER)
4	BIKE RACK, TYP. (PRODUCT TYPE TO BE DETERMINED BY OWNER)

* *NOTE: 5' PATH TO FOLLOW EXISTING GRADE. PATH NOT TO EXCEED 5% HORIZONTAL SLOPE AND 2% CROSS SLOPE.*

REVISIONS

DATE	DESCRIPTION	BY

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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

WESTCHESTER
CITY OF WESTFIELD, INDIANA
PLAYGROUND ENLARGEMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET	

L1.4
PLAYGROUND ENLARGEMENT PLAN

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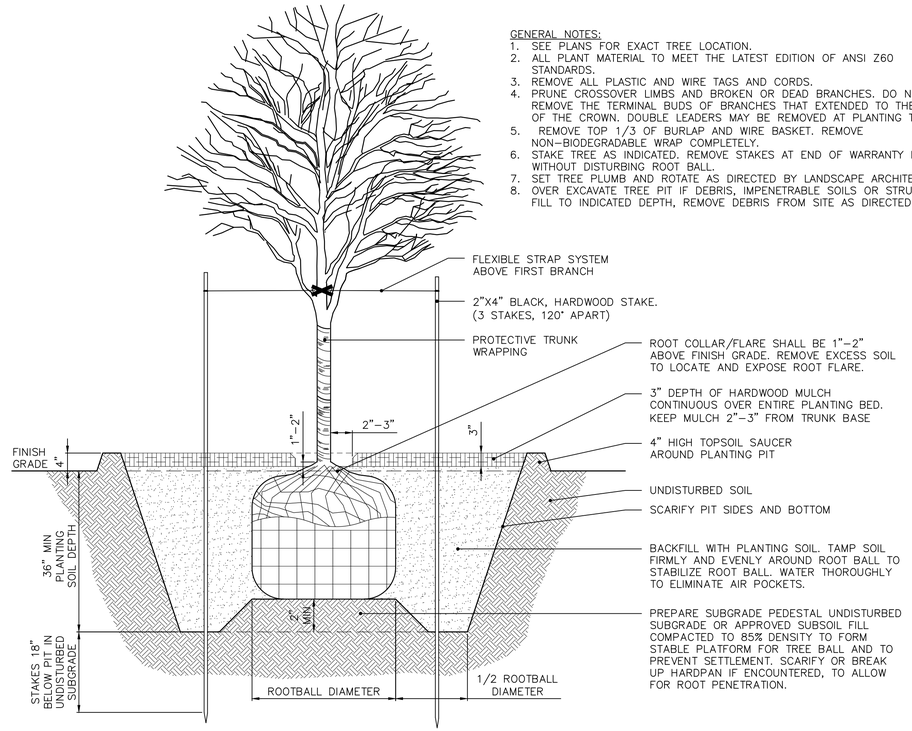
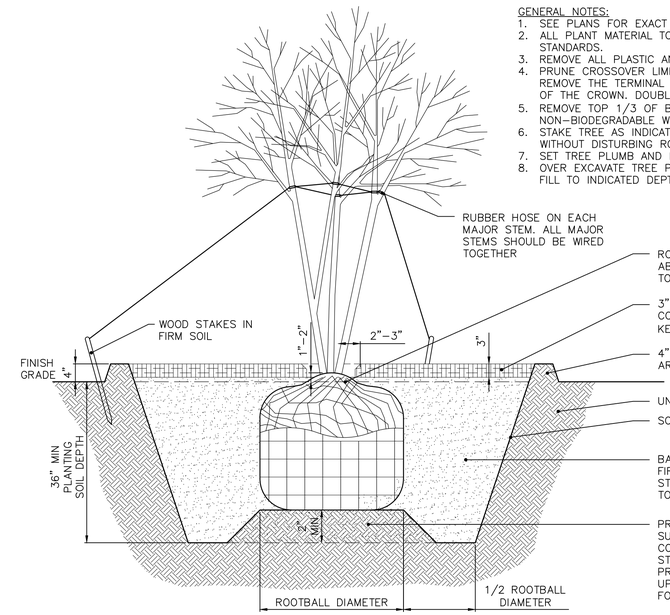


GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE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

1 SINGLE STEM TREE PLANTING
NOT TO SCALE



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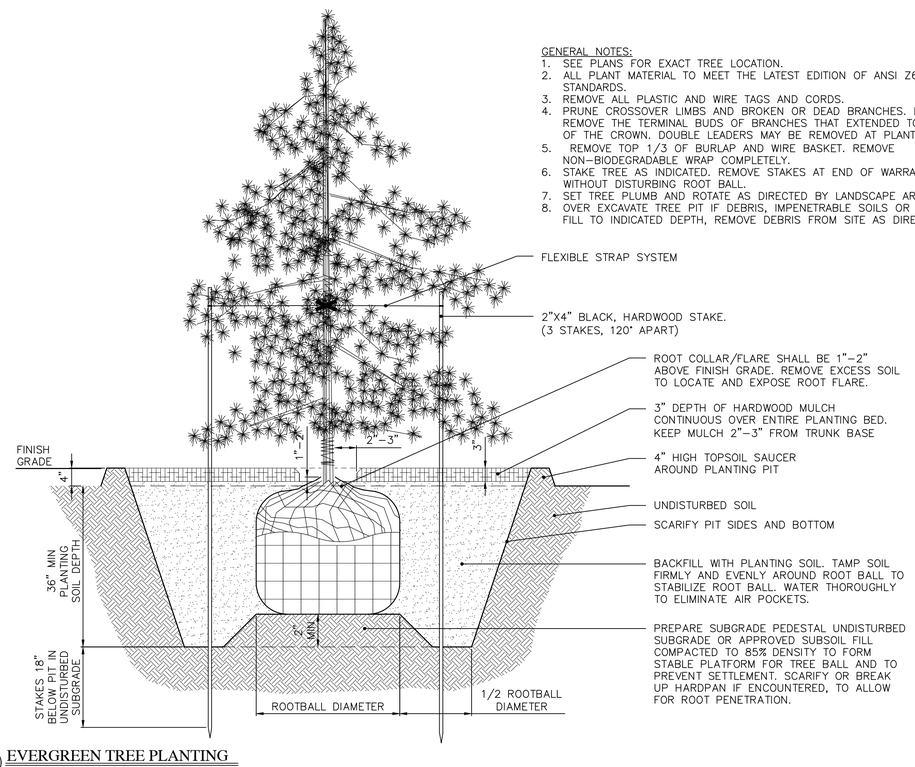
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE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

3 MULTI-STEM TREE PLANTING
NOT TO SCALE



GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE CROWN. DOUBLE LEADERS MAY BE REMOVED AT PLANTING TIME.
5. REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET. REMOVE NON–BIODEGRADABLE WRAP COMPLETELY.
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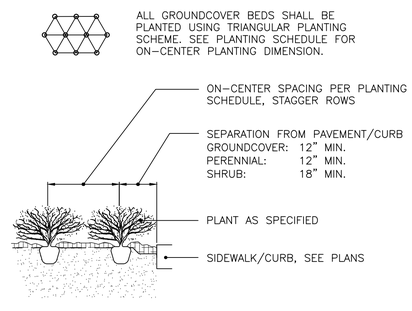
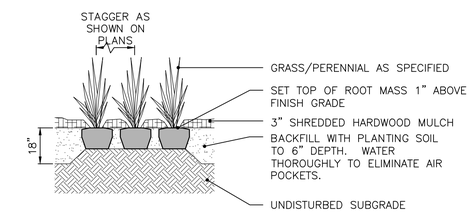
7. SET TREE PLUMB AND ROTATE AS DIRECTED BY LANDSCAPE ARCHITECT.
8. OVER EXCAVATE TREE PIT IF DEBRIS, IMPENETRABLE SOILS OR STRUCTURAL FILL TO INDICATED DEPTH, REMOVE DEBRIS FROM SITE AS DIRECTED.

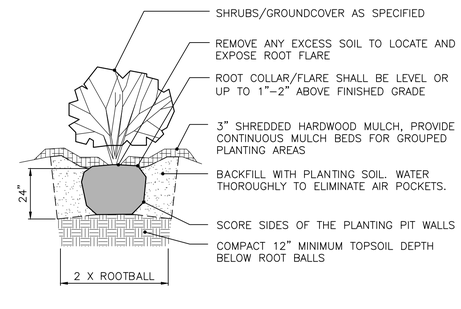
2 EVERGREEN TREE PLANTING
NOT TO SCALE



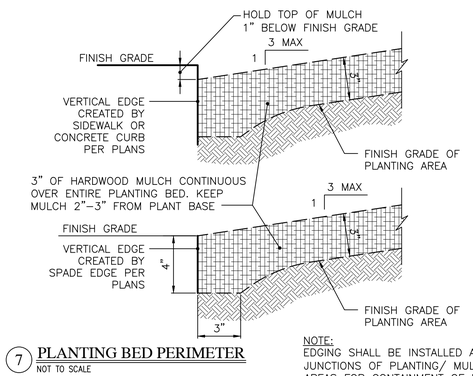
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



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

7 PLANTING BED PERIMETER
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET	

L1.5
LANDSCAPE DETAILS

© 2017

Plot Date: Feb 28, 2018 Plot Time: 3:49pm File Name: W:\Pulte Homes\2018-045 Pulte- Westchester\Design\CAD\18045-A.Landscape Plan.dwg, Layout: L1.5 By: dsyrus

Petition Number:	1804-DDP-10
Subject Site Address:	303 E. 161st Street (the "Property")
Petitioner:	Noah Herron of Urban Vines, LLC
Request:	Detailed Development Plan approval for an additional 52 parking spaces on a 5 acre +/- lot in the AG-SF1: Agriculture / Single-Family Rural District.
Current Zoning:	AG-SF1: Agriculture/Single Family Rural District
Current Land Use:	Agritourism
Approximate Acreage:	5 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan
Property History:	1604-SE-01 (Special Exception) 1604-VS-07 (Variances of Development Standard) 1606-DDP-21 (Original Detailed Development Plan) 1612-VS-16 (Sign Variance)
Staff Reviewer:	Pam Howard, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 5 acre site is located at 303 E. 161st Street (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for an additional 52 parking spaces.

The petition was reviewed in advance of the March 20, 2018 Technical Advisory Committee. This

item is listed on the Consent Agenda for the Plan Commission's April 2, 2018, meeting.

The applicable zoning district is the AG-SF1: Agriculture/Single Family Rural District. The Property is also subject to a Special Exception, which permits the current use; and two (2) Variances of Development Standard (the "Variances").

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

The plans comply.

1) Title, scale, north arrow and date.

2) Proposed name of the development.

3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

4) Address and legal description of the property.

5) Boundary lines of the property including all dimensions.

6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

12) Location and dimensions of all existing structures and paved areas.

13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

14) Location of all Floodplain areas within the boundaries of the property.

15) Names of legal ditches and streams on or adjacent to the site.

16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

17) Identify buildings proposed for demolition.

18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

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

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

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

Comment: Please see District Standards comments herein.

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

25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1: Single-Family Rural District)**.**

27) Purpose an Intent: accommodate agricultural uses and large-lot single-family dwellings

28) Permitted Land Uses: Agricultural uses permitted

29) Minimum Lot Area: 3 acres

30) Minimum Lot Frontage: 250 feet

31) Minimum Building Setback Lines:

a) Front Yard: 100 feet

b) Side Yard: 30 feet

c) Rear Yard: 30 feet

32) Minimum Lot Width: 100 feet

33) Maximum Building Height: 2.5 stories

34) Minimum Living Area: N/A

35) Subdivisions: N/A

36) Development Plan Review: Required

37) Agricultural-Related Buildings

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

38) Accessory Use and Building Standards (Article 6.1)

39) Architectural Standards (Article 6.3)

Comment: Pursuant to Special Exception Petition No. 1604-SE-01 and Variance Petition No. 1604-VS-07, approved by the Board on April 12, 2016, Article 6.3 does not apply. However, buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, Exhibit D of Variance 1604-VS-07. Please provide details on architectural plans of building materials and colors to confirm building is substantially similar to Exhibit.

40) Building Standards (Article 6.4)

41) Fence Standards (Article 6.5)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8):

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

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

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

d) Street Trees (Article 6.8(J))

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

Comment: Pursuant to Special Exception Petition No. 1604-SE-01 and Variance Petition No. 1604-VS-07, approved by the Board on April 12, 2016, Article 6.8K does not apply.

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

g) External Street Frontage Landscaping (Article 6.8M)

<u>Comment:</u> Pursuant to Special Exception Petition No. 1604-SE-01 and Variance Petition No. 1604-VS-07, approved by the Board on April 12, 2016, Article 6.8M does not apply.

h) Buffer Yard Requirements

<u>Comment:</u> Pursuant to Special Exception Petition No. 1604-SE-01 and Variance Petition No. 1604-VS-07, approved by the Board on April 12, 2016, Article 6.8N does not apply.

i) Parking Area Landscaping:

<u>Comment:</u> Pursuant to Special Exception Petition No. 1604-SE-01 and Variance Petition No. 1604-VS-07, approved by the Board on April 12, 2016, Article 6.8.O.1 does not apply.

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

	Required	Provided
Shrub (1 per 3 feet)	67 required	96 provided
Tree (1 per 30 feet)	7 required	7 provided

45) Lighting Standards (Article 6.9)

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

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

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

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

46) Lot Standards (Article 6.10)

47) Outside Storage and Display (Article 6.12)

48) Outdoor Café and Eating Areas (Article 6.13)

49) Parking and Loading Standards (Article 6.14)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) Vision Clearance Standards (Article 6.19)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

53) Easement Standards (Article 8.3)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7) All developments shall integrate interior and exterior pedestrian network.

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

57) Surety Standards (Article 8.12)

58) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: Approve Detailed Development Plan (1802-DDP-06) with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

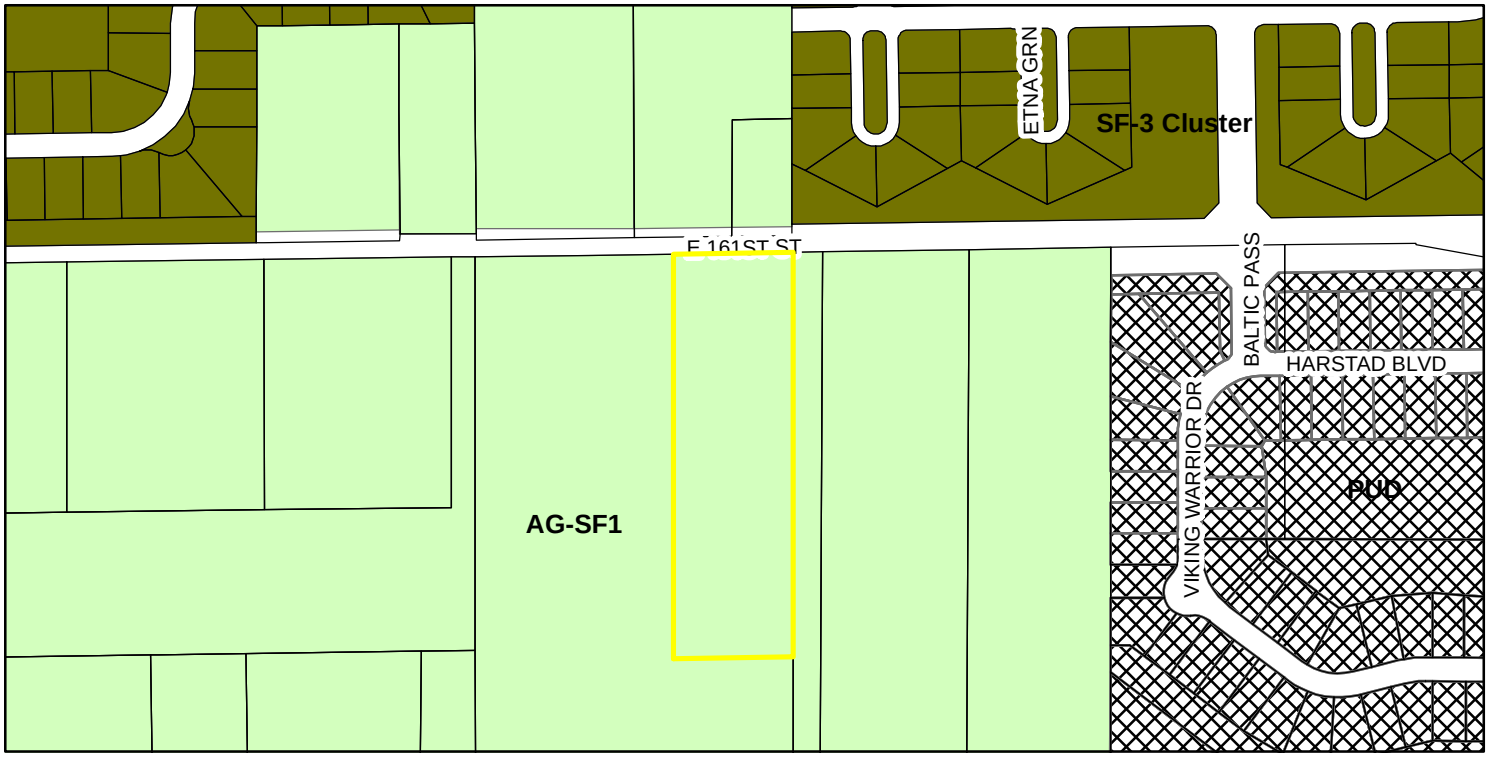
Property Location Map
Urban Vines Parking Lot Expansion
1604-DDP-10

N
W E
S
Not To Scale

Aerial Location Map

Site

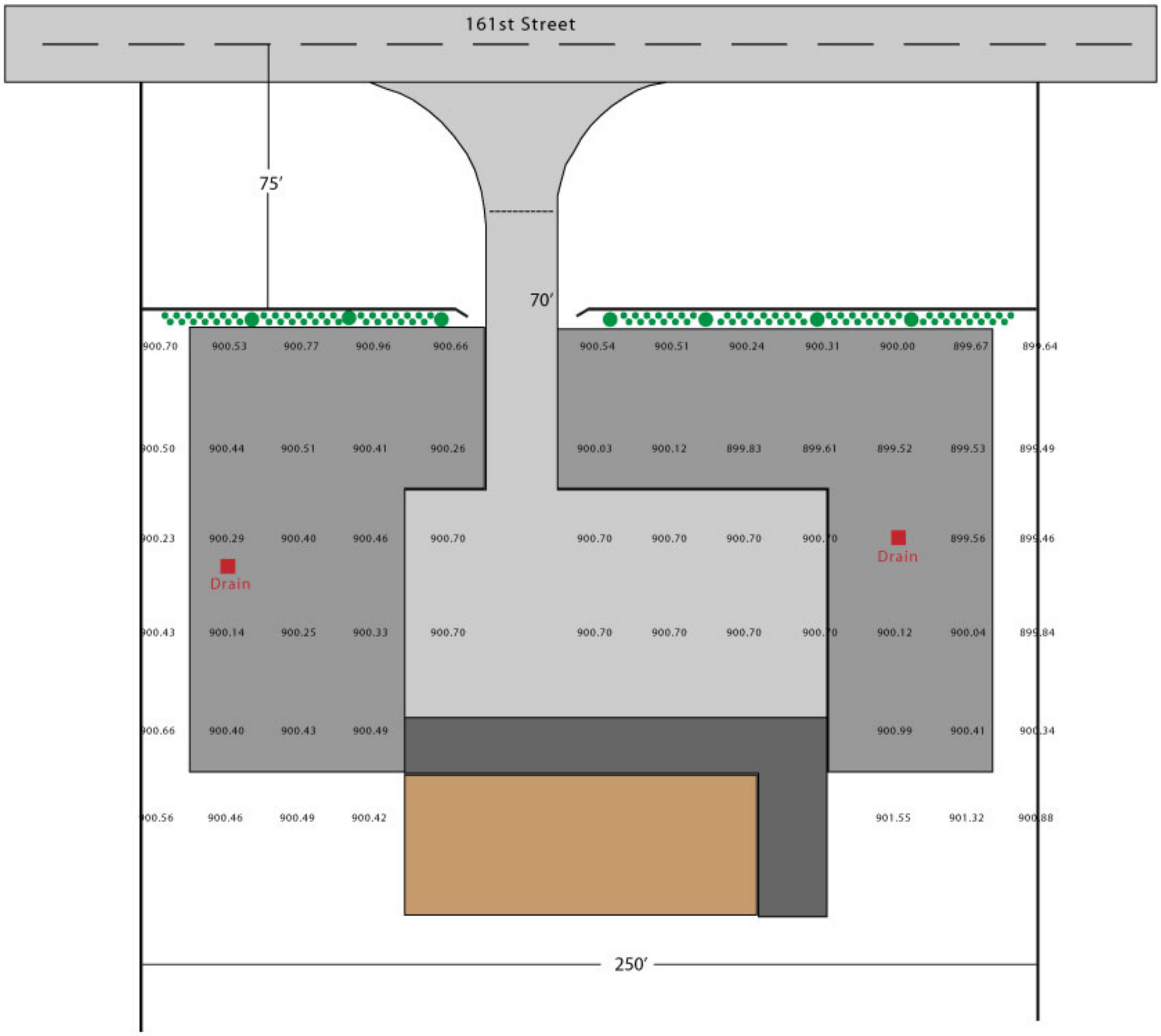
Zoning Map

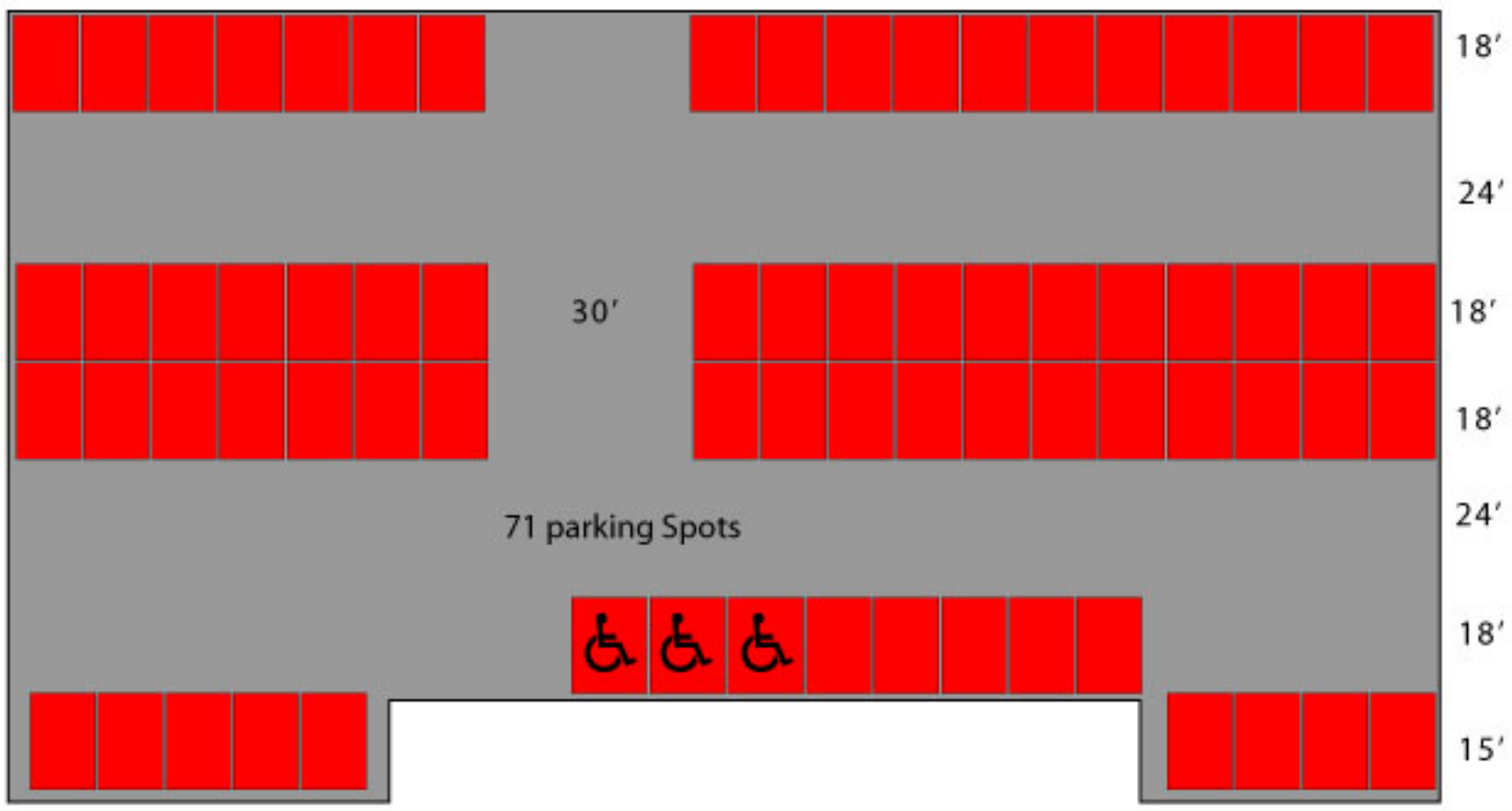


AG-SF1 (Agriculture - Single Family - 1) PUD (Planned Unit Development) SF-3 Cluster

N

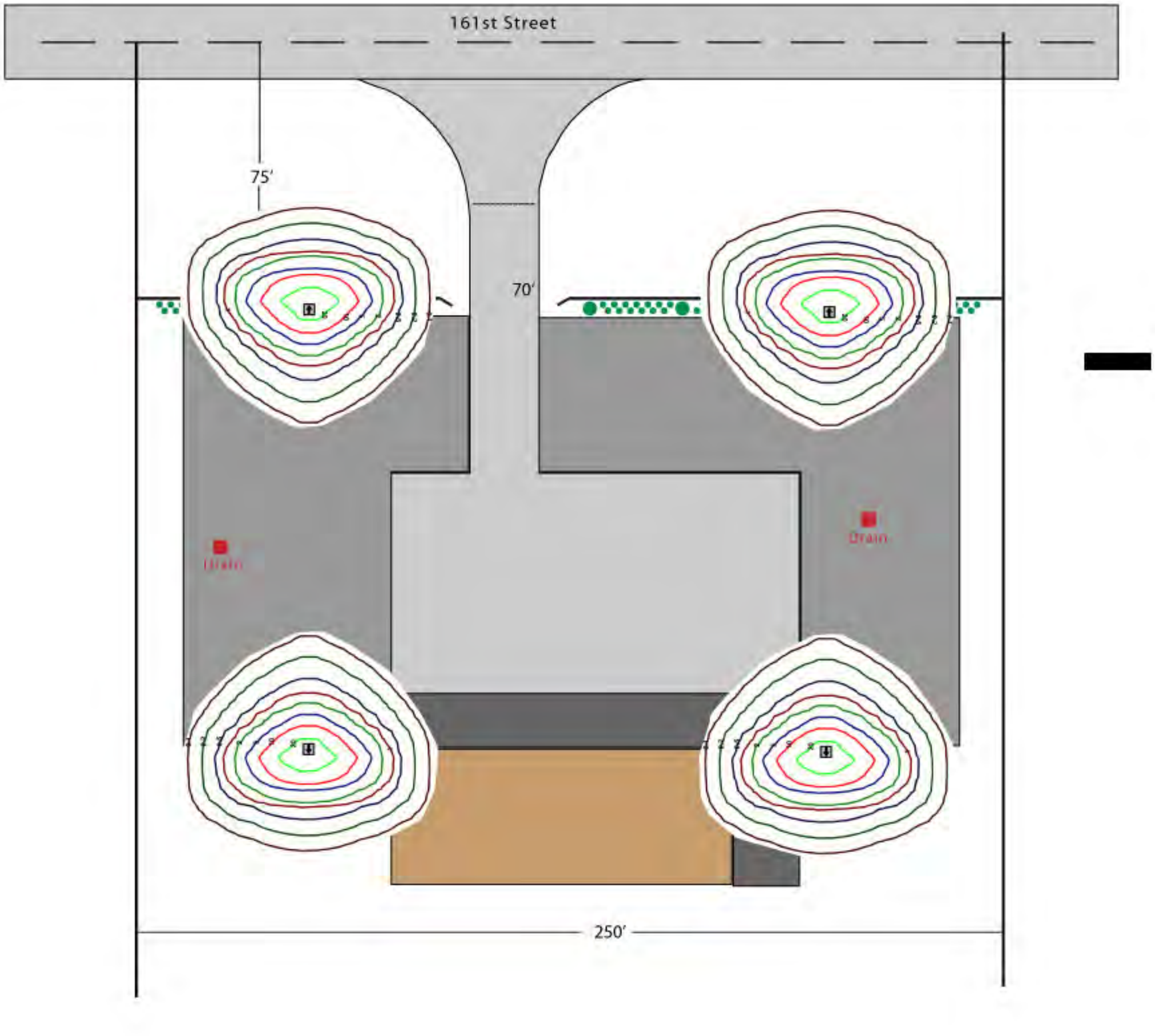
Urban Vines LLC
303 E 161st Street
Westfield, IN 46074
Parcel No:
08-09-11-00-00-013.103
Rev: #1, 021918





N

Urban Vines LLC
303 E 161st Street
Westfield, IN 46074
Parcel No:
08-09-11-00-00-013.103
Rev: #1, 021918



Petition Number:	1804-ODP-05 & 1804-SPP-05
Subject Site Address:	Northeast corner of Towne Road and 161st Street
Petitioner:	Platinum Properties Management Company, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	Overall Development Plan and Primary Plat review of 87 lots of Area B Northwind subdivision within 55.5 acres +/- included in the Westchester Planned Unit Development (PUD) District.
Current Zoning:	Westchester PUD District
Current Land Use:	Recreational / Vacant / Agricultural
Approximate Acreage:	55.5 acres+/-
Property History:	1712-PUD-24 (Westchester PUD Ord. 17-46) (01/08/18) 1804-ODP-06 Area A Westchester subdivision (*pending*) 1804-SPP-06 Area A Westchester subdivision (*pending*)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan / Primary Plat 4. Landscape Plan 5. Color Site Plan
Staff Reviewer:	Matt Pleasant, Associate Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat 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, and variances associated with the site, and any commitments associated with the site.

This petition is scheduled for its required public hearing at the April 2, 2018, Plan Commission meeting.

BACKGROUND

The Property is zoned as the Westchester Planned Unit Development District established by Ordinance 17-46. To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The petition was reviewed by the Technical Advisory Committee at its March 20, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's April 4, 2018, meeting.

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

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

1) Proposed name of subdivision.
2) Names and addresses of the owner, owners, land surveyor or land planner.
3) Title, scale, north arrow and date.
4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
5) Easements (locations, widths and purposes). (Article 8.3)
6) Statement concerning the location and approximate size or capacity of utilities to be installed.
7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
11) Building setback lines. (Article 4.23 & Article 5.3(G))
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(E) of the UDO)
Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan complies with the following requirements:

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

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

22) 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.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO) and Ordinance 17-46: Westchester PUD.
The plans comply except for those items identified as outstanding below:

23) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to confirm 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 confirm a coordinated development prior to subdividing the property.

24) 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.

25) Address and legal description of the property.

26) Boundary lines of the property including all dimensions.

27) 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.

<u>Comment:</u> Staff will confirm compliance prior to the approval of this petition.

28) 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.

29) 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.

30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

33) Location and dimensions of all existing structures and paved areas.

34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

35) Location of all Floodplain areas within the boundaries of the property.

36) Names of legal ditches and streams on or adjacent to the site.

37) 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.

38) Identify buildings proposed for demolition.

<u>Comment:</u> Staff will confirm compliance prior to the approval of this petition.

39) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

40) 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).

41) Concept Plan

    a) The area and configuration of Area B, as illustrated on the District Map, may be enlarged or reduced up to six (6) acres (approx. 10%) to accommodate final engineering as illustrated on a Primary Plat; provided, however, that the maximum number of Dwellings specified in Section 5 below shall remain unaffected.

DISTRICT STANDARDS (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO and Ordinance 17-46: Westchester PUD (Section 6) **except for those items identified as outstanding below:**

42) Minimum Lot Area: 7,200sqft

43) Minimum Lot Frontage: 35'

44) Minimum Building Setback Lines:

    a) Front Yard: 20'
        i) Shall be randomly set and vary by six (6) feet in two (2) foot increments (20'-26') along all street segments. The random Setback required by Section 6.1(C) shall be illustrated on the Primary and Secondary Plat.

    b) Side Yard: 0'
        i) Minimum Separation Between Dwellings: 10'

    c) Rear Yard: 20'

45) Minimum Lot Width: 60'

46) Maximum Building Height: 2 ½ Stories

47) Minimum Living Area (Ground Floor):
    a) Single Story: 1,600sqft

    b) Two-Story: 2,000sqft

    c) 1 ½ Story: 2,000sqft

48) Area B Maximum Density: 170 Single-Family Dwellings

    a) Northwind: 87 Dwellings

    b) Pending Area B Subdivision: Filing at a later date.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and Ordinance 17-46: Westchester PUD **except for those items identified as outstanding below:**

49) Architectural Standards

a) Building Materials

b) Exterior Trim Materials

c) Windows

d) Minimum Overhangs

e) Roof Pitches

f) Shingles

g) Garages

h) Side Building Façades with Gable

i) Area B Additional Standards

i) All Dwellings (where the Lot abuts a Common Area or Area C), regardless of their location shall be constructed in compliance with the Rear/Side Building Façade Enhancements required per Article 6.3(C)(1)(b) of the UDO applicable to Façades oriented towards a Collector Street.

ii) Masonry Materials a minimum of thirty-six (36) inches in height shall be required on all Façades of Dwellings on Lots within one-hundred (100) feet of Towne Road.

50) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)

a) Detention and Retention Areas

b) Street Trees

c) Lot Landscaping Requirements

i) All Lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

ii) The Lot's Established Front yard shall be sodded and the remainder of the lot shall be seeded.

d) External Street Frontage Landscaping Requirements

Towne Road (Estimated 1060ft)			
Per 100 Linear Feet	**Required**	**Provided**	**Remaining**
4 Evergreen Trees	**43**	**43**	**0**
3 Shade Trees	**32**	**32**	**0**
3 Ornamental Trees	**32**	**32**	**0**
25 Shrubs	**265**	**266**	**0**

e) Buffer Yard Requirements (north Perimeter)

51) Lighting Standards

Comment: Staff will confirm compliance prior to the approval of this petition.

52) Lot Standards

53) Setback Standards

54) Sign Standards

55) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and Ordinance 17-46: Westchester PUD **Sections 8 and 9 except for those items identified as outstanding below:**

56) Block Standards (Article 8.1)

57) Easement Standards (Article 8.3)

58) Monument and Marker Standards (Article 8.5)

59) Open Space and Amenity Standards (Article 8.6 and Section 9 of PUD)

a) Area B and Area C Minimum Open Space Requirement

i) Area B and Area C shall be exempt from the minimum open space requirements of Article 8.6(B)(1). Area C includes the existing Golf Course as depicted on the Concept Plan and shall provide the required open space for Area B and Area C.

60) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

61) Storm Water Standards (Article 8.8)

62) Street and Right-of-Way Standards (Article 8.9 and 8.1 of PUD)

a) Minimum street centerline radius shall be fifty (50) feet.

63) Street Light Standards (Article 8.10)

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

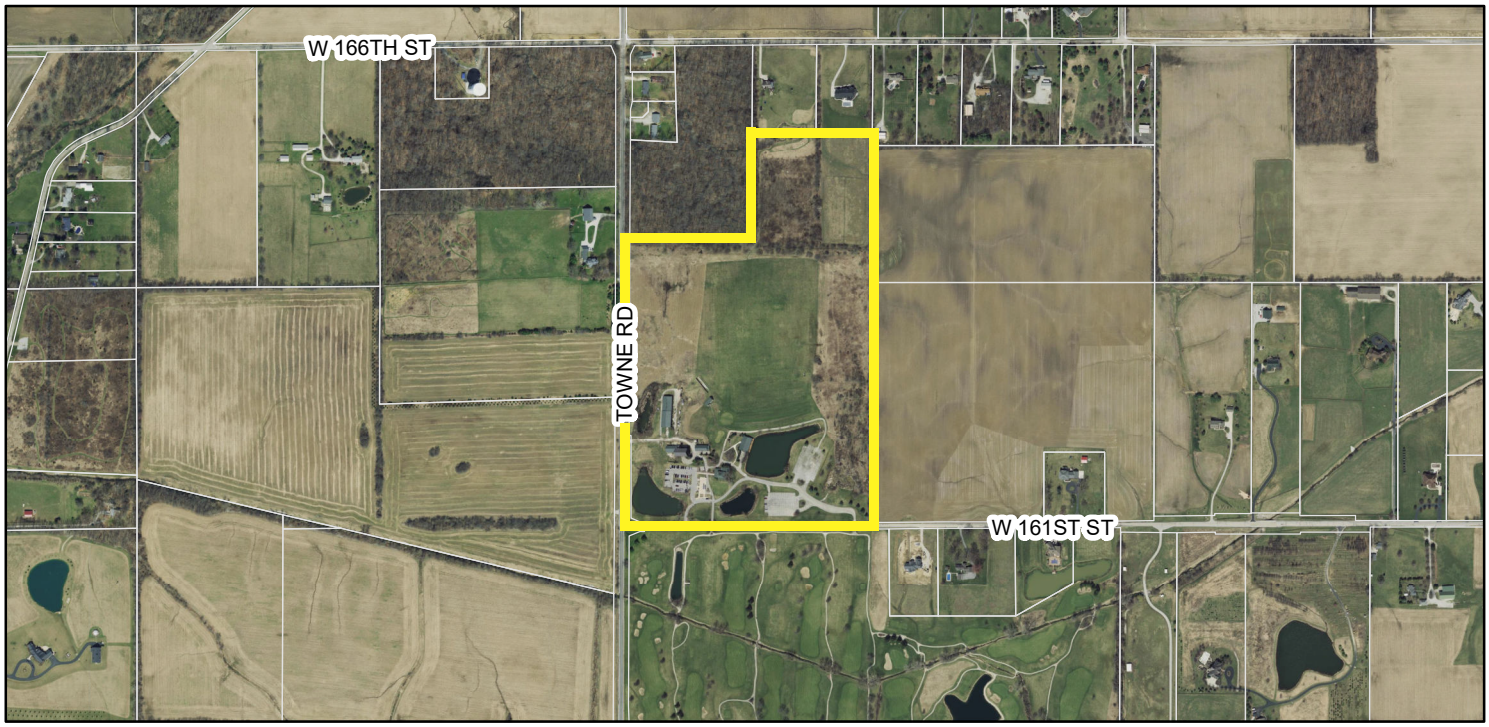
1) **ACTION: Hold a public hearing at the April 2, 2018, APC meeting.**
2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
3) If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.

Property Location Map
1804-ODP-05 & 1804-SPP-05
Northwind

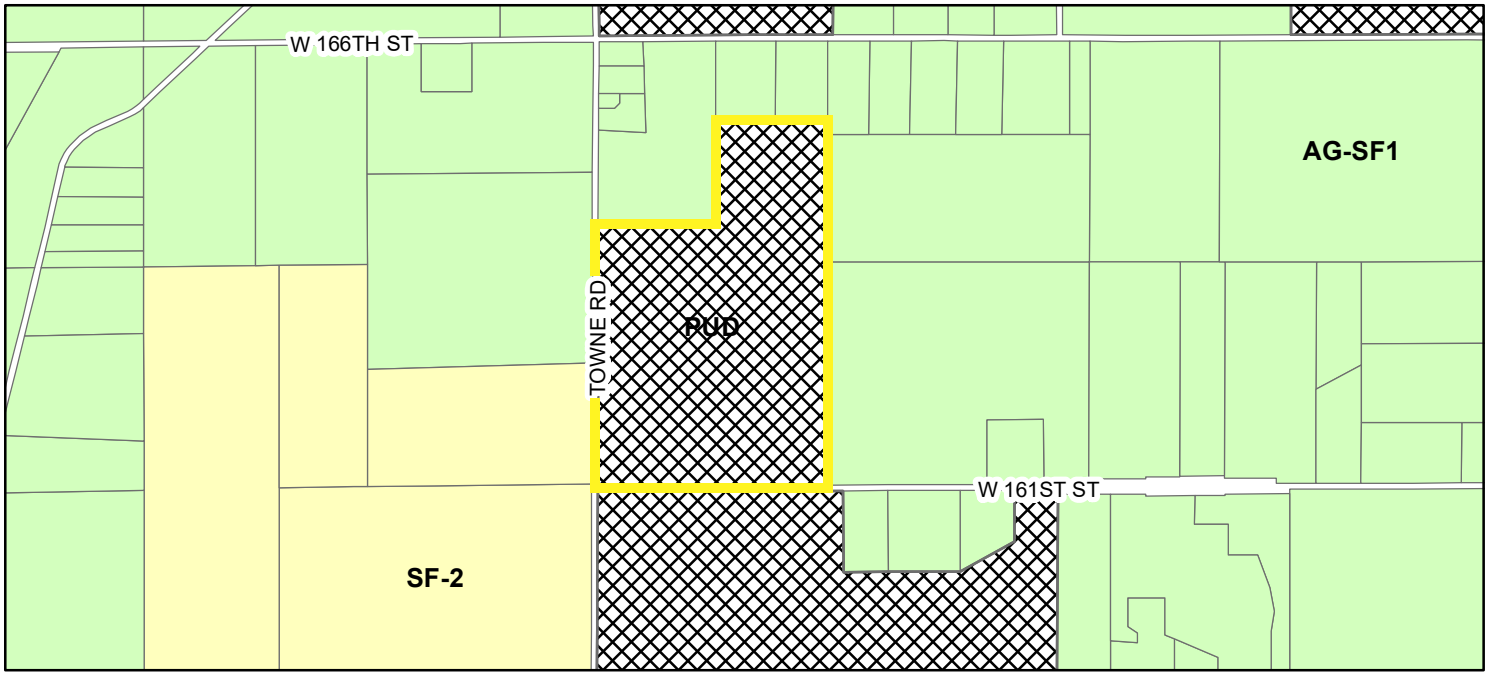
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Legend

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

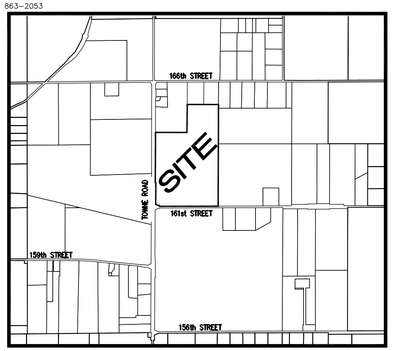
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

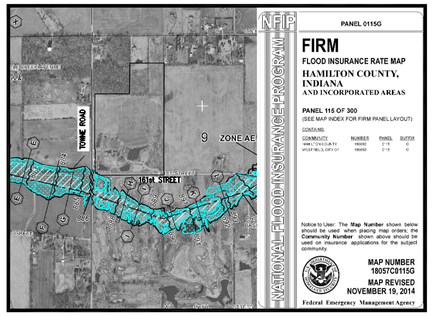
PRIMARY PLAT / DEVELOPMENT PLAN for NORTHWIND

WESTFIELD, INDIANA

PUD ZONING



LOCATION MAP
SCALE: 1"=1500'



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE
PER FIRM 18057C0115G DATED
NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C106	PRIMARY PLAT / DEVELOPMENT PLAN
C900-904	LANDSCAPE PLAN

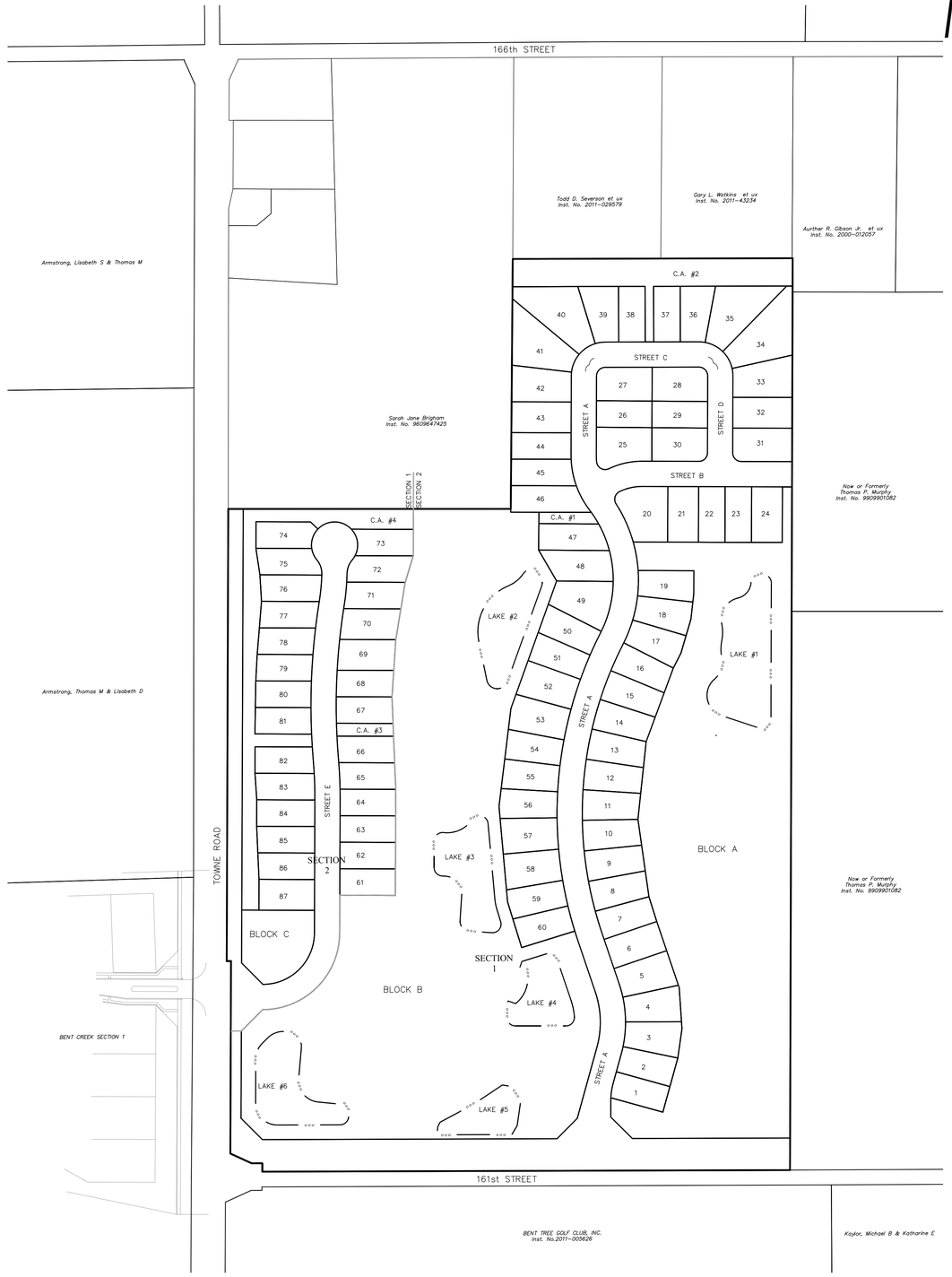
REVISIONS

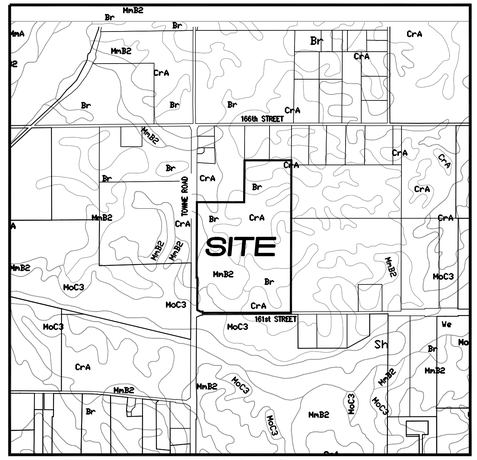
SHT.	DESCRIPTION

Part of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Commencing at the Southwest corner of the Northwest Quarter of Section 9; thence North 89 degrees 49 minutes 39 seconds East (assumed bearing) 125.22 feet along the South line thereof to the POINT OF BEGINNING of this description, said point along being a point on a 4.231 acre parcel of land owned by City of Westfield, Indiana [Project No. 1400864, Parcel #5, Right-of-way take] as recorded in Inst. No. 2017-015828, in the Office of the Recorder, Hamilton County, Indiana, the following six (6) courses are along the East lines of said 4.231 acre parcel: (1) North 00 degrees 09 minutes 48 seconds West 19.75 feet; (2) South 89 degrees 50 minutes 12 seconds West 25.00 feet; (3) North 65 degrees 31 minutes 11 seconds West 54.67 feet; (4) North 00 degrees 11 minutes 40 seconds East 450.00 feet; (5) North 89 degrees 48 minutes 20 seconds West 10.00 feet; (6) North 00 degrees 11 minutes 40 seconds East 1,057.13 feet; thence North 89 degrees 59 minutes 45 seconds East 660.59 feet; thence North 00 degrees 27 minutes 15 seconds East 584.49 feet to the Southwest corner of the 3.996 acre parcel of land owned by Todd D. Severson et ux as recorded in Inst. No. 2011-029579, in said Recorder's Office; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet along the South line of said 3.996 acre parcel and the prolongation of said South line to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West 2,132.01 feet along said East line to the South Line of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West 1,233.90 feet along said South line to the place of beginning, containing 55.503 acres, more or less.

GRAPHIC SCALE
150' 0 75' 150'
(IN FEET)
1" = 150 FT





SOILS MAP
SCALE: 1"=1000'
Br / CrA / MoC3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	40.91'	150.00'	20.58'	S7°38'28"W	40.79'	15°37'39"
C2	149.27'	250.00'	76.93'	N1°38'59"W	147.06'	34°12'34"
C3	719.68'	900.00'	380.33'	N4°09'13"W	700.66'	45°48'59"
C4	337.49'	300.00'	189.13'	S5°09'59"W	319.97'	64°27'22"
C5	29.70'	180.00'	14.88'	S32°40'05"E	29.66'	9°27'10"
C6	88.30'	180.00'	45.06'	S13°53'15"E	87.42'	28°06'29"
C7	78.26'	50.00'	49.72'	S45°00'29"W	70.51'	89°40'59"
C8	78.82'	50.00'	50.28'	N44°59'31"W	70.91'	90°19'01"
C9	73.59'	150.00'	37.55'	S76°06'45"W	72.85'	28°06'29"
C10	235.62'	150.00'	150.00'	S45°12'15"E	212.13'	90°00'00"
C11	89.47'	1000.00'	44.77'	N2°21'33"W	89.44'	5°07'35"
C12	368.72'	1500.00'	185.30'	N2°07'11"W	367.79'	14°05'03"
C13	78.17'	500.00'	39.17'	S4°40'59"E	78.09'	8°57'28"
C14	33.85'	20.00'	22.59'	N15°44'24"E	29.95'	96°58'06"
C15	38.35'	20.00'	28.49'	N60°39'34"W	32.74'	109°51'30"
C16	32.09'	20.50'	20.39'	N45°00'29"E	28.91'	89°40'59"
C17	32.31'	20.50'	20.61'	S44°59'31"E	29.07'	90°19'01"
C18	31.42'	20.00'	20.00'	S45°10'00"W	28.28'	90°00'00"
C19	31.42'	20.00'	20.00'	N44°50'00"W	28.28'	90°00'00"
C20	36.00'	50.00'	18.82'	S19°14'19"E	35.23'	41°15'01"
C21	29.47'	54.00'	15.11'	S24°13'42"E	29.11'	31°16'15"
C22	49.34'	54.00'	26.54'	S17°34'52"W	47.64'	52°20'51"
C23	87.39'	54.00'	56.63'	N89°52'51"W	78.16'	92°43'43"
C24	66.84'	54.00'	38.46'	N8°03'33"W	62.65'	70°54'53"
C25	12.26'	54.00'	6.16'	N33°54'08"E	12.23'	13°00'30"
C26	34.32'	50.00'	17.87'	N20°44'36"E	33.65'	39°19'33"

TOTAL SITE = 55.503
RESIDENTIAL ACREAGE - 30.290
GOLF COURSE ACREAGE (BLOCKS A-C) - 25.213

TOTAL LOTS - 87
DENISTY (of residential acreage) - 2.87 u/a

TOTAL COMMON AREA (C.A. 1-4) = 2.37Ac.±

ZONING PUD AREA B
LOT STANDARDS:
Minimum Lot Area - 7,200 sq.ft.
Minimum Lot Frontage - 35'

Front Yard Setback - 20' min.
setbacks to be staggered
between 20'-26' in 2' increments.

Side Yard Setback - 0' min. / 10' separation
Reat Yard Setback - 20' min.

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

STREET DATA

STREET A	1,958.08 L.F.
STREET B	456.70 L.F.
STREET C	296.97 L.F.
STREET D	369.44 L.F.
STREET E	1,269.04 L.F.
TOTAL	4,350.23 L.F.

3/02/18
DENNIS D. OLMSTEAD — DATE
REGISTERED LAND SURVEYOR
NO. 900012

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

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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Know what's below.
Call before you dig.

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

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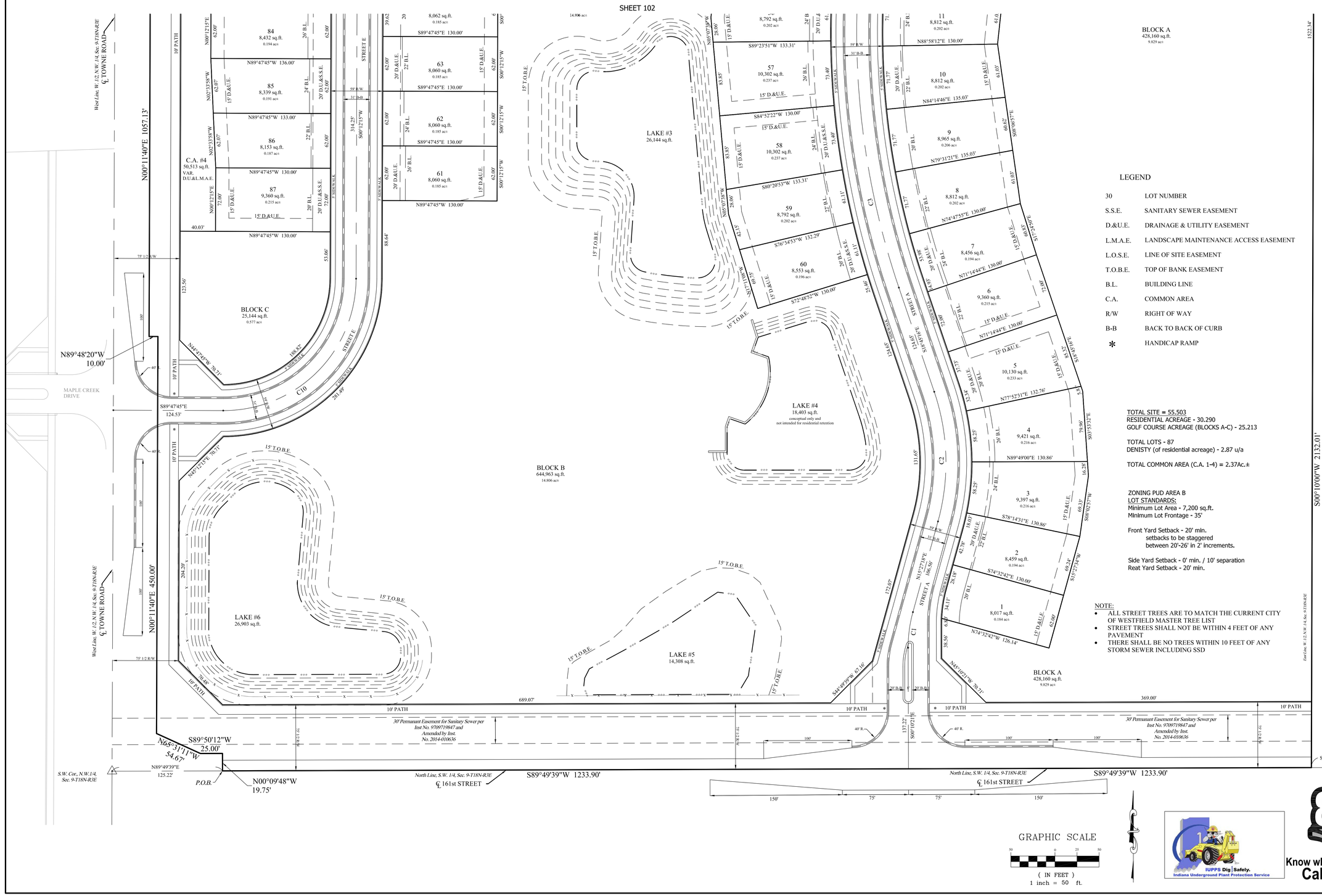
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND

PRIMARY PLAT

ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK 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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GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

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

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C101

S & A JOB NO.
81125PLA-WGC

S:\81125PLA\DWG\Primary Plat.dwg, 3/1/2018 9:05:52 AM, gkritz,
1:1

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

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PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

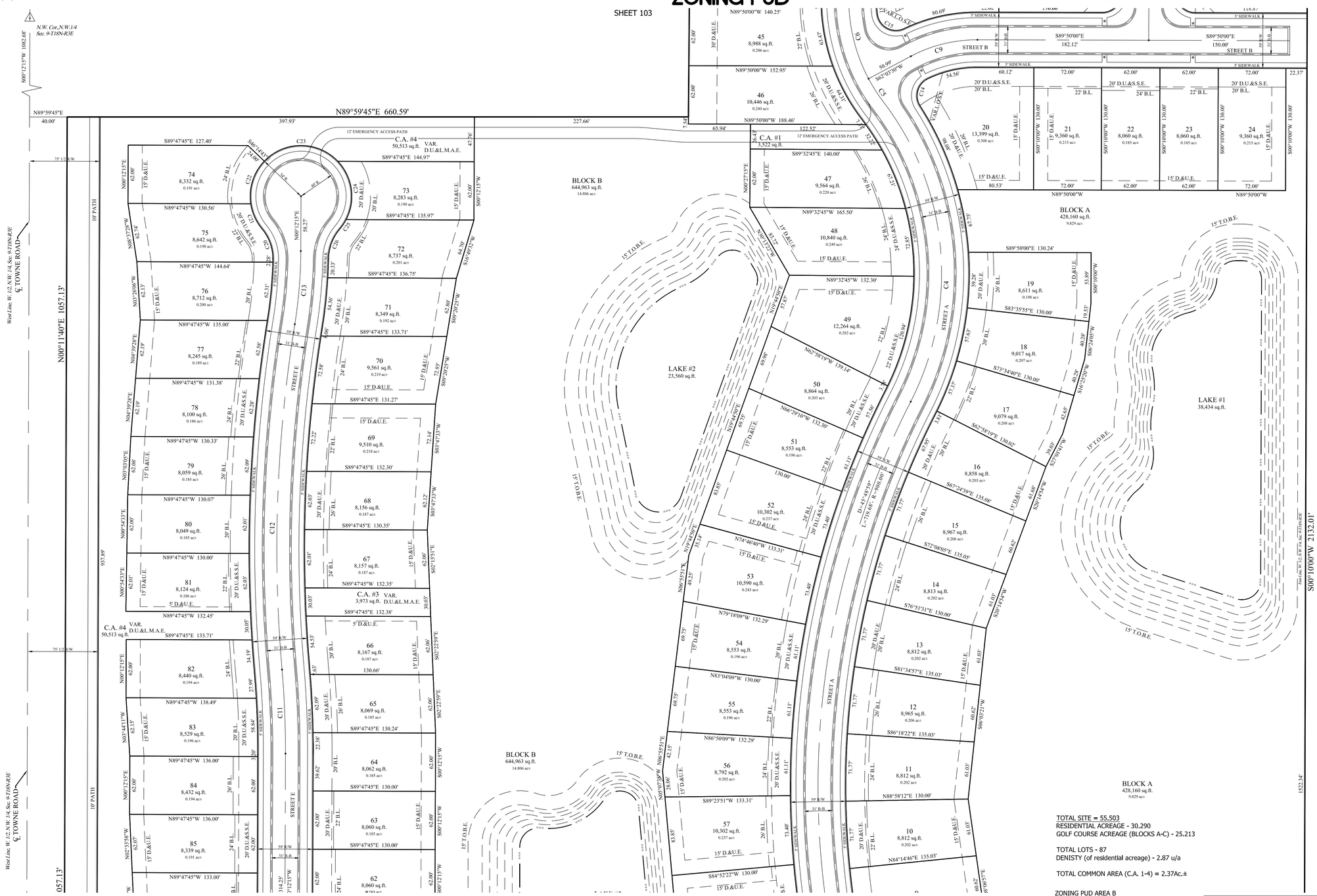
NORTHWIND

PRIMARY PLAT

ZONING PUD

LEGEND

30	LOT NUMBER	T.O.B.E.	TOP OF BANK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT	B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT	C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT	R/W	RIGHT OF WAY
L.O.S.E.	LINE OF SITE EASEMENT	B-B	BACK TO BACK OF CURB
		*	HANDICAP RAMP



GRAPHIC SCALE

(IN FEET)
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DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

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

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY: GDK
CHECKED BY: GDK
SHEET NO. C102
S & A JOB NO. 81125PLA-WGC

S:\81125PLA\DWG\Primary Plat.dwg, 3/1/2018 9:07:52 AM, gkritz,
1:1

THIS INSTRUMENT PREPARED BY:
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STOEPPELWERTH AND ASSOCIATES INC.
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9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
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NORTHWIND

PRIMARY PLAT

ZONING PUD

LEGEND

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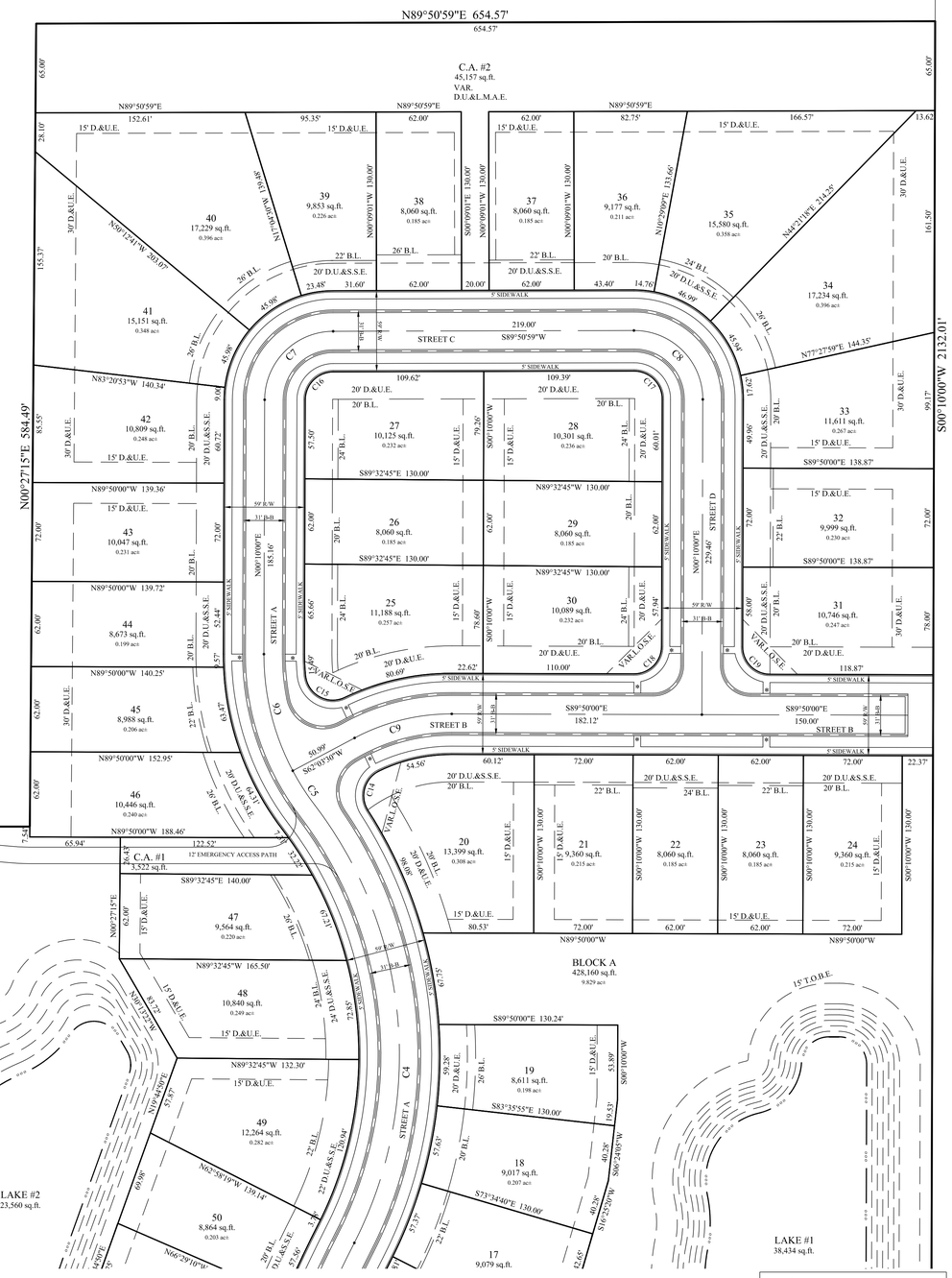

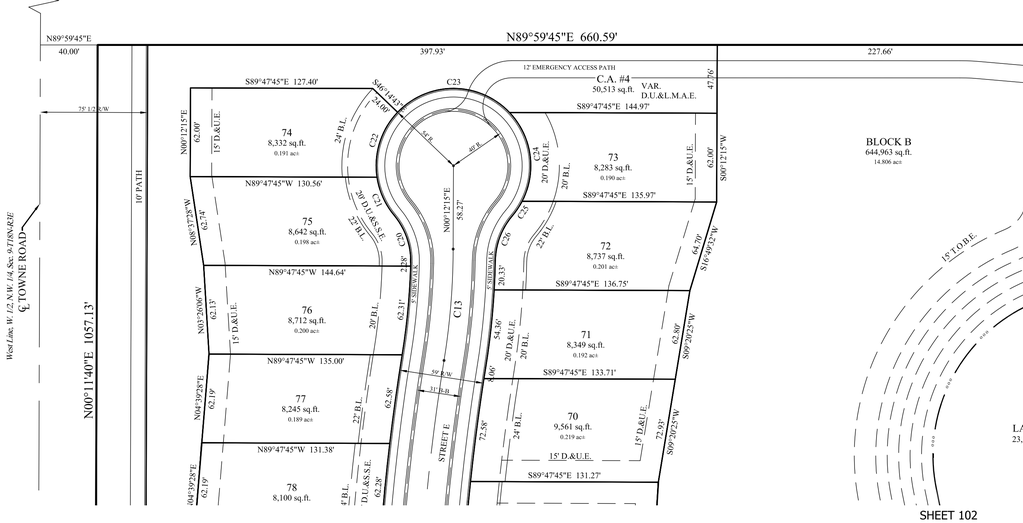

GRAPHIC SCALE
50 0 25 50
(IN FEET)
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CERTIFIED: 03/02/18

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

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

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C103

S & A JOB NO.
81125PLA-WGC

S:\81125PLA\DWG\Primary Plat.dwg, 3/1/2018 9:08:43 AM, gkrtz,
1:1

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

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MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND

DEVELOPMENT PLAN

ZONING PUD

SHEET 105

LEGEND

30	LOT NUMBER	T.O.B.E.	TOP OF BANK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT	B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT	C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT	R/W	RIGHT OF WAY
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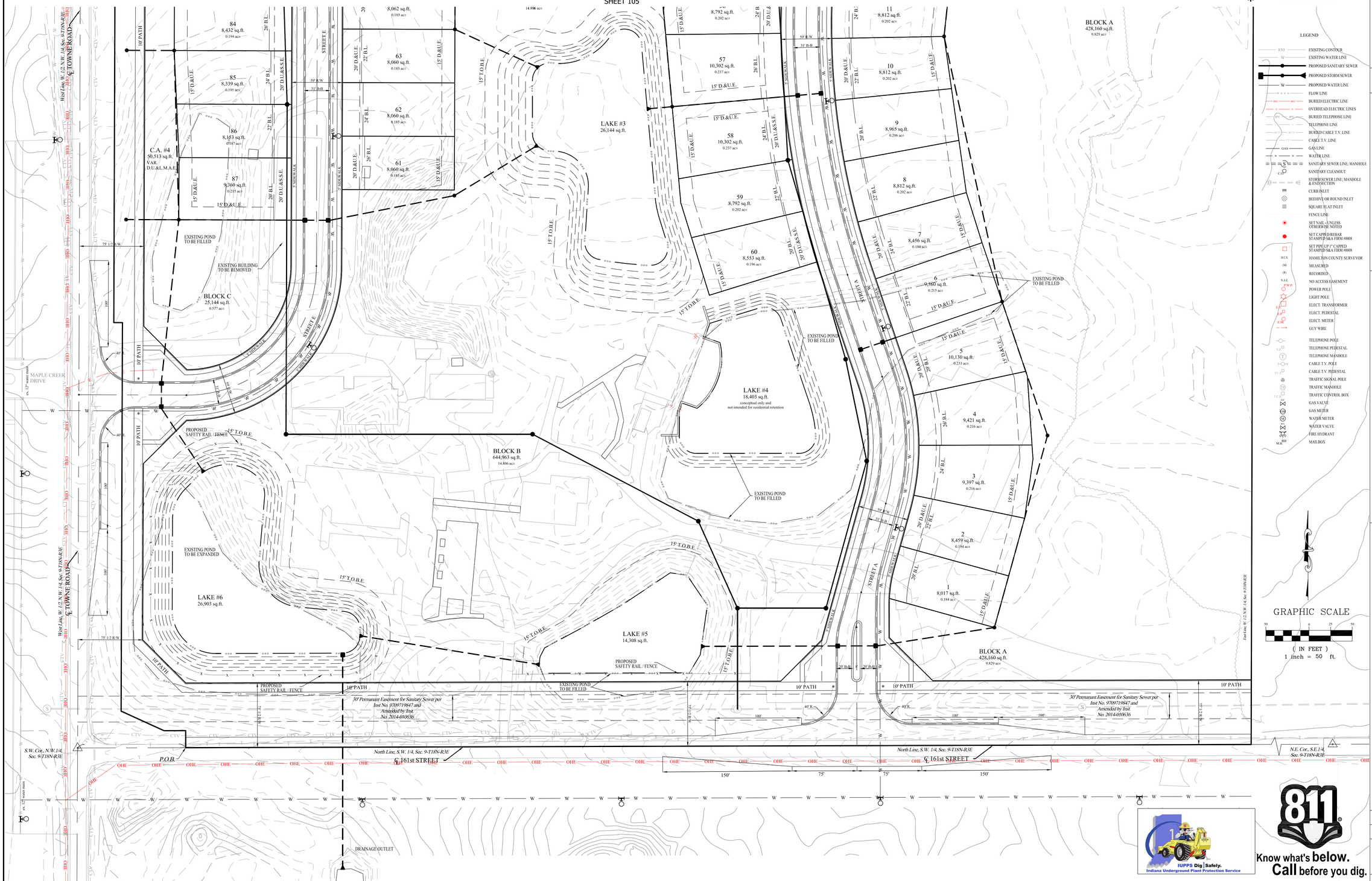


LEGEND

- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- FLOW LINE
- BEC BURIED ELECTRIC LINE
- E OVERHEAD ELECTRIC LINES
- BTL BURIED TELEPHONE LINE
- T TELEPHONE LINE
- BCTV BURIED CABLE T.V. LINE
- CTV CABLE T.V. LINE
- GAS GAS LINE
- W WATER LINE
- S SANITARY SEWER LINE; MANHOLE
- C.O. SANITARY CLEANOUT
- D STORM SEWER LINE; MANHOLE & EXCEPTION
- 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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	BY

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

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

CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN

PREPARED FOR:

NORTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
C104

S & A JOB NO.
81125PLA-WGC

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

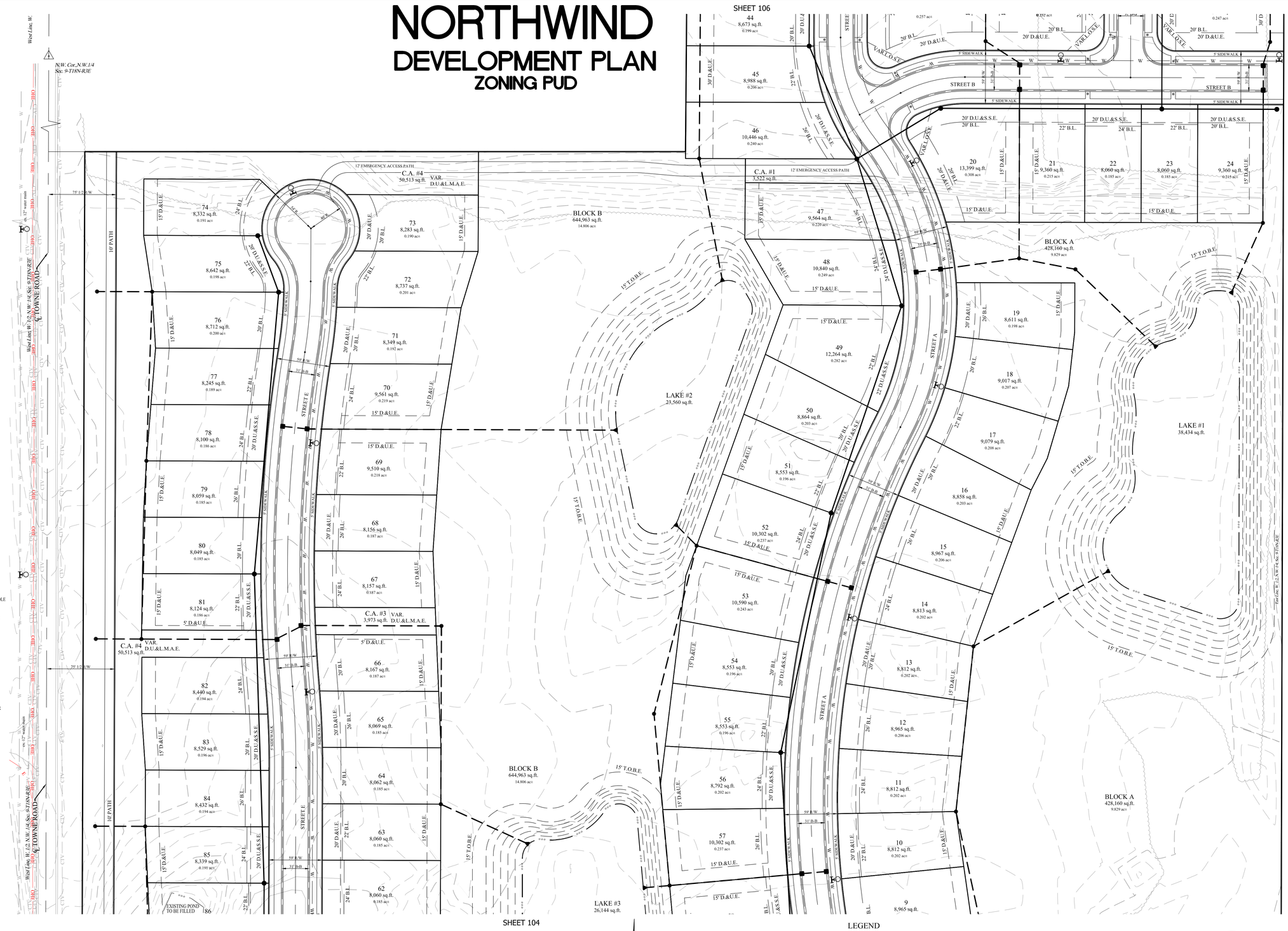
811
Know what's below.
Call before you dig.

S:\81125PLA\DWG\Primary Plat.dwg, 2/19/2018 11:33:08 AM, gkrtz,
1:1

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:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND
DEVELOPMENT PLAN
ZONING PUD



LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK 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
50 0 25 50
(IN FEET)
1 inch = 50 ft.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

REVISIONS	DATE	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, A SURVEYOR LOCATION REPORT.
CERTIFIED: 03/02/18

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

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

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

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E
DRAWN BY: GDK	CHECKED BY: GDK	

SHEET NO.
C105

S & A JOB NO.
81125PLA-WGC

S:\81125PLA\DWG\Primary Plat.dwg, 2/19/2018 11:33:49 AM, gkrutz,
1:1

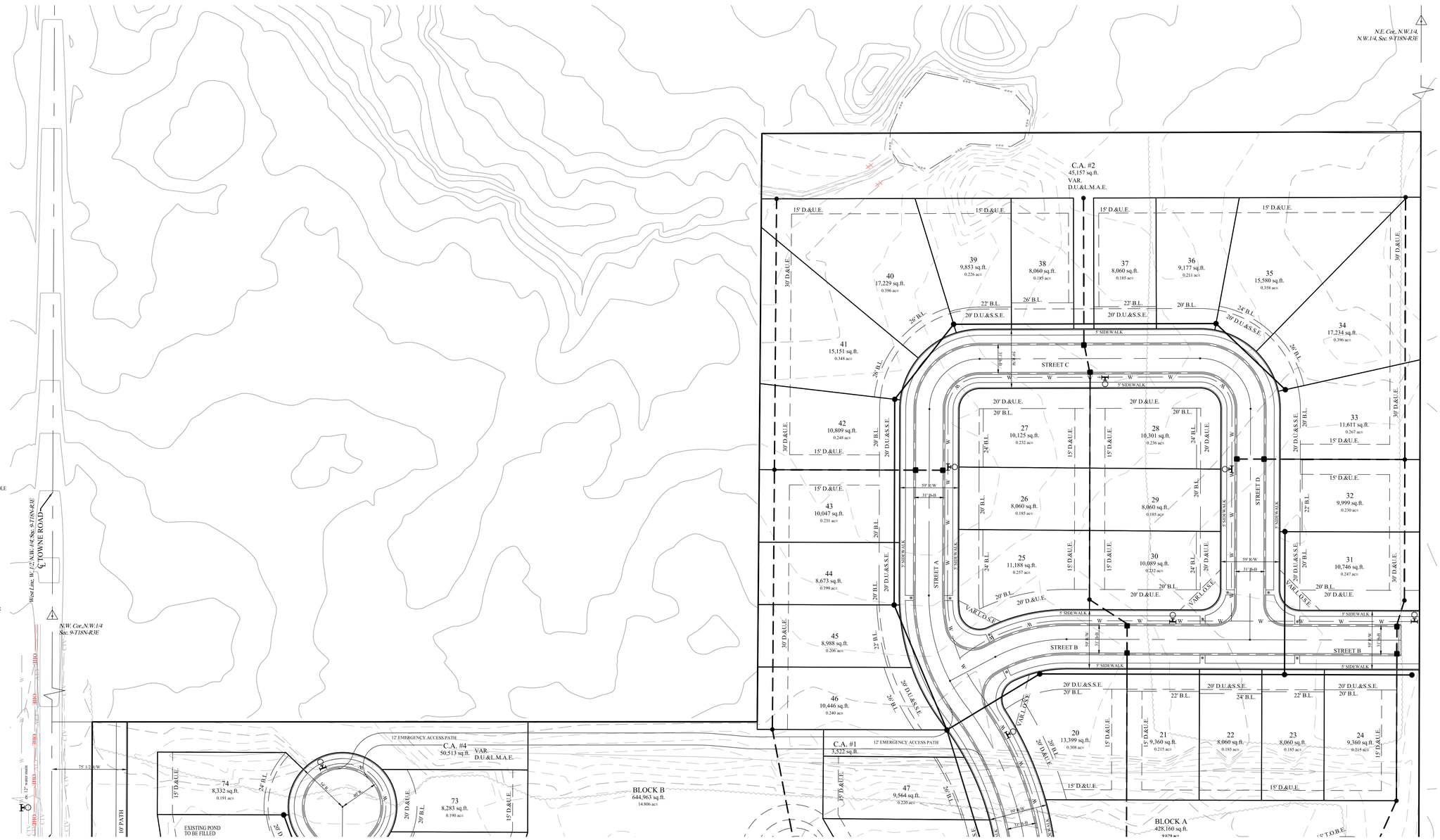
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

NORTHWIND

DEVELOPMENT PLAN

ZONING PUD



SHEET 105

LEGEND

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

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

30	LOT NUMBER	T.O.B.E.	TOP OF BANK EASEMENT
S.S.E.	SANITARY SEWER EASEMENT	B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT	C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT	R/W	RIGHT OF WAY
L.O.S.E.	LINE OF SITE EASEMENT	B-B	BACK TO BACK OF CURB
		*	HANDICAP RAMP

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	REVISIONS	BY

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

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CERTIFIED: 03/02/18

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

DEVELOPMENT PLAN

PREPARED FOR:

NORTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
9	18N	R3E

DRAWN BY:	CHECKED BY:
GDK	GDK

SHEET NO.
C106

S. & A. JOB NO.
81125PLA-WGC

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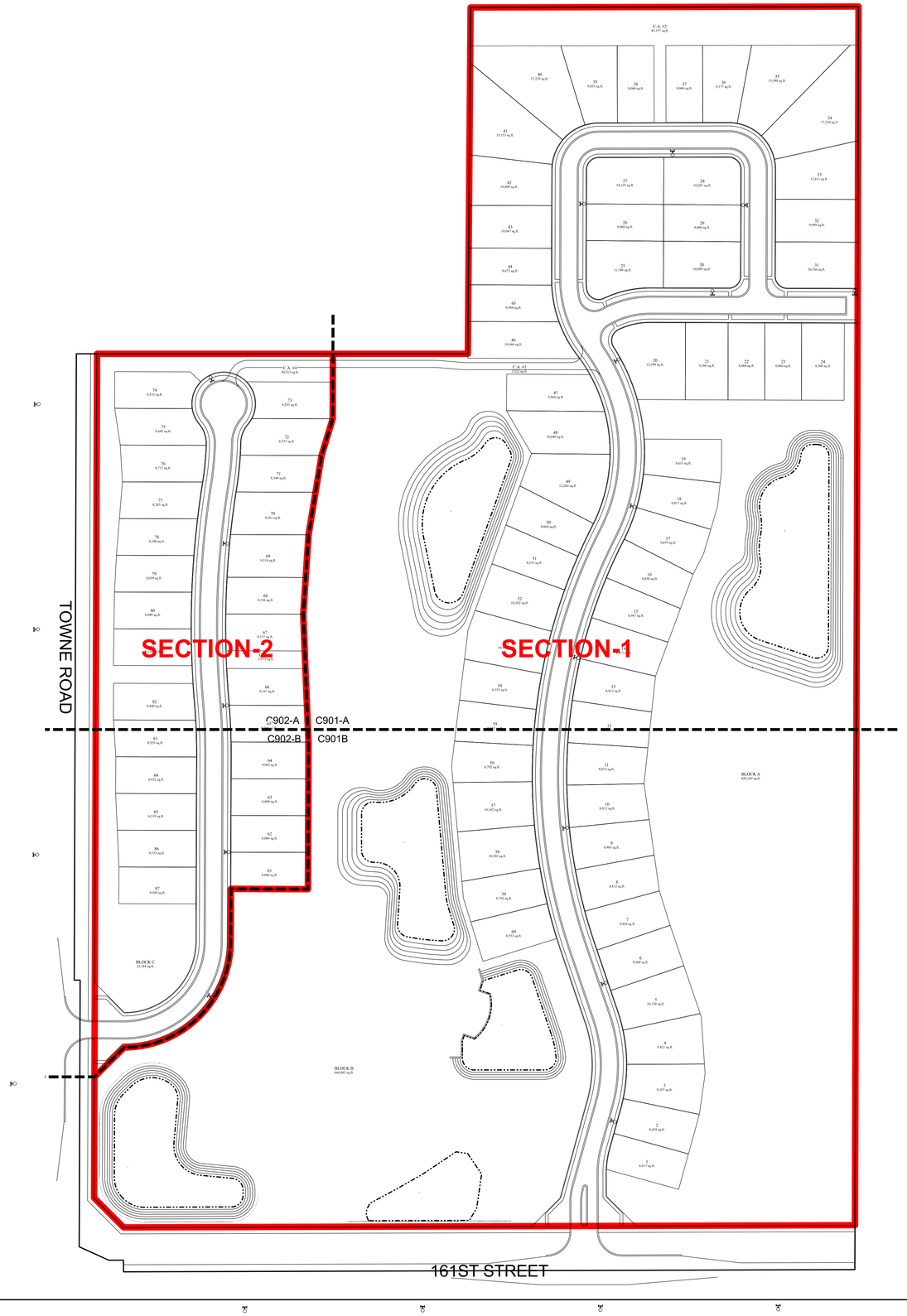


SHEET SCHEDULE:

C900:	Cover Sheet
C901-A:	Section 1 Area A Planting Plan
C901-B:	Section 1 Area B Planting Plan
C902-A:	Section 2 Area A Planting Plan
C902-B:	Section 2 Area B Planting Plan
C903:	Planting Details
C904:	Lighting Plan

NOTES:

1. All proposed plantings shall comply with Section 7.2 of the Westchester PUD Ordinance 17-46 with varying modifications to Street Frontage and Buffer plantings per Section 1.4 of Zoning Commitments that reflect agreements made between the Developer and adjoining land owners (i.e. Armstrong along the Towne Road Frontage and Severson and Watkins along the northern Buffer).
2. All proposed plantings shall comply with Article 6.8.G.4 (Placement Standards) of the Westfield UDO. Consequently, proposed tree locations may need to be adjusted in the field.
3. Plans and Details for proposed development signs and other structural entry features shall be submitted for approval prior to filing of the Secondary Plat.

100 0 50 100
1 INCH = 100 FEET

N

BY	REVISIONS	DATE

CERTIFIED:

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

LANDSCAPE PLAN - COVER SHEET

PREPARED FOR:

NORTHWIND

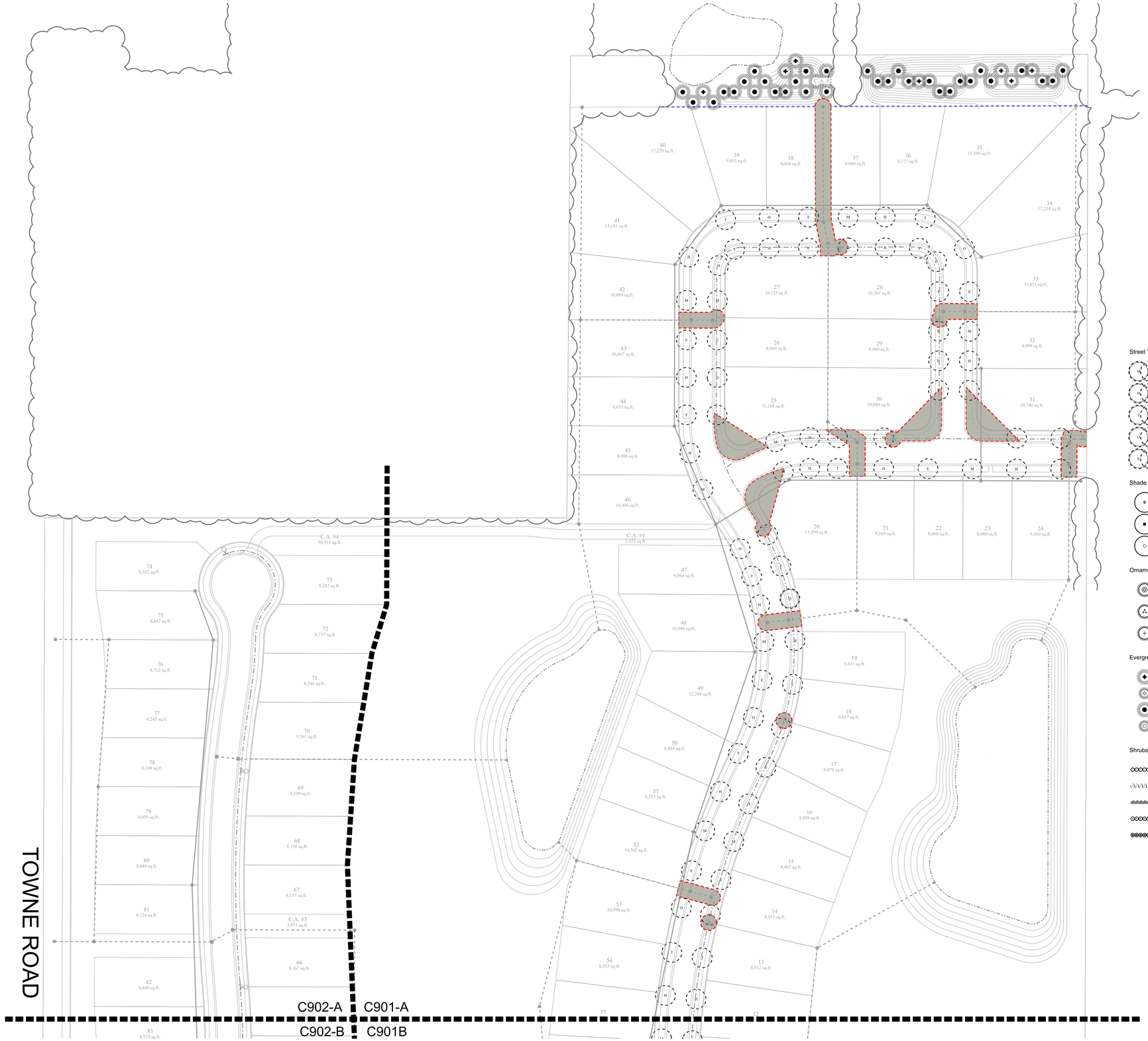
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

SHEET NO.
C900

S & A JOB NO.
81125PLA-WGC



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 0 & 14 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 1 & 16 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 0 & 18 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 0 & 14 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 0 & 112 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 0 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 0 (Sunburst Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 0 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 0 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 0 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 0 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziessi - 8 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziessi - 0 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 32 @ 10-12' (Norway Spruce)
- Picea abies - 0 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia intermedia 'Lynwood Gold' - 0 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 0 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 0 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 0 @ 18" (Vanhoutte Spirea)
- Viburnum x burkwoodii - 0 @ 18" (Burkwood Viburnum)

LEGEND:

- Proposed Fence
- Existing Vegetation
- Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

60 0 30 60
1 INCH = 60 FEET

N

DATE	REVISIONS	BY

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 116th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - SECTION 1A PLANTINGS

PREPARED FOR:

NORTHWIND

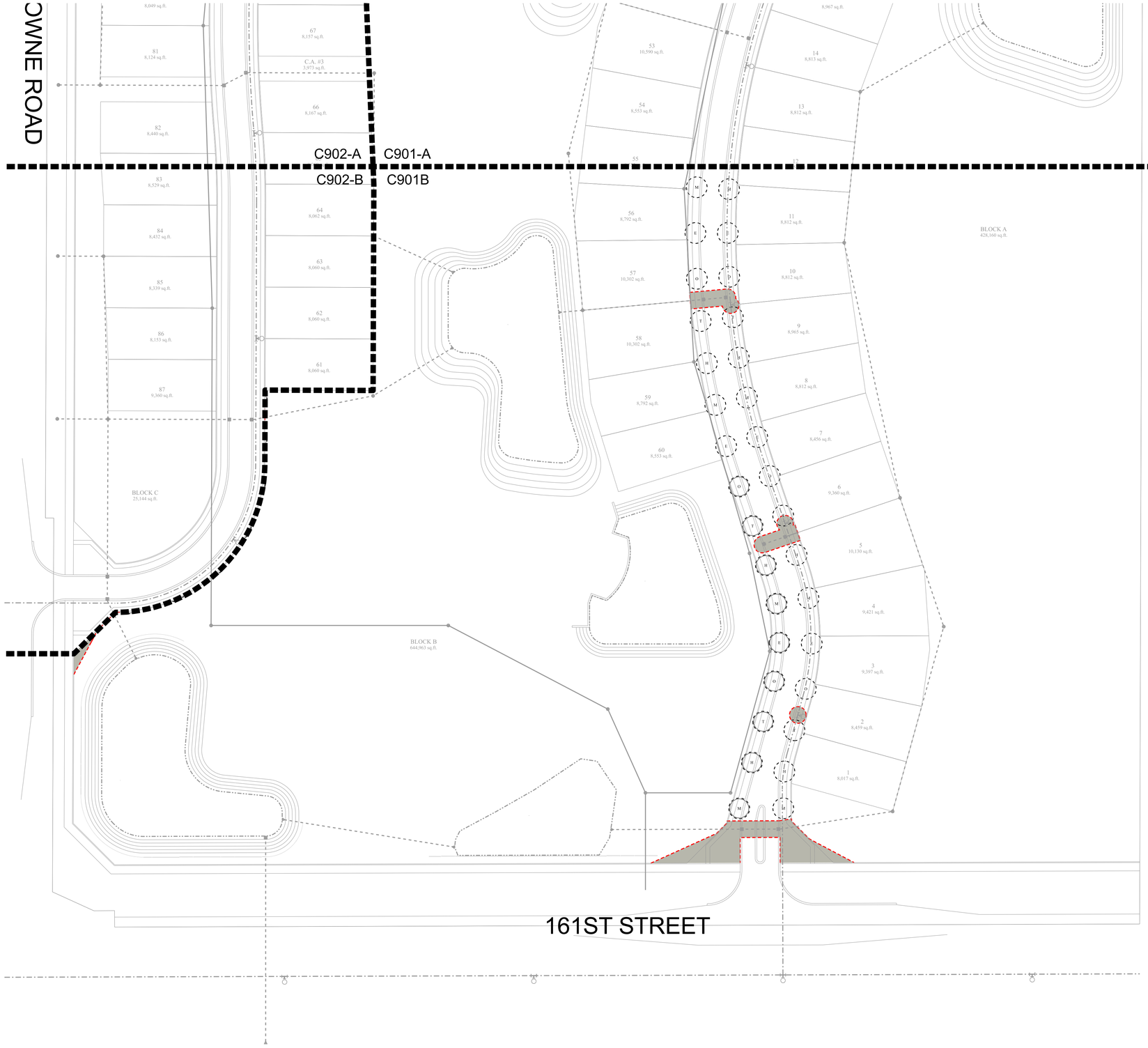
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

SHEET NO.
C901-A

S & A JOB NO.
81125PLA-WGC



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 2 & 6 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 2 & 4 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 2 & 4 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 2 & 4 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 1 & 5 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 0 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 0 (Sunburst Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 0 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 0 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 0 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 0 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziessi - 0 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziessi - 0 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 0 @ 10-12' (Norway Spruce)
- Picea abies - 0 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia intermedia 'Lynwood Gold' - 0 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 0 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 0 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 0 @ 18" (Vanhoutte Spirea)
- Viburnum x burkwoodii - 0 @ 18" (Burkwood Viburnum)

LEGEND:

- Proposed Fence
- Existing Vegetation
- Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

60 0 30 60
1 INCH = 60 FEET

N

BY	REVISIONS	DATE

CERTIFIED:

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

LANDSCAPE PLAN - SECTION 1B PLANTINGS

PREPARED FOR:

NORTHWIND

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

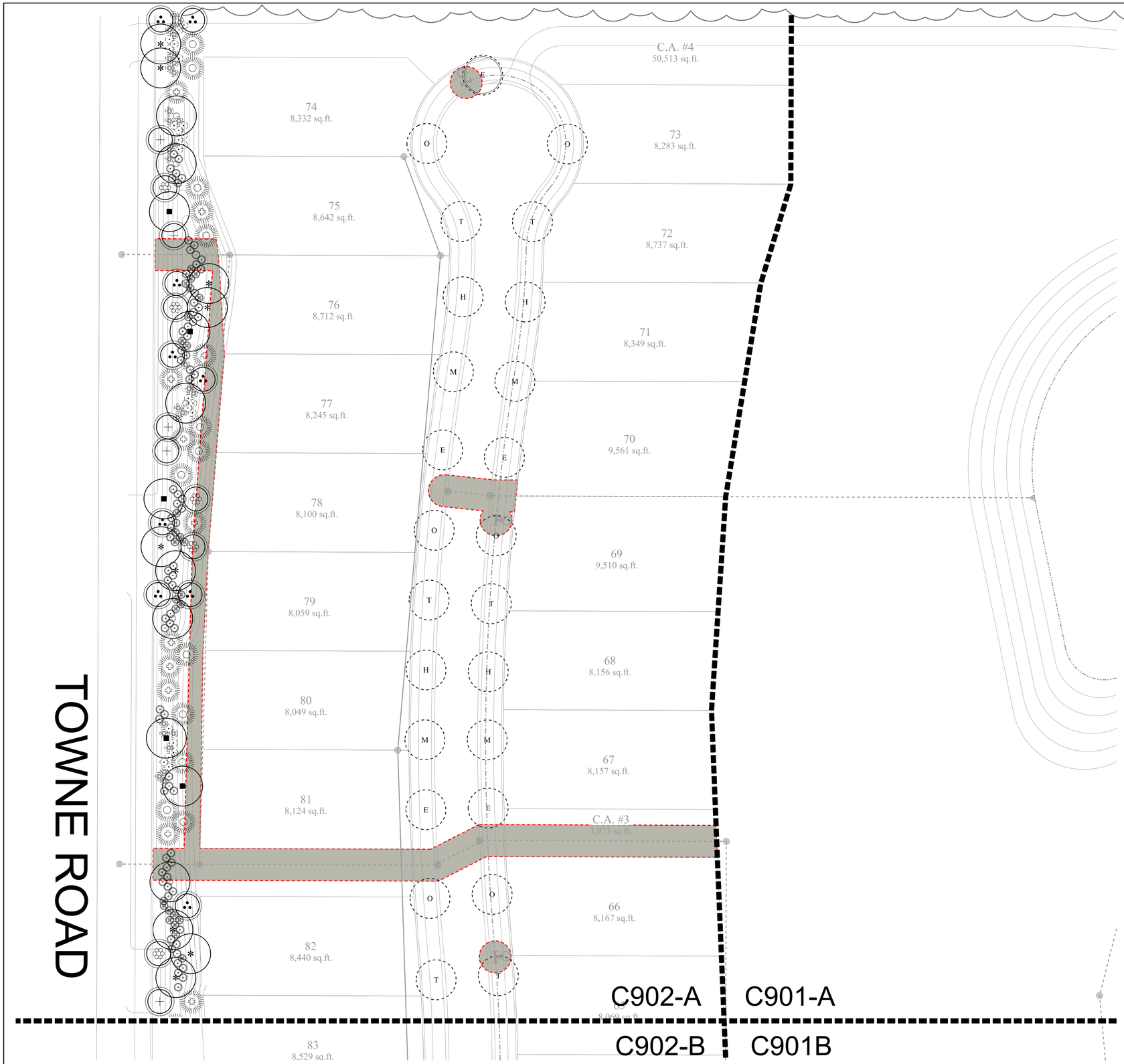
SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

SHEET NO.

C901-B

S & A JOB NO.
81125PLA-WGC



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 0 & 4 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 0 & 4 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 0 & 4 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 0 & 46 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 1 & 4 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 9 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 5 (Sunburst Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 5 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 5 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 9 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 5 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziessi - 0 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziessi - 11 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 0 @ 10-12' (Norway Spruce)
- Picea abies - 12 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia intermedia 'Lynwood Gold' - 36 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 25 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 28 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 41 @ 18" (Vanhoutte Spirea)
- Viburnum x burkwoodii - 27 @ 18" (Burkwood Viburnum)

LEGEND:

- Proposed Fence
- Existing Vegetation
- Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

30 0 15 30
1 INCH = 30 FEET

N

DATE	REVISIONS	BY

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 116th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - SECTION 2A PLANTINGS

PREPARED FOR:

NORTHWIND

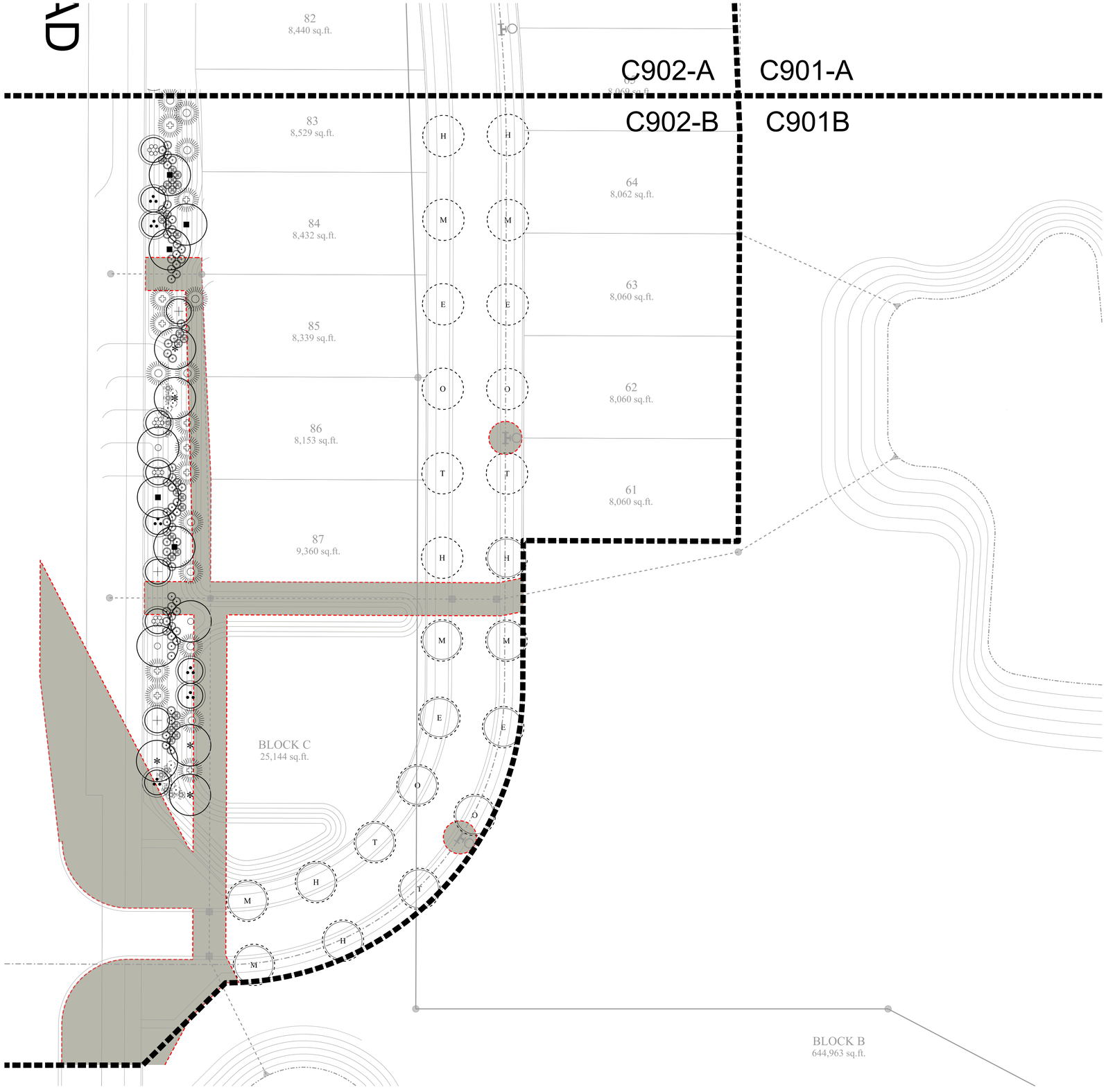
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

SHEET NO.
C902-A

S & A JOB NO.
81125PLA-WGC



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 4 & 2 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 3 & 3 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 2 & 4 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 2 & 4 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 2 & 2 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 5 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 5 (Sunburst Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 3 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 4 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 6 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 3 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziessi - 0 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziessi - 10 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 0 @ 10-12' (Norway Spruce)
- Picea abies - 10 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia intermedia 'Lynwood Gold' - 29 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 9 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 10 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 36 @ 18" (Vanhoutte Spirea)
- Viburnum x burkwoodii - 25 @ 18" (Burkwood Viburnum)

LEGEND:

- Proposed Fence
- Existing Vegetation
- Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

30 0 15 30
1 INCH = 30 FEET

N

DATE	REVISIONS	BY

CERTIFIED:

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

LANDSCAPE PLAN - SECTION 2B PLANTINGS

PREPARED FOR:

NORTHWIND

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

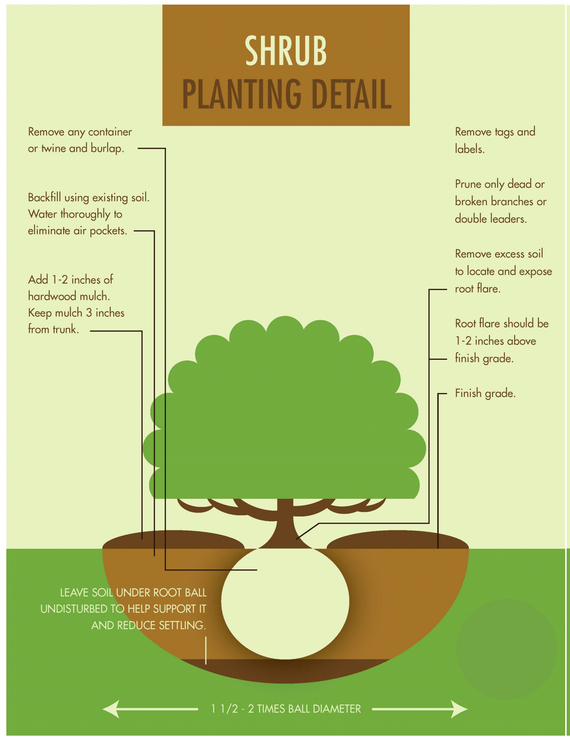
SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

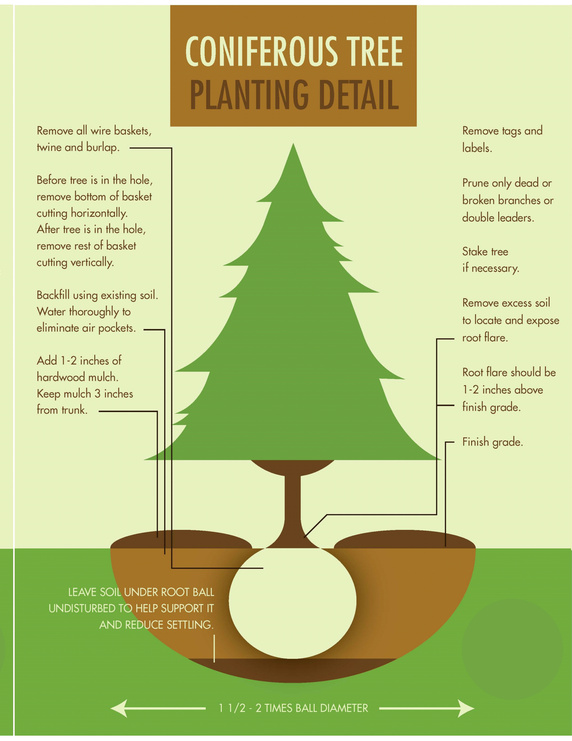
SHEET NO.
C902-B

S & A JOB NO.
81125PLA-WGC

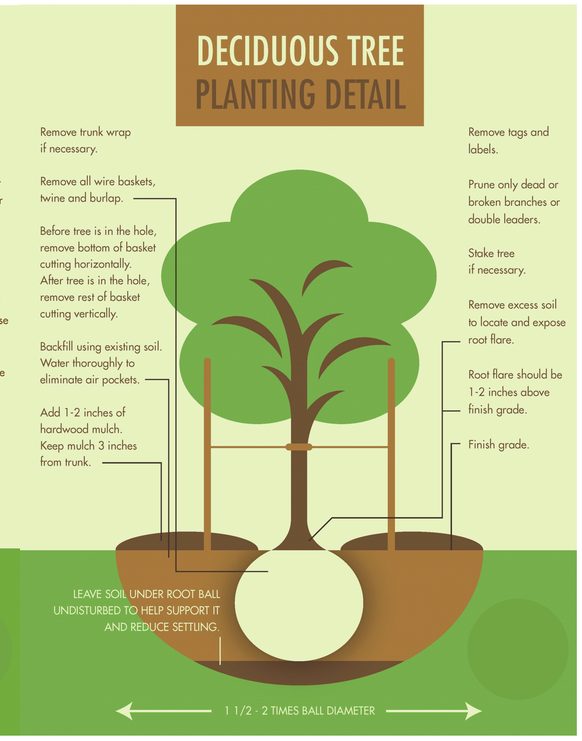
SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



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

DATE	REVISIONS	BY

CERTIFIED:

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

LANDSCAPE PLAN - DETAILS

PREPARED FOR:

NORTHWIND

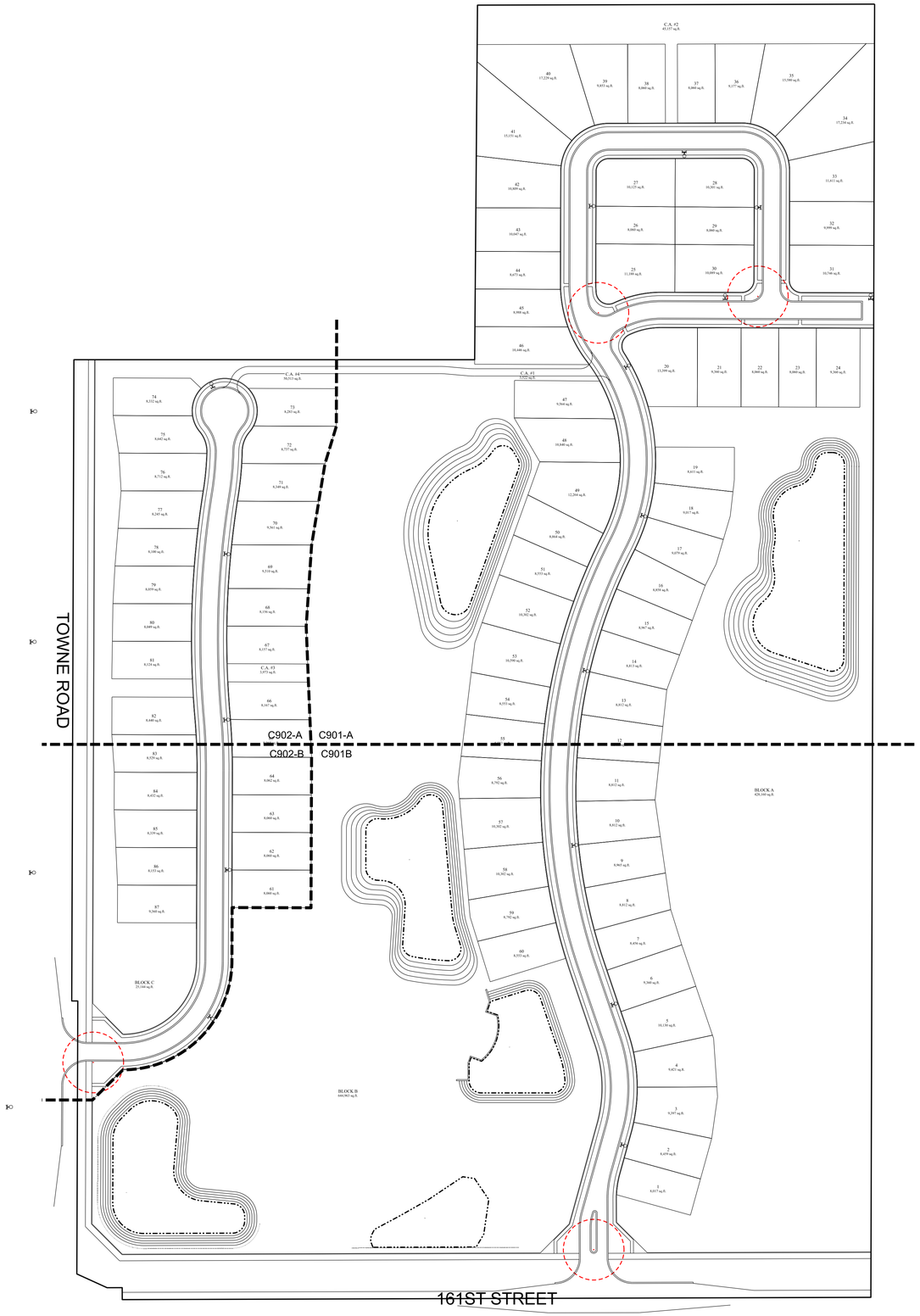
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

SHEET NO.
C903

S & A JOB NO.
81125PLA-WGC



DUKE ENERGY.

Outdoor Lighting

Deluxe Acorn

The Deluxe Acorn is a graceful Victorian-style fixture that enhances the character and prestige of streetscapes, greenways and pedestrian areas. This fixture limits unwanted "uplight," and will complement any neighborhood or park with its classic, elegant design.

High-pressure sodium	100 watts
Metal halide	100 watts
Mounting height	12'
Colors	Black Green
Poles	Style A, B, C, E, F

Outdoor Lighting

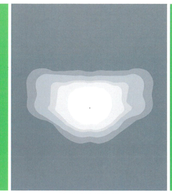
Deluxe Acorn

Light source: High-pressure sodium (golden yellow)
Wattage: 100
Lumens: 9,500

Light source: Metal halide (white)
Wattage: 100
Lumens: 9,000

Light pattern: IESNA Type III (oval)

IESNA cutoff classification: Semi-cutoff



light distribution pattern

Pole Style E

Round, fluted, straight upper shaft with a larger lower shaft and a round, smooth base.

- **Mounting Height:** 12'
- **Material:** Aluminum
- **Color:** Black, green

LOCATION OF PROPOSED LIGHT

NOTES:

1. Between intersections street lighting shall be accomplished via dusk-to-dawn coach lights at each garage as required per Section 7.1.H.ii of the Westchester PUD Ordinance 17-46.

100 0 50 100
1 INCH = 100 FEET

N

DATE	REVISIONS	BY

CERTIFIED:

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

STREET LIGHTING PLAN

PREPARED FOR:

NORTHWIND

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:

DRAWN BY:	DATE:
EWS	03.02.18

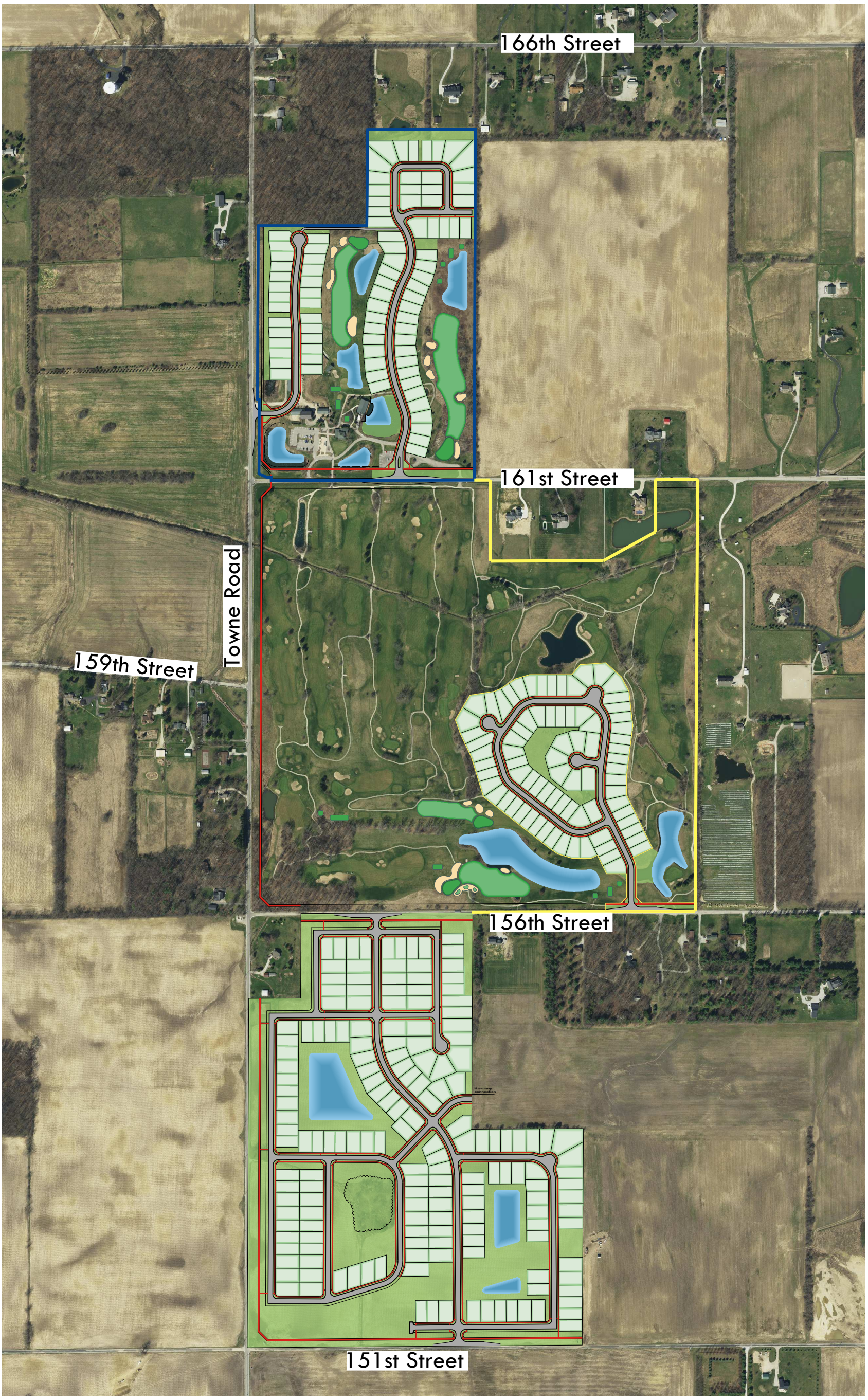
SHEET NO.
C904

S & A JOB NO.
81125PLA-WGC

Concept Plan

Westchester PUD

Westfield, Indiana



STOEPPELWERTH

Minutes of the March 19, 2018 APC Meeting
Presented for approval: April 2, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 19, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, and Scott Willis.

Members Absent: Randy Graham and Chris Woodard

City Staff Present: Kevin Todd, Senior Planner; Caleb Ernest; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES:

Motion: Approve March 5, 2018 Meeting Minutes as presented.
Motion: Horkay; Second: Willis. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

No review of rules and procedures presented as there were no Public Hearing items.

CONSENT AGENDA ITEMS

1802-DDP-03 **Westfield Middle School Addition**
345 West Hoover Street
Westfield Washington Schools by Cripe Engineering requests Detailed Development Plan review of a 34,695 square foot +/- building addition on approximately 6.5 acres +/- in the SF3: Single-Family Medium Density District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1802-DDP-04 **Westfield Intermediate School Addition**
326 West Main Street
Westfield Washington Schools by Cripe Engineering requests Detailed Development Plan review of a 36,348 square foot +/- building addition on approximately 13 acres +/- in the SF3: Single-Family Medium Density District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1803-DDP-08 **Laverna Lodge Parking Addition**
1550 East 156th Street
Gilliatte General Contractors by CrossRoad Engineers, P.C. requests Detailed Development Plan review of a 9,600 SF parking lot

addition on 3.77 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1803-DDP-09 **Texas Roadhouse**
14758 Greyhound Plaza
Texas Roadhouse Holdings, LLC by GreenbergFarrow requests Detailed Development Plan review of a 6,994 square-foot restaurant on approximately 0.91 acre +/- in the GB: General Business District.
(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

Motion: Approve Consent Agenda Items with staff recommendations on each item.

Motion: Kelleher; Second: Schmitz. Motion passed. Vote: 7-0.

ITEMS OF BUSINESS

1803-ODP-04 & 1803-SPP-04 **Springmill Villas (formerly known as Maple Knoll East)**
East of Spring Mill Road and South of State Road 32
Maple Knoll Developer, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 88 units on 38.09 acres +/- in the Maple Knoll PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for Primary Plat and Overall Development Plan in the Maple Knoll PUD District.

Jon Dobosiewicz presented a brief overview of a change to the plan regarding trail connections.

Motion: Approve 1803-ODP-04 & 1803-SPP-04 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: Smith; Second: Horkay. Motion passed. Vote: 7-0.

CONTINUED ITEMS

1801-PUD-01 **Davis PUD**
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Smith. Motion passed. Vote: 7-0.

The meeting adjourned at 7:11 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

Docket Number: 1801-PUD-01 (Ordinance No. 17-52)

Petitioner: Estridge Homes by 11th Street Development (the "Petitioner")

Request: A change in zoning of approximately 80 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Davis PUD District.

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

Current Land Use: Undeveloped / Residential / Agriculture

Acreage: 80 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Illustrative Plan
4. Architectural Character Exhibits
5. Amenities Plan and Character Exhibits
6. Buffer Exhibits
7. Proposed Ord. 17-52 (Davis PUD)
8. Redlined Ord. 17-52
9. Side-by-side Concept Plan Comparison Exhibit
10. Petitioner's Narrative
11. Neighbor Meeting Summary
12. Petitioner's Response to Issue List
13. Petitioner's Comprehensive Plan Analysis
14. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the December 11, 2017, City Council meeting. The public hearing for this petition was held at the January 16, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

The Petitioner held a neighborhood meeting on January 10, 2017, for neighbors and other interested parties. A summary of that meeting was provided by the Petitioner and is included as **Exhibit 11.**

PROJECT OVERVIEW

Location: This subject property is approximately eighty (80) acres in size and is located on the west side of Ditch Road between 156th Street and 161st Street (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. The surrounding properties include the Harmony PUD to the south, West Rail PUD to the east, as well as large lot residential and agricultural properties to the east, north, and west.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the "Davis PUD" that would allow for single-family residential development. The proposed PUD Ordinance establishes five (5) areas for the development of the Property, as generally illustrated on the Concept Plan (see **Exhibit 3).** A maximum of 125 dwellings would be permitted.

Bulk and Density Standards: As stated in the Project Description section above, the proposed PUD Ordinance establishes five (5) areas for the development of the Property, and includes a unique set of standards for each area. Those standards are further described below in tables that are grouped by the proposed underlying zoning district.

Underlying Zoning SF3: The table below outlines the lot standards for Areas A and B, as compared to the UDO's requirements for the SF3: Single-Family Medium Density District.

	AREA A	**AREA B**	**UDO (SF3)**
Min. Lot Area	7,150 SF	10,500 SF	12,000 SF
Min. Lot Width	55'	75'	80'
Min. Lot Frontage	30'	40'	50'
Min. Front Yard Setback	10'	20'	20'
Min. Side Yard Setback	5'	5'	10'
Min. Rear Yard Setback	20'	20'	30'
Max. Building Height	2 stories	2 stories	25'
Min. Living Area (Total)			
One Story	2,000 SF*	2,000 SF	1,200 SF
Two Story	2,200 SF	2,400 SF	800 SF (ground floor)
Max. Number of Dwellings	42	36	No equivalent standard
* Up to 11 of the lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF			

Underlying Zoning SF2: The table below outlines the lot standards for Areas C and D, as compared to the UDO's requirements for lots in subdivision within the SF2: Single-Family Low Density District (the proposed underlying zoning district for those areas).

	AREA C	**AREA D**	**UDO (SF2)**
Min. Lot Area	13,300 SF	14,700 SF	15,000 SF
Min. Lot Width	95'	105'	100'
Min. Lot Frontage	50'	50'	50'
Min. Front Yard Setback	20'	20'	30'
Min. Side Yard Setback	5'	10'	12'
Min. Rear Yard Setback	20'	20'	30'
Max. Building Height	2 stories	2 stories	2 ½ stories
Min. Living Area (Total)			
One Story	2,400 SF	2,600 SF	1,200 SF
Two Story	2,800 SF	3,000 SF	800 SF (ground floor)
Max. Number of Dwellings	23	21	No equivalent standard

Underlying Zoning AG-SF1: The table below outlines the lot standards for Area E, as compared to the UDO's requirements for the AG-SF1: Agriculture / Single-Family Rural District (the proposed underlying zoning district for the area).

	AREA E	**UDO (AG-SF1)**
Min. Lot Area	43,560 SF (1 acre)	3 acres
Min. Lot Width	200'	100'
Min. Lot Frontage	100'	250'
Min. Front Yard Setback	45'	100'
Min. Side Yard Setback	20'	30'
Min. Rear Yard Setback	40'	30'
Max. Building Height	2 stories	2 ½ stories
Min. Living Area (Total)		
One Story	3,000 SF	1,350 SF
Two Story	3,500 SF	800 SF (ground floor)
Max. Number of Dwellings	3	No equivalent standard

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address prohibited building materials; windows; roof pitches and overhangs; garages; basements; additional architectural requirements for all elevations; and additional architectural requirements for specific lots noted on the Concept Plan. The PUD Ordinance also incorporates an Architectural Character Exhibit (see **Exhibit 4**) that is "designed to capture the intended architecture of Dwellings to be constructed…"

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, with the following exceptions:

Restricted Open Space Buffer: The proposed PUD Ordinance establishes a Restricted Open Space Buffer (ROSB) 60' in width, along the west property line; and restricts the height of any structures built within that area. Landscaping for ROSB is outlined in the Buffer Yard Standards of the proposed PUD Ordinance, further described below.

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD	**UDO requirement (Lots over 8,000 SF)**
Shade Trees	2	4
Ornamental/Evergreen Trees	1	2
Shrubs	10	4

External Street Frontage Landscaping: Would apply, except along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

Buffer Yard Requirements: As proposed, the Buffer Yard along the western property line will be 40' in width and contain eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. Additionally, the Buffer Yard would be permitted to be located on private lots and no mound or berm is proposed.

Design Standards: As proposed, the PUD Ordinance establishes alternative Design Standards from those contained in the UDO. These standards are briefly highlighted below.

Open Space/Amenities: As proposed, the UDO standards for open space would apply. Additionally, the proposed PUD Ordinance includes a minimum open space requirement of 31%, and requires the open space and amenities to be developed as generally depicted in the Amenities Plan and Character Exhibits (see **Exhibit 5**).

Street and Right-of-Way Standards: The proposed PUD Ordinance would require a street to be stubbed to the west; however, it would not require the stub to be constructed until the property to the west is developed. Additionally, the proposed PUD Ordinance increases the Maximum Cul-de-sac Length to 700 feet, and allows the lots in Area E to be accessed directly off of 161st Street.

Changes since the Public Hearing

Since the public hearing, the Petitioner has made several changes to the proposed ordinance. First, additional architectural standards were added. These standards are related to garages, roofs, chimneys, windows, basements, and general requirements for side and rear facades. Requirements were also added for approvals from the Master Developer and Architectural Review Board prior to permitting, and also approval by the Architectural Standards Board prior to submittal of any amendments to the PUD Ordinance. Second, Buffer Yard requirements were added to the proposed PUD Ordinance including the language regarding the Restricted Open Space Buffer. Lastly, some Street and Right-of-Way Standards were added to the Proposed PUD Ordinance. These standards include removing the requirement for a street stub to the west, increasing the minimum cul-de-sac length, and permitting additional access point along 161st Street to serve the lots in Area E.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

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

residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 156th Street, (ii) Secondary Arterial: Ditch Road, (iii) Primary Arterial: 161st Street, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the January 16, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the December 11, 2017, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

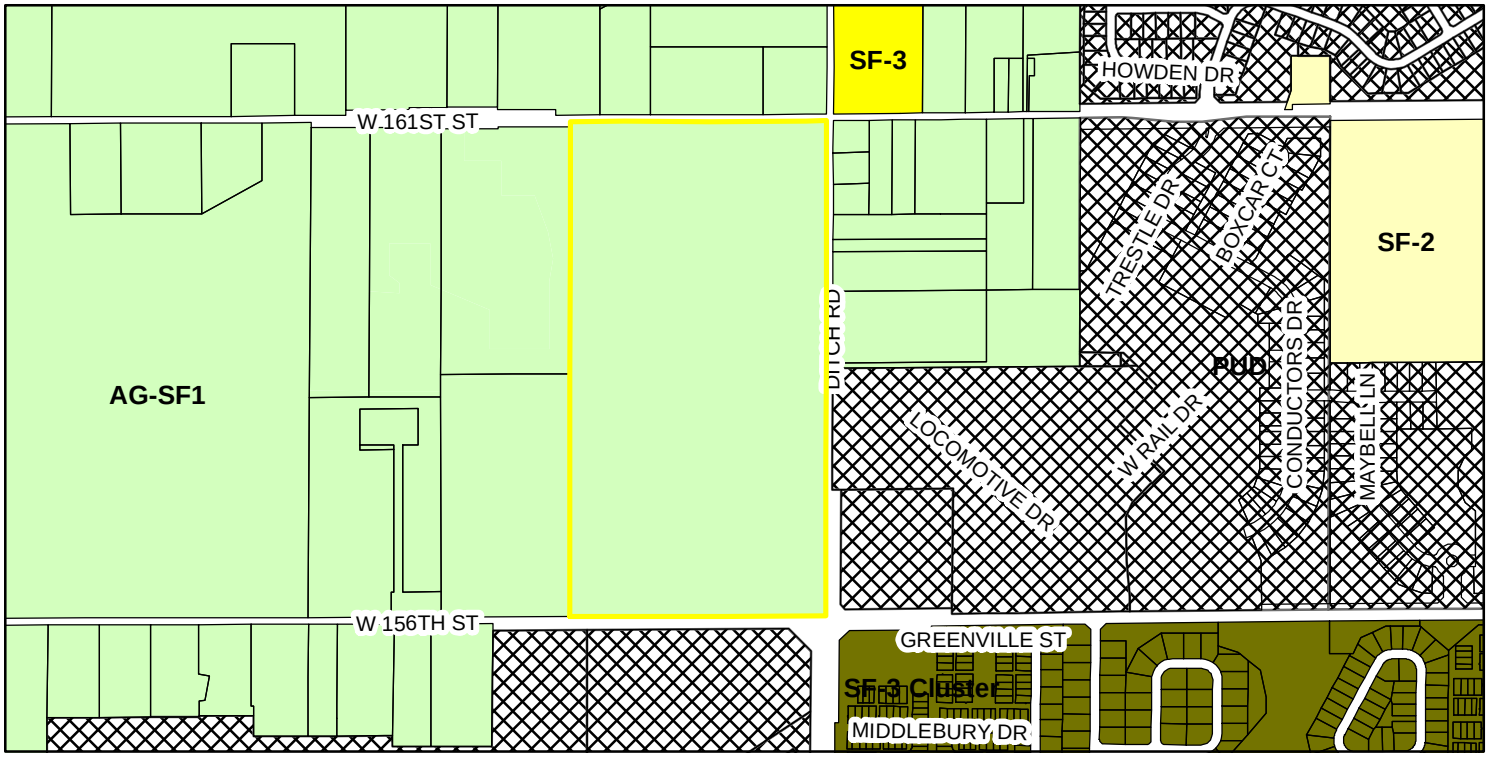
Property Location Map
Davis Planned Unit Development (PUD) District
1801-PUD-01

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



AG-SF1 (Agriculture - Single Family - 1)
SF-2 (Single Family - 2)
SF-3 Cluster
PUD (Planned Unit Development)
SF-3 (Single Family - 3)

EXHIBIT B
CONCEPT PLAN

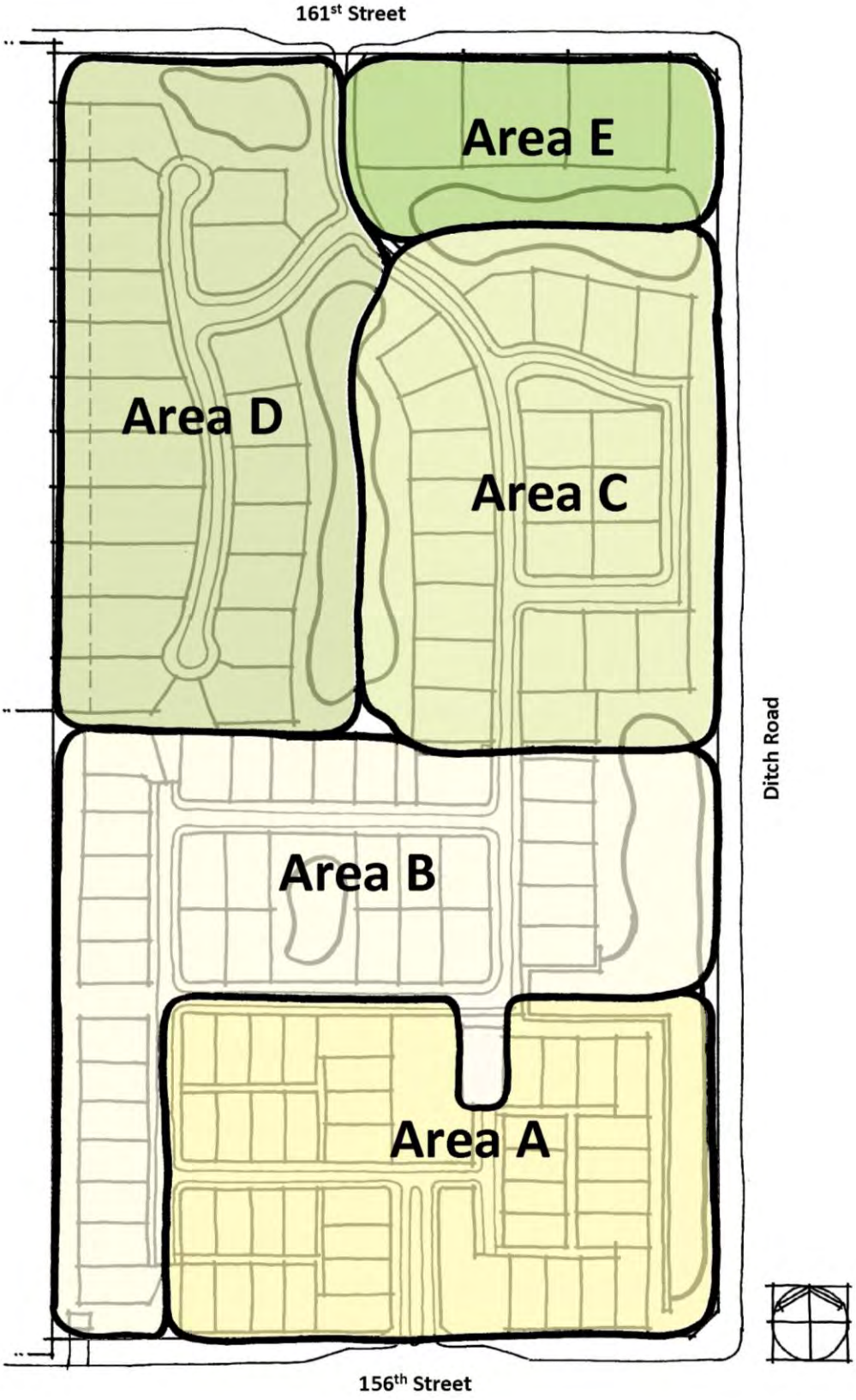
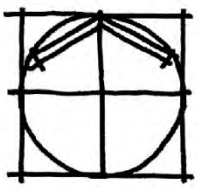


EXHIBIT B
ILLUSTRATIVE PLAN

Indicates Enhanced Architectural requirements for the side façade per Section 7.1(D)(i) of the PUD ordinance.

Indicates Enhanced Architectural requirements for the rear façade per Section 7.1(D)(ii) of the PUD ordinance.



<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – SIDE ELEVATION DETAIL

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

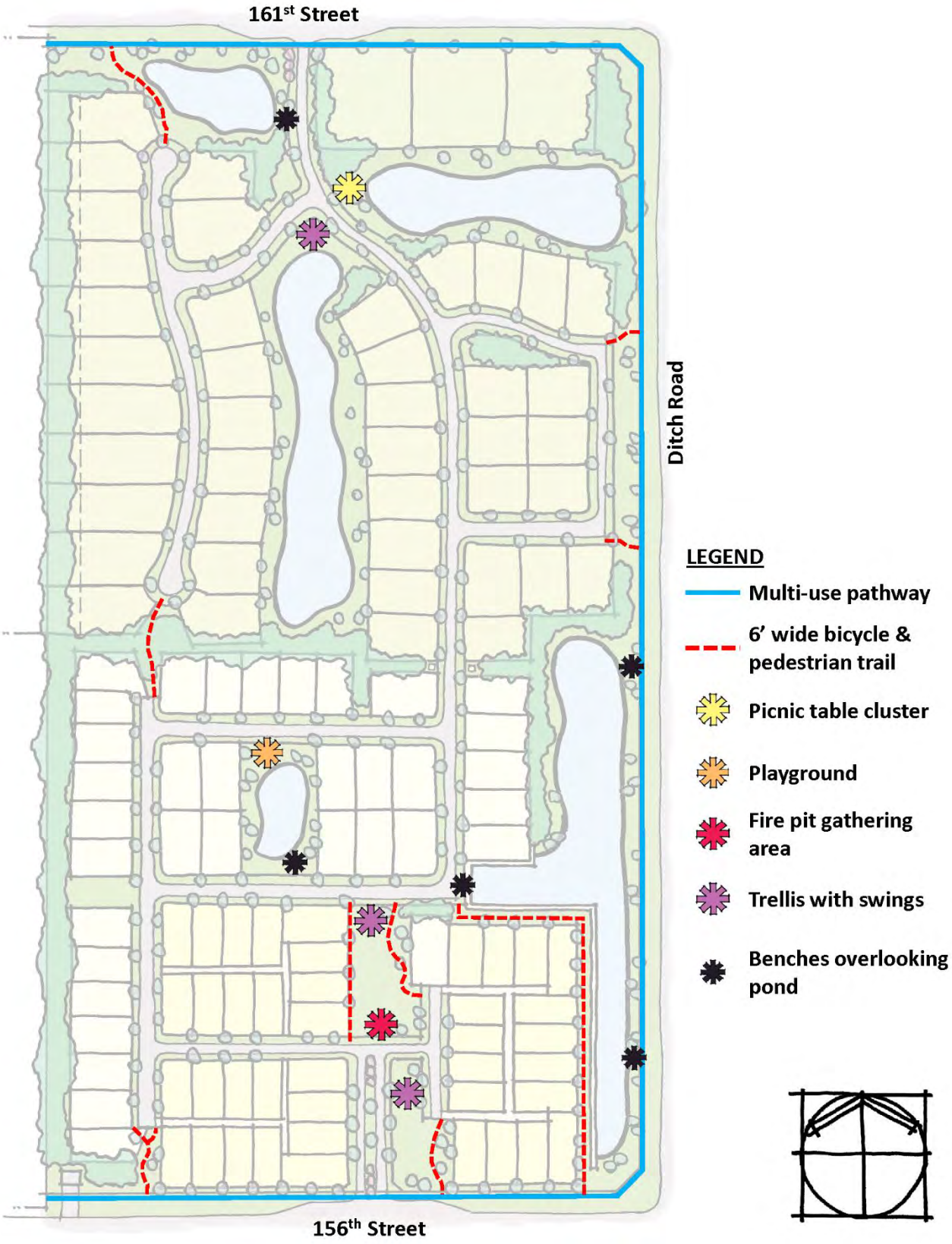


EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

<u>EXHIBIT E</u>
RESTRICTED OPEN SPACE BUFFER

The red shaded area along western property line indicates the location of the Restricted Open Space Buffer.

EXHIBIT F
LANDSCAPE BUFFER YARD MAP

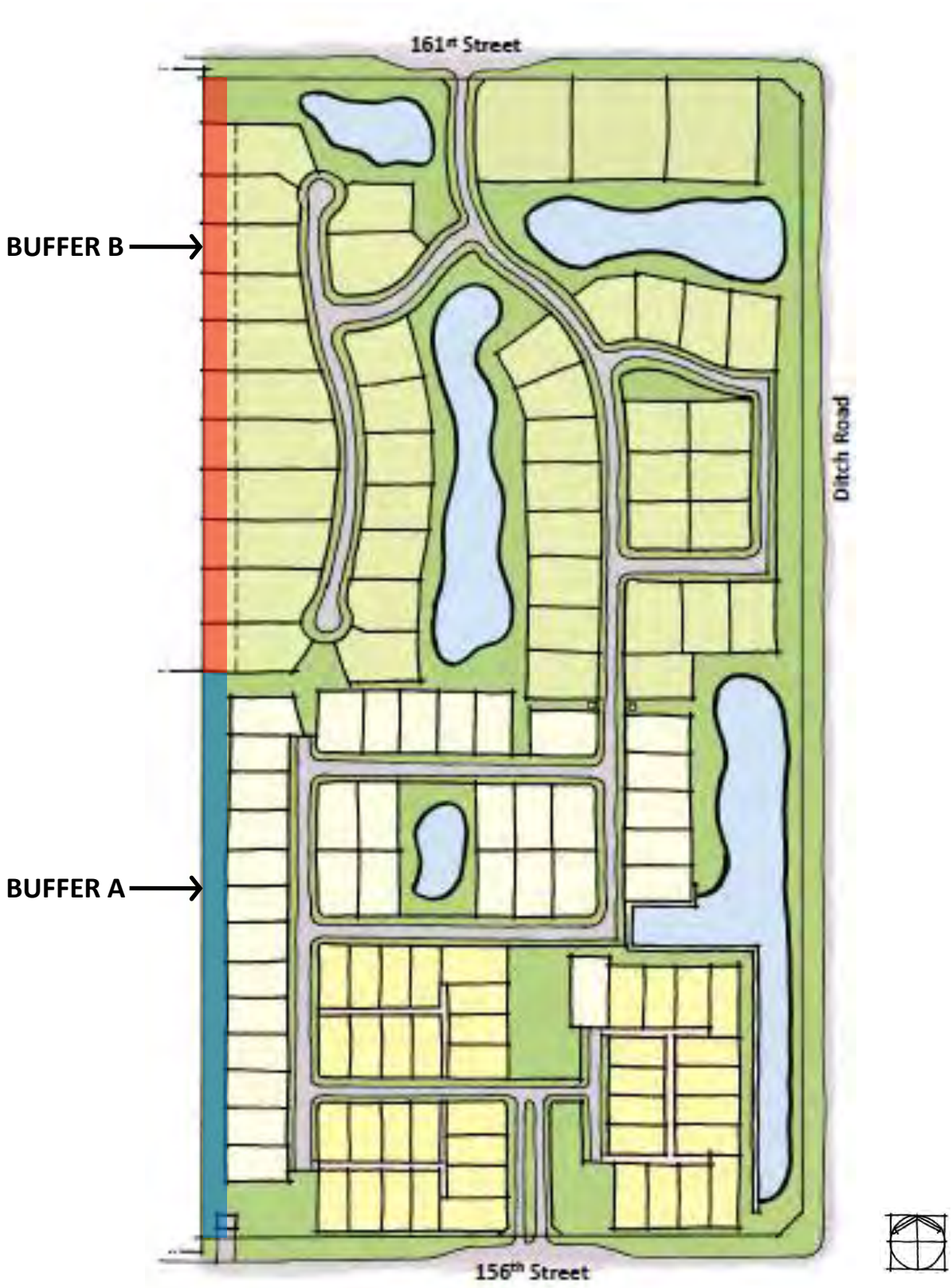
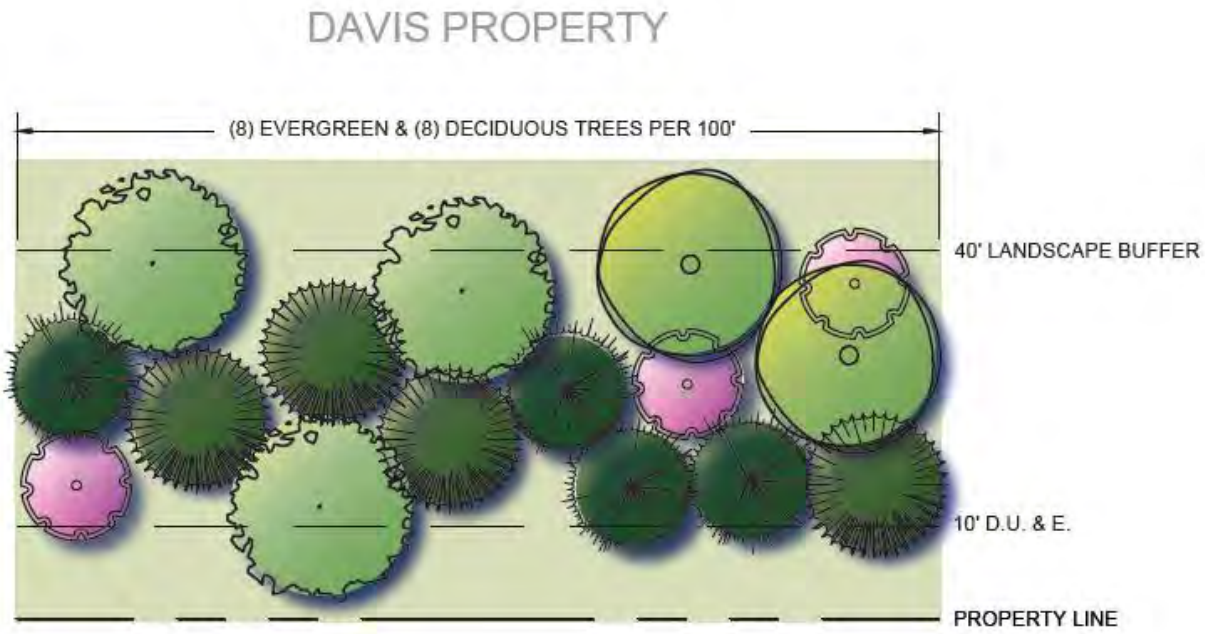


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER A



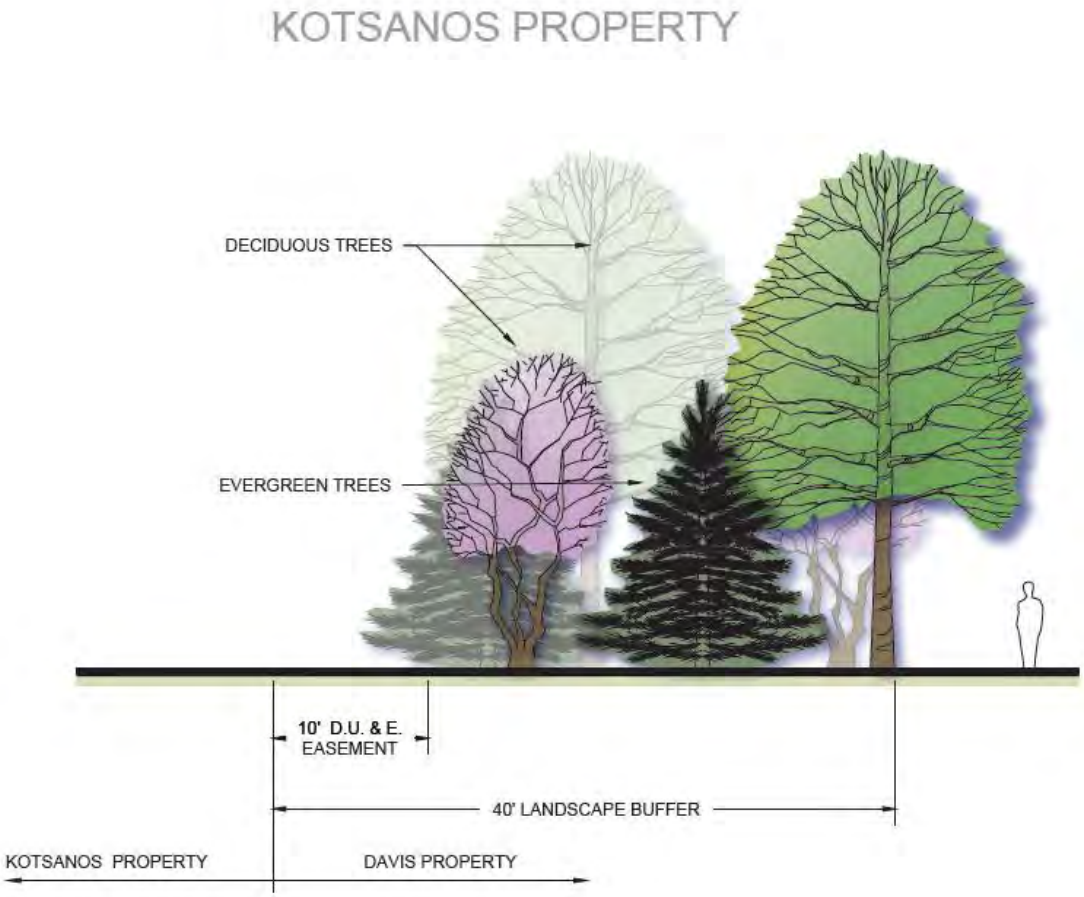
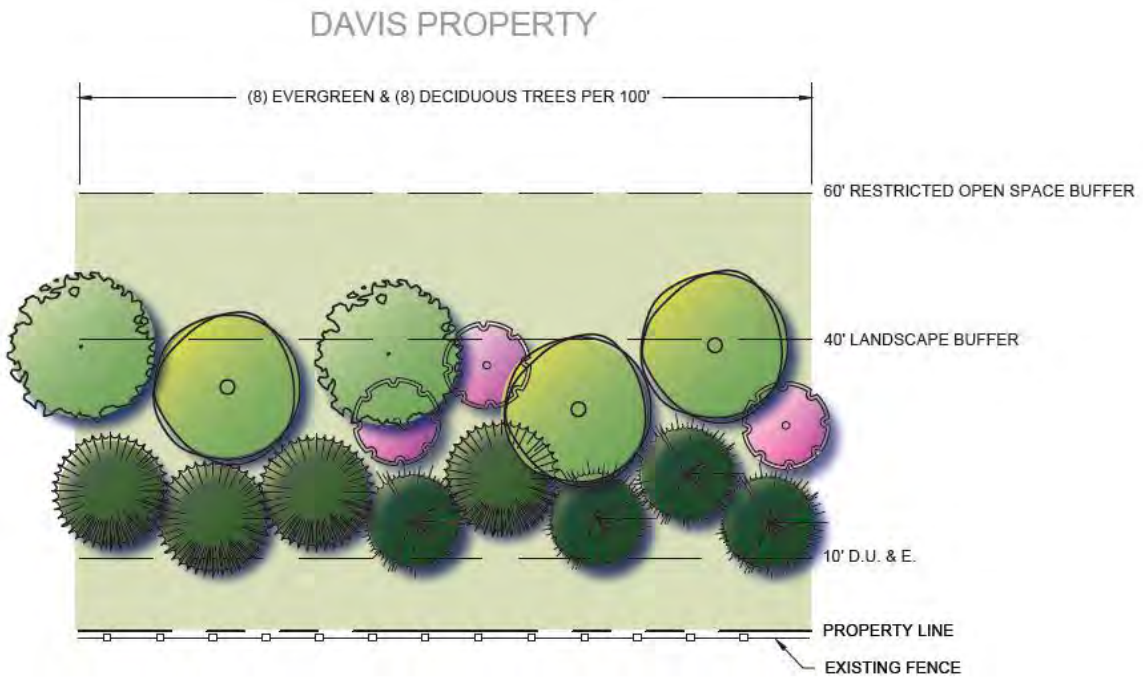
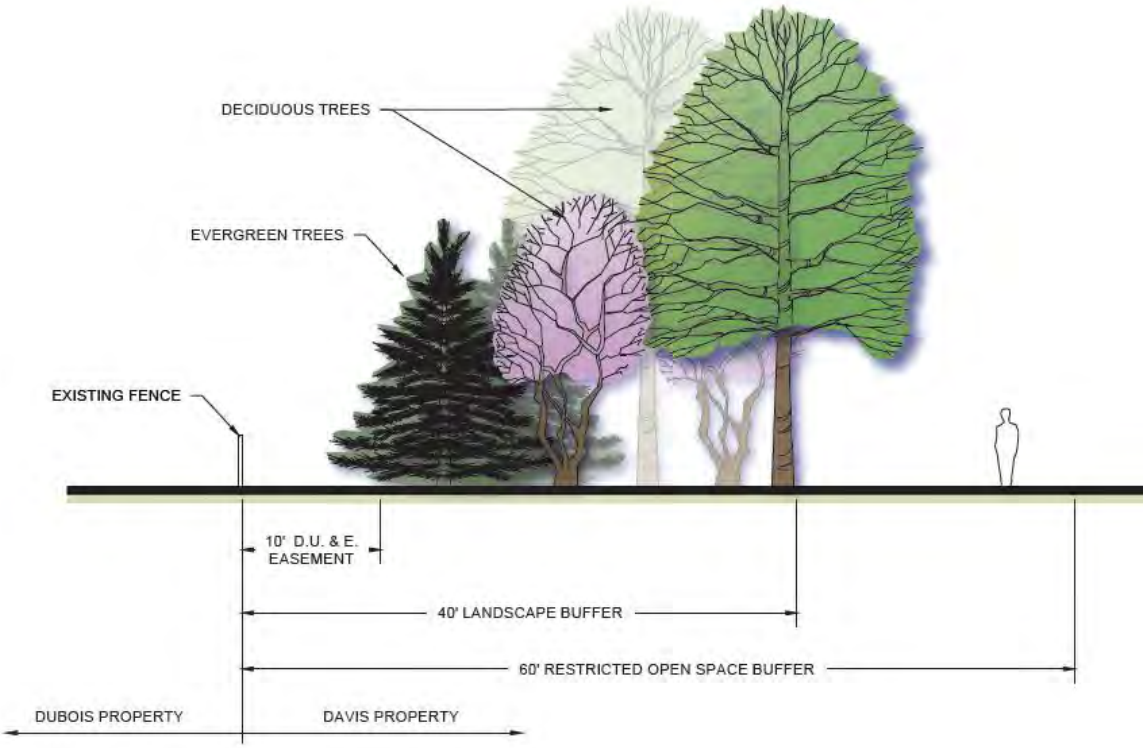


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER B





ORDINANCE NUMBER 17-52

Davis PUD Ordinance

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

This is a Planned Unit Development Ordinance (to be known as the "**DAVIS 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. 1801-PUD-01), 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. 1801-PUD-01** 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 _____, 2018;

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 incorporate the Real Estate as a Planned Unit Development District to be known as the "**Davis 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.

2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, mulch or grass.

Section 3. **Concept Plan and Illustrative Plan.** The Concept Plan and Illustrative Plan, attached hereto as Exhibit B, are 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 and Illustrative Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District:

- Within Area A shall be the SF3 Single-Family Medium Density District,
- Within Area B shall be the SF3 Single-Family Medium Density District,
- Within Area C shall be the SF2 Single-Family Low Density District,
- Within Area D shall be the SF 2 Single-Family Low Density District, and
- Within Area E shall be AG-SF1-I: Agriculture/Single-Family Westfield 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 of the UDO, shall be permitted.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred twenty-five (125). The maximum number of Dwellings permitted by Area is noted in the table below.

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.

Standard	**Area A Lots**	**Area B Lots**	**Area C Lots**	**Area D Lots**	**Area E Lots**
Minimum Lot Area	7,150 SF	10,500 SF	13,300 SF	14,700 SF	43,560 SF
Minimum Lot Width	55’	75’	95’	105’	200’
Minimum Lot Frontage	30’	40’	50’	50’	100’
Minimum Building Setback Lines					
Front Yard	10’	20’	20’	20’	45’
Side Yard	5’	5’	5’	10’	20’
Rear Yard	20’	20’	20’	20’	40’
Maximum Building Height	2 stories	2 stories	2 stories	2 stories	2 stories
Minimum Living Area (Total)					
One-Story Dwellings	2,000 SF (1)	2,000 SF	2,400 SF	2,600 SF	3,000 SF
Two-Story Dwellings	2,200 SF	2,400 SF	2,800 SF	3,000 SF	3,500 SF
Maximum Number of Dwellings Permitted	42	36	23	21	3

(1) Up to 11 lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF.

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, except as modified below:

A. Streetscape Diversity: The Architectural Character Exhibits, as attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture of Dwellings within the District.

B. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.

i. Within Area A, garages shall be rear-load garages accessed by an alley.

ii. Within Area B, a minimum of 11 Dwellings shall have side-load or courtyard-load garages. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed a minimum of two (2) feet behind the plane of the other garage doors.

iii. Within Area C, Area D, and Area E, all Dwellings shall have a minimum two-car side-load attached garage. Additional garage bays may be front-loaded if the garage door is recessed a minimum of ten (10) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling.

iv. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

ii. Roof Pitch: The primary roof of the Dwelling shall have a minimum pitch of 6/12. Secondary roof pitches for dormers, porches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited. When located on an exterior wall, chimneys shall be constructed with a brick or stone finish.

iv. Windows:

a) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the

sill, header, and jams. The width of the architectural treatment shall be a minimum of five and one half (5 ½") inches in width.

b) Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet is size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.

c) Window grills shall be required on all windows.

d) A door shall meet the requirements of one window. 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.

v. Basements: Basements shall not be required in Area A and Area B. Basements shall be required on a minimum of 12 Dwellings within Area C. Basements shall be required for all Dwellings in Area, D and Area E.

vi. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.

b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

c) Roof design featuring a hip roof; dormers; a reverse gable; a shed roof accent; or two (2) or more roof planes.

d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.

vii. Side Building Façade Requirements: Side Building Façades shall contain the following architectural elements on the Side Building Façade.

a) A one-story Dwelling shall have a minimum of two (2) windows.

b) A two-story Dwelling shall have a minimum of three (3) windows.

c) Brick, stone, or cedar shake on the Front Building Façade at the corner shall wrap the corner and extend on the Side Building Facade a minimum of four (4) feet beyond the corner.

viii. Rear Building Façade Requirements: Rear Building Façades shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from this requirement.

a) Each Dwelling shall have a minimum of three (3) windows on the Rear Building Façade.

b) Each Rear Building Façade shall have an architectural plane breaks of at least two (2) feet of relief at two (2) or more points. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least two (2) feet of relief.

D. Enhanced Architectural Standards for Specific Lots: The following shall apply to Dwellings on specific lots noted on the Illustrative Plan:

i. Side Building Façade Requirements: Side Building Façades that face External Streets or Internal Streets, as indicated on the Illustrative Plan (see **Exhibit B**), shall contain the following architectural elements on the Side Building Façade.

a) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.

b) Architectural detailing on the Side Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.

ii. Rear Building Façade Requirements: Rear Building Façades that face External Streets or Internal Streets, as indicated on the Illustrative Plan (see **Exhibit B**), shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from this requirement.

a) Architectural detailing on the Rear Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.

b) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Rear Building Façade.

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

A. Restricted Open Space Buffer: Along the western property line of the Real Estate where indicated on **Exhibit E** a Restricted Open Space Buffer (ROSB) shall be provided.

i. The ROSB shall be a minimum of 60 feet wide and planted as detailed in Section 7.2(D) Buffer Yard Requirements, below.

ii. The ROSB may be located within private Lots. When located on private Lots.

iii. No structures taller than 18 inches shall be permitted within the ROSB, except for fences which may be permitted to a maximum height of six (6) feet. Lot owners may add additional landscaping within the ROSB.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below.

i. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

C. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

D. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

i. Along the western property line of the Real Estate a landscape buffer a minimum of 40 feet wide shall be provided where indicated on **Exhibit F**. This buffer shall be planted at a minimum rate of eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. In the portion of the buffer depicted as Buffer A, the plantings may be distributed throughout the buffer. In the portion of the buffer depicted as Buffer B, the evergreen plantings shall be concentrated on the western portion of the buffer in order to provide a thick landscape screen to dissuade trespass onto adjoining properties.

ii. No berm nor mounding shall be required within the perimeter buffer yard.

iii. The perimeter buffer yard may be located within private Lots.

iv. Lot owners may add additional landscaping within the perimeter buffer yard. However, in no instance shall the amount of landscaping be reduced below the planting required by this ordinance. Approval of any modifications within the perimeter buffer yard shall be approved by the Homeowners Association prior to installation.

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, except utility poles shall be permitted within the dedicated rights-of-way as long as they are (i) located outside of the Obstruction Free Zone defined within the City of Westfield Construction Standards and Specifications, and (ii) located as to not interfere with any proposed sidewalk or trail.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:

A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

B. Passive Amenities: Open Space including trails shall be provided for passive recreation opportunities, as generally depicted on the Amenities Plan in **Exhibit D**. Trails shall be installed in substantial compliance with the location depicted on the Amenities Plan. The final locations are subject to existing easements and final engineering design. If trails are prevented from being installed as generally shown, then the Director may approve alternative trail locations that still provide access and connectivity to the open space.

C. Amenity Elements: Community gathering point amenities, including but not limited to a picnic area, playground, fire pit, and trellises with swings, are generally depicted on **Exhibit D.** The Amenity Elements shall be provided within the area depicted on the Amenities Plan. Alternative locations within the Open Space area may be approved by the Director.

D. Minimum Open Space Requirement: A minimum of 31% of the gross acreage of the site shall be protected as Open Space. Land protected from development by the Restricted Open Space Buffer shall count toward the minimum open space requirement.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, except as modified below:

A. Article 8.9(F)(3) Connectivity Standards: Shall apply, except that the street stub shown connecting the property to the west is not required to be constructed until such time as the connecting property develops.

B. Article 8.9(G)(3)(a) Maximum Cul-de-sac Length Standards: Shall apply, except the maximum length permitted shall be 700 feet.

C. Article 8.9(G)(6) Access Point Standards: Shall apply, except more than one (1) point of vehicular access shall be permitted from the development onto 161st Street. Within Area E indicated on **Exhibit B,** each Lot shall be permitted to have one (1) direct access point by drivewayto 161st Street. If there is a Corner Lot witin Area E that abuts an Internal Street, vehicular access for said Corner Lot shall be derived from the Internal Street.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-52** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-52**
this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-52**
this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan and Illustrative Plan
Exhibit C	Architectural Character Exhibits
Exhibit D	Amenities Plan and Character Exhibits
Exhibit E	Restricted Open Space Buffer
Exhibit F	Landscape Buffer Yard Planting

EXHIBIT A
REAL ESTATE

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.

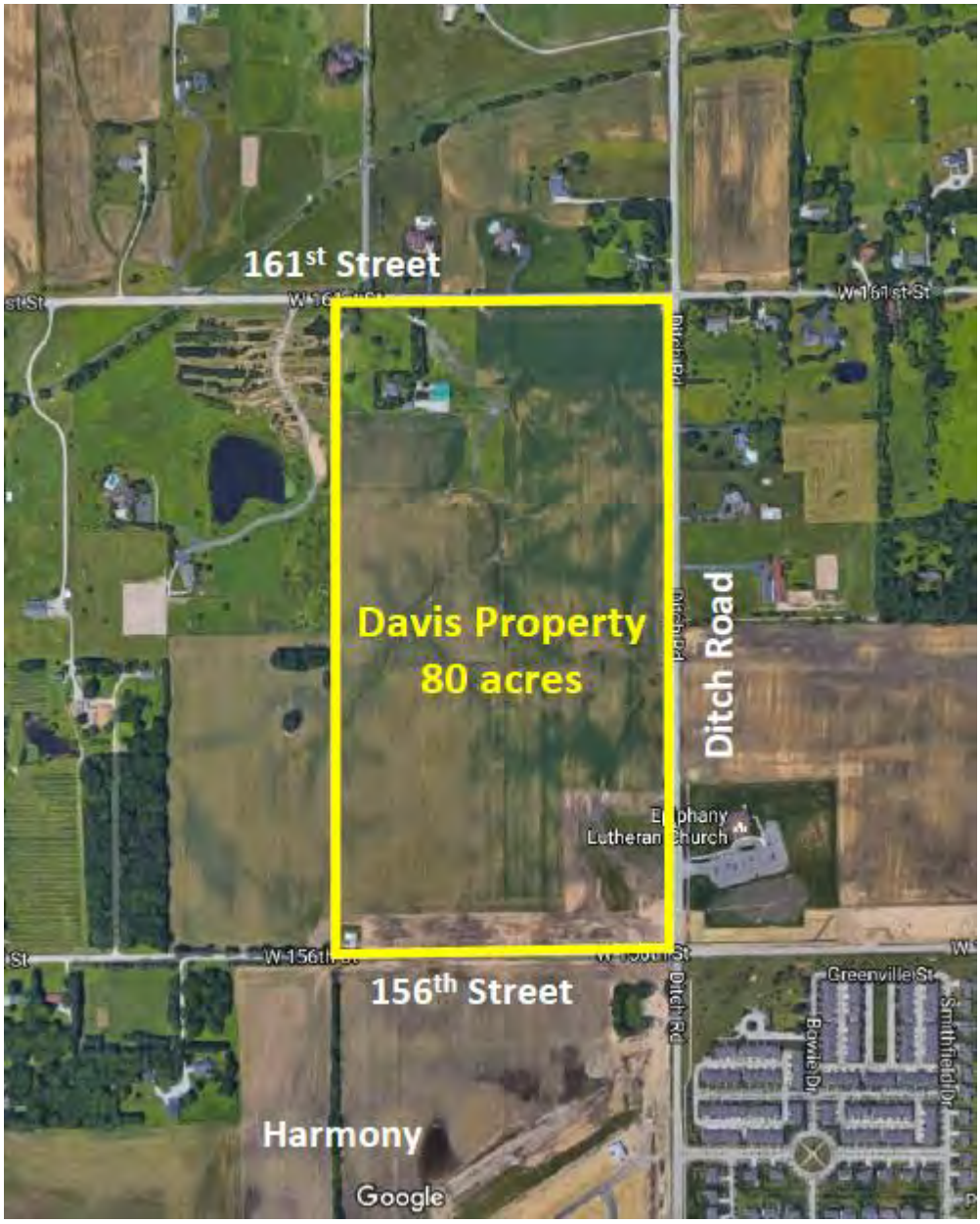


EXHIBIT B
CONCEPT PLAN

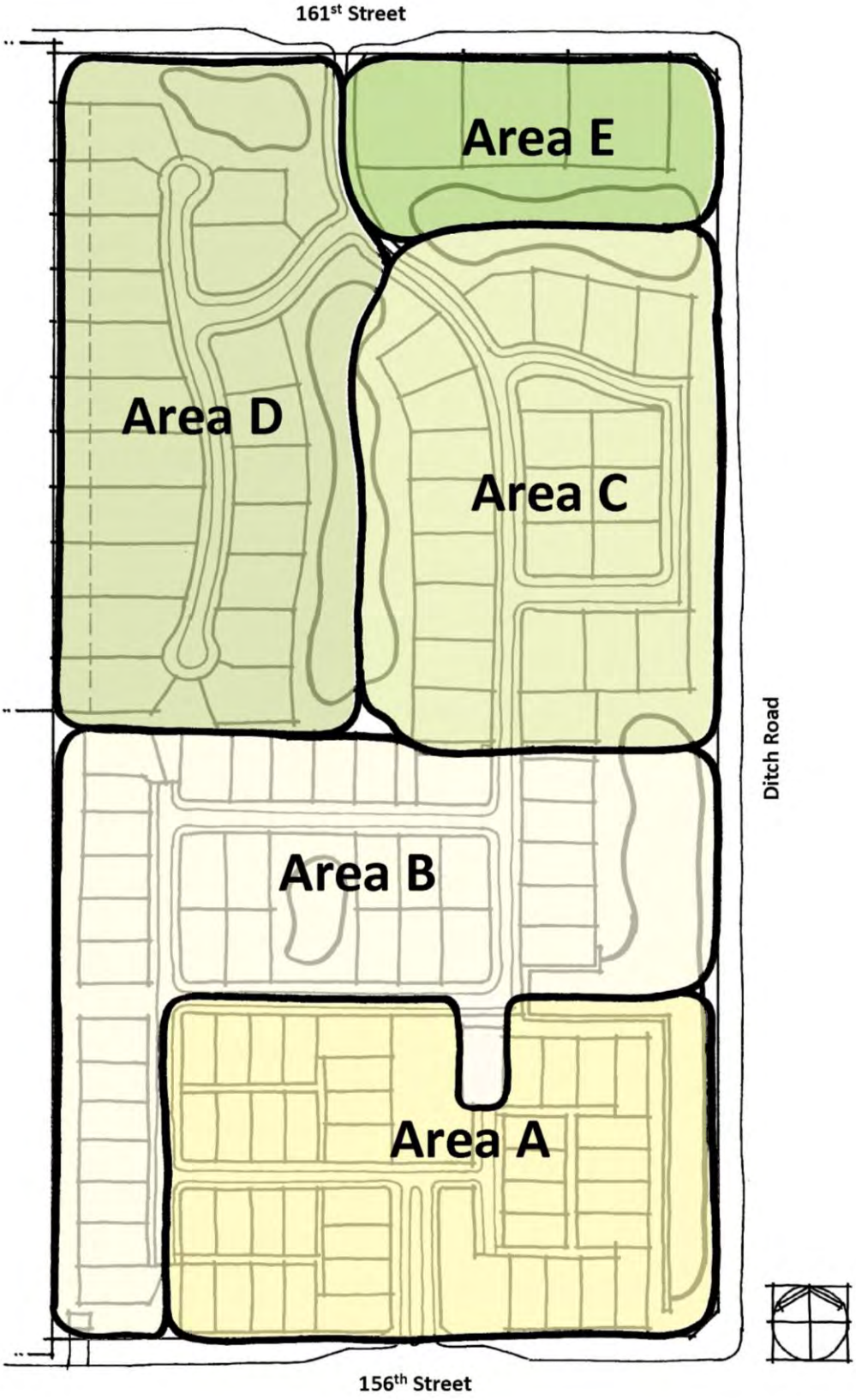
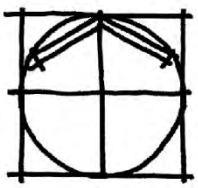


EXHIBIT B
ILLUSTRATIVE PLAN

Indicates Enhanced Architectural requirements for the side façade per Section 7.1(D)(i) of the PUD ordinance.

Indicates Enhanced Architectural requirements for the rear façade per Section 7.1(D)(ii) of the PUD ordinance.



<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

<u>EXHIBIT C</u>
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<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

<u>EXHIBIT C</u>
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<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

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EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – SIDE ELEVATION DETAIL

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

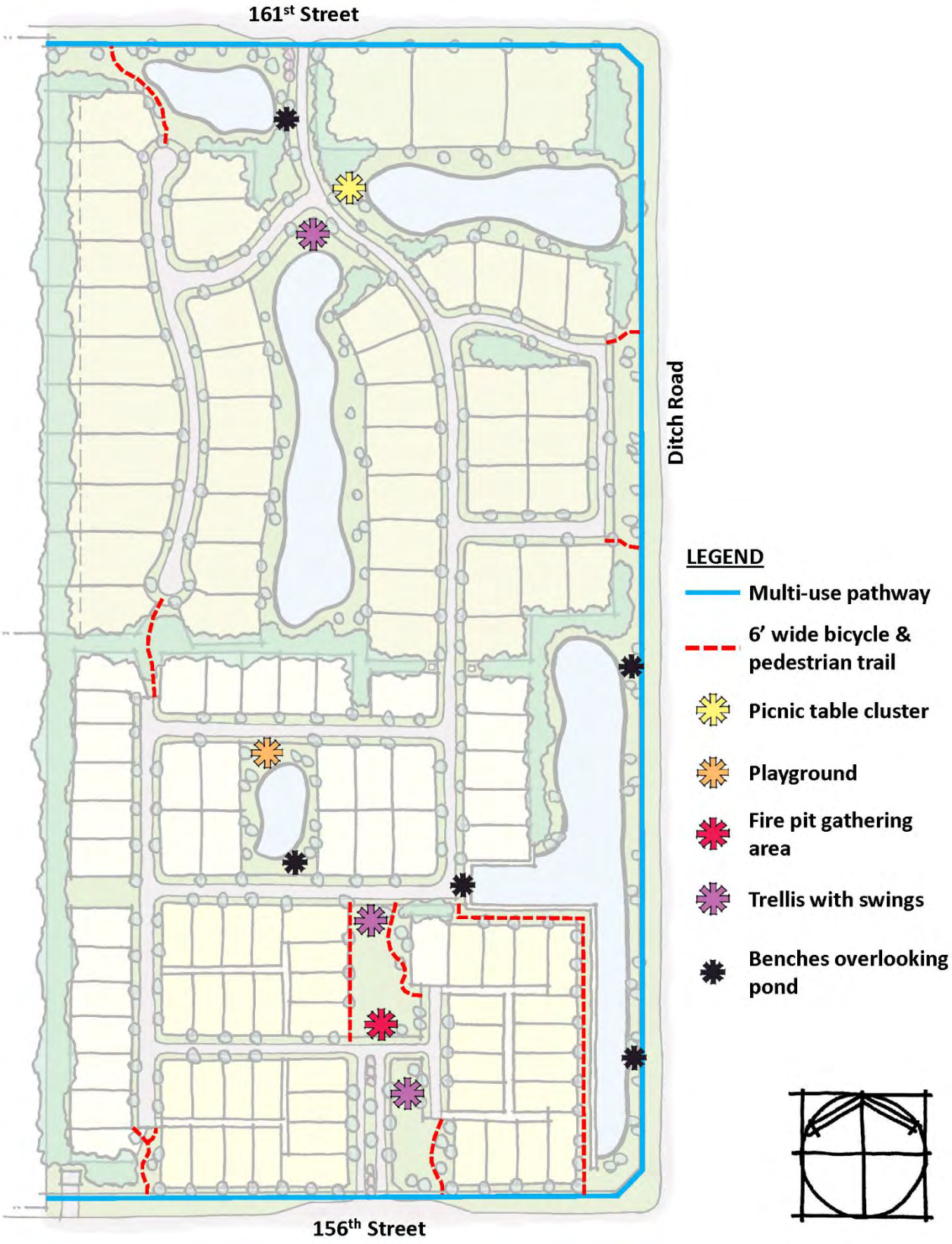


EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

<u>EXHIBIT E</u>
RESTRICTED OPEN SPACE BUFFER

The red shaded area along western property line indicates the location of the Restricted Open Space Buffer.

EXHIBIT F
LANDSCAPE BUFFER YARD MAP

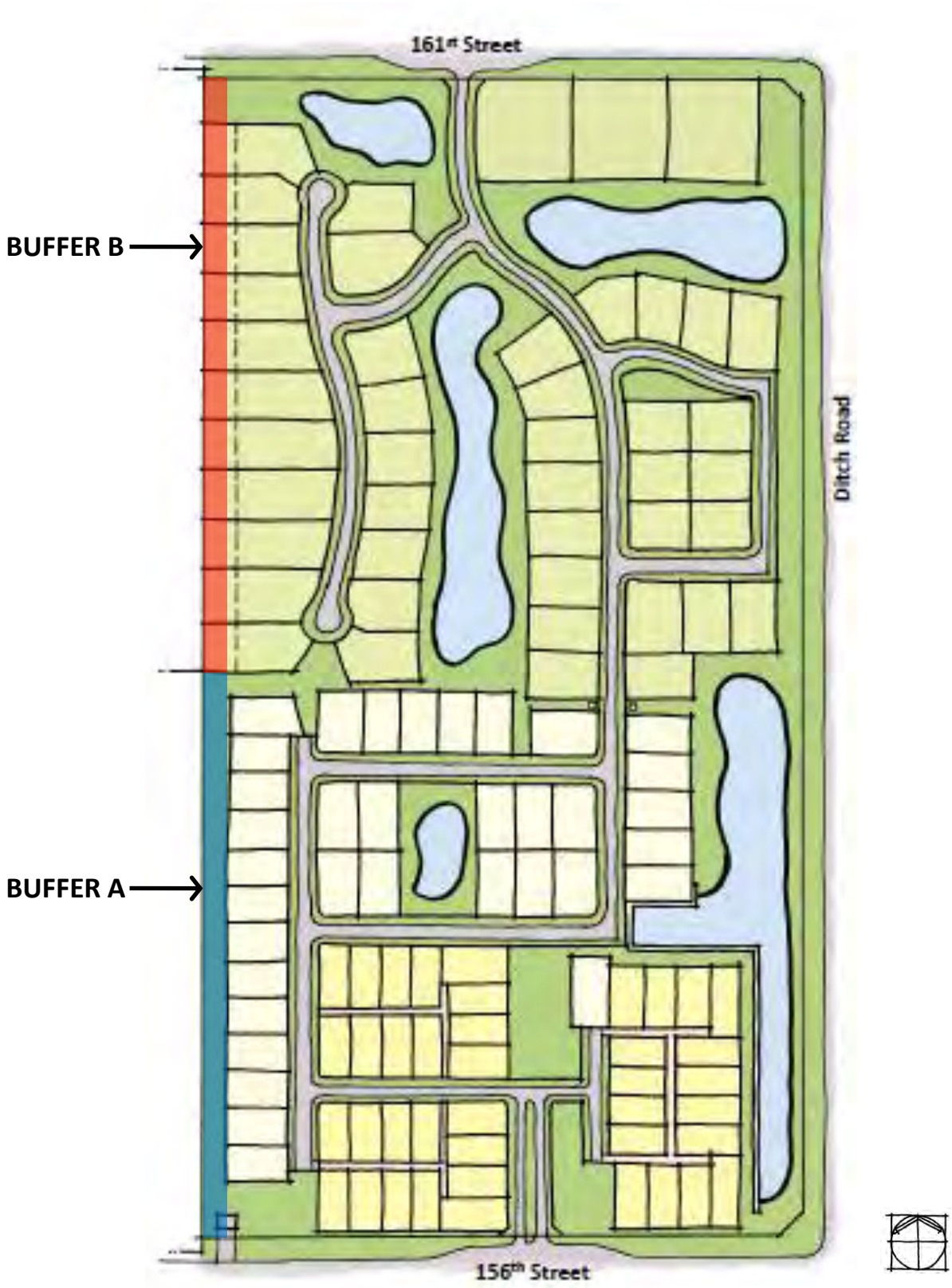
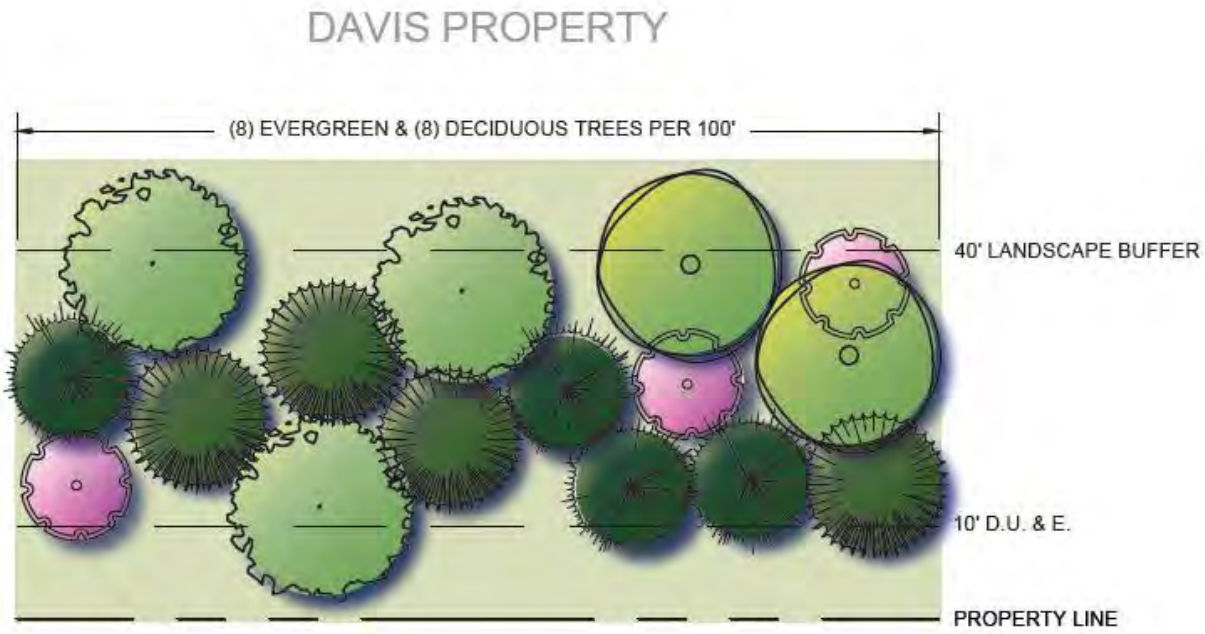


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER A



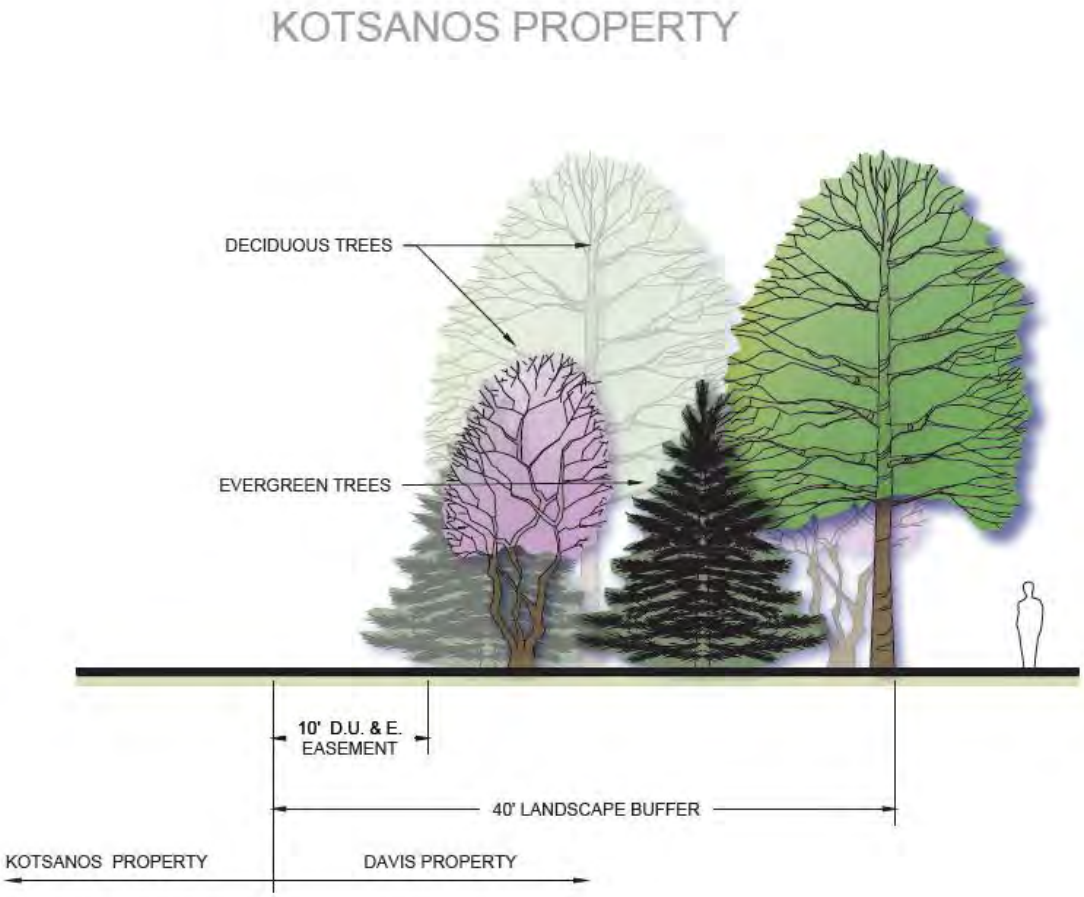
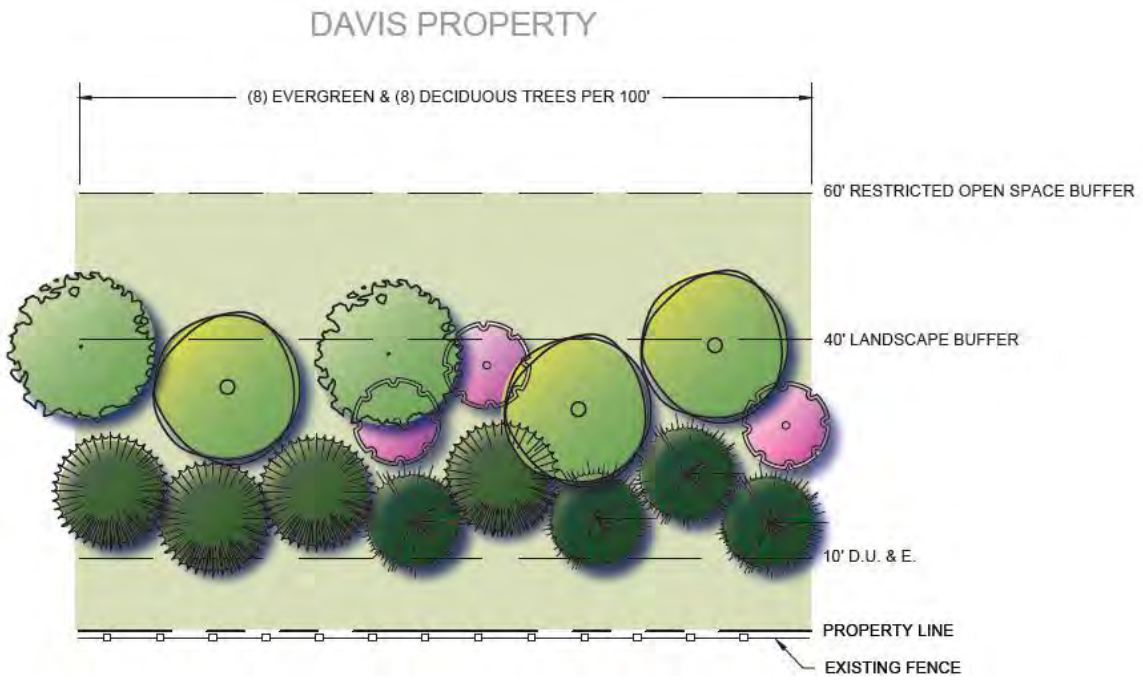
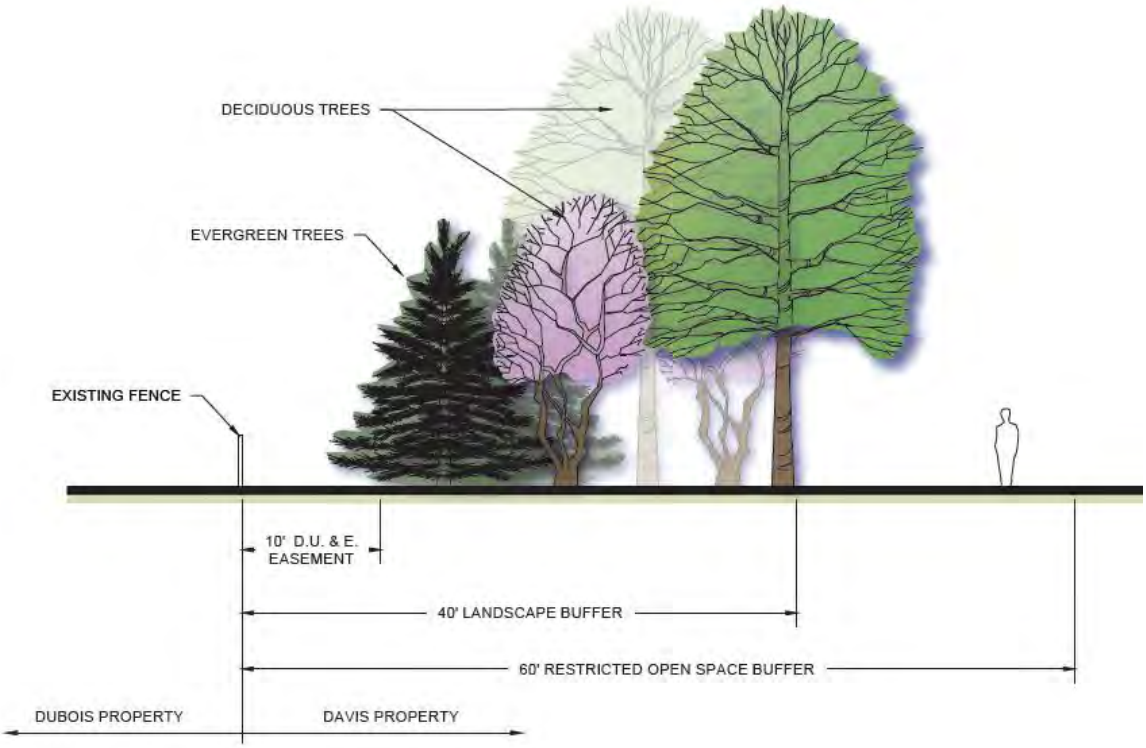


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER B





ORDINANCE NUMBER 17-~~XX~~52

Davis PUD Ordinance

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

This is a Planned Unit Development Ordinance (to be known as the "**DAVIS 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. ~~17XX~~1801-PUD-~~XX~~01), 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. ~~17XX~~1801-PUD-~~XX~~01** 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 _____, 2018;

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 incorporate the Real Estate as a Planned Unit Development District to be known as the "**Davis 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.

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2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, mulch or grass.

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- Within Area E shall be AG-SF1-I: Agriculture/Single-Family Westfield 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.

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Minimum Building Setback Lines					
Front Yard	10'	20'	20'	20'	45'
Side Yard	5'	5'	5'	10'	20'
Rear Yard	20'	20'	20'	20'	40'
Maximum Building Height	2 stories	2 stories	2 stories	2 stories	2 stories
Minimum Living Area (Total)					
One~~-~~-Story Dwellings	2,000 SF (1)	~~1,800~~2,000 SF	2,400 SF	2,600 SF	3,000 SF
Two~~-~~-Story Dwellings	2,~~300~~200 SF	2,~~200~~400 SF	2,800 SF	3,000 SF	3,500 SF
Maximum Number of Dwellings Permitted	42	36	23	21	3

(1) Up to 11 lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF.

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, except as modified below:

A. Streetscape Diversity: The Architectural Character Exhibits, as attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture of Dwellings within the District.

~~B. Additional Architectural Standards: The following shall apply to all Dwellings:~~

~~i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.~~

B. ~~ii.~~ Garage Composition and Orientation:

~~a)~~ All Dwellings shall have a minimum two (2) car attached garage.

i. Within Area A, garages shall be rear-load garages accessed by an alley.

ii. Within Area B, a minimum of 11 Dwellings shall have side-load or courtyard-load garages. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed a minimum of two (2) feet behind the plane of the other garage doors.

iii. ~~b) Front~~ Within Area C, Area D, and Area E, all Dwellings shall have a minimum two-car side-load attached garage. Additional garage bays may be front-loaded if the garage door is recessed a minimum of ten (10) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling.

iv. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. ~~All~~A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

ii. Roof Pitch: The primary roof of the Dwelling shall have a minimum pitch of 6/12. Secondary roof pitches for dormers, porches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited. When located on an exterior wall,

chimneys shall be constructed with a brick or stone finish.

iv. Windows:

a) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum~~.~~ (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of ~~four (4)~~five and one half (5 ½") inches in width.

~~v~~b) Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet is size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.

c) Window grills shall be required on all windows.

d) A door shall meet the requirements of one window. 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.

v. Basements: Basements shall not be required in Area A and Area B. Basements shall be required on a minimum of 12 Dwellings within Area C. Basements shall be required for all Dwellings in Area, D and Area E.

vi. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.

b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

c) Roof design featuring a hip roof; dormers~~ (a minimum of two (2) dormers);~~; a reverse gable; a shed roof accent; or two (2) or more roof planes.

d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.

~~vi~~vii. Side Building Façade Requirements: ~~Each Dwelling shall have a minimum of two (2) windows on each Side Building Façade:~~

~~vii. Side Building Façade Requirements for Corner Lots:~~ Side Building Façades ~~that face Internal Streets~~ shall contain the following architectural elements on the Side Building Façade.

a) A one-story Dwelling shall have a minimum of two (2) windows.

b) A two-story Dwelling shall have a minimum of three (3) windows.

~~e~~c) Brick, stone, or cedar shake on the Front Building Façade at the corner shall wrap the corner and extend on the Side Building Facade a minimum of four (4) feet beyond the corner.

viii. Rear Building Façade Requirements: Rear Building Façades shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from this requirement.

a) Each Dwelling shall have a minimum of three (3) windows on the Rear Building Façade.

b) Each Rear Building Façade shall have an architectural plane breaks of at least two (2) feet of relief at two (2) or more points. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least two (2) feet of relief.

D. Enhanced Architectural Standards for Specific Lots: The following shall apply to Dwellings on specific lots noted on the Illustrative Plan:

i. Side Building Façade Requirements: Side Building Façades that face External Streets or Internal Streets, as indicated on the Illustrative Plan (see **Exhibit B**), shall contain the following architectural elements on the Side Building Façade.

a) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.

~~C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade of Lots 1-20 and 91-105 as illustrated on the Concept Plan shall contain one of the following if the rear façade is within 200 feet of the ROW of the External Street:~~

~~i. A sunroom (minimum of sixty-four (64) square feet);~~

~~ii. A covered porch (minimum of ninety (90) square feet in area); or~~ b) Architectural detailing on the Side Building Façade shall be similar

in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.

ii. Rear Building Façade Requirements: Rear Building Façades that face External Streets or Internal Streets, as indicated on the Illustrative Plan (see **Exhibit B**), shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from this requirement.

a) Architectural detailing on the Rear Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.

b)

~~iii.~~ Masonry ~~materials~~Materials on a minimum of thirty-six (36) inches in height ~~on~~ the entire length of the Rear ~~and Side~~ Building ~~Facades.~~ Façade.

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

~~A~~A. Restricted Open Space Buffer: Along the western property line of the Real Estate where indicated on **Exhibit E** a Restricted Open Space Buffer (ROSB) shall be provided.

i. The ROSB shall be a minimum of 60 feet wide and planted as detailed in Section 7.2(D) Buffer Yard Requirements, below.

ii. The ROSB may be located within private Lots. When located on private Lots.

iii. No structures taller than 18 inches shall be permitted within the ROSB, except for fences which may be permitted to a maximum height of six (6) feet. Lot owners may add additional landscaping within the ROSB.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below.

i. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

~~B~~C. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

D. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

i. Along the western property line of the Real Estate a landscape buffer a minimum of 40 feet wide shall be provided where indicated on **Exhibit F**. This buffer shall be planted at a minimum rate of eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. In the portion of the buffer depicted as Buffer A, the plantings may be distributed throughout the buffer. In the portion of the buffer depicted as Buffer B, the evergreen plantings shall be concentrated on the western portion of the buffer in order to provide a thick landscape screen to dissuade trespass onto adjoining properties.

ii. No berm nor mounding shall be required within the perimeter buffer yard.

iii. The perimeter buffer yard may be located within private Lots.

iv. Lot owners may add additional landscaping within the perimeter buffer yard. However, in no instance shall the amount of landscaping be reduced below the planting required by this ordinance. Approval of any modifications within the perimeter buffer yard shall be approved by the Homeowners Association prior to installation.

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~~. Article 8.7.D.1 shall apply except that no pedestrian pathway shall be required along 166th Street where existing trees are being preserved.~~ , except utility poles shall be permitted within the dedicated rights-of-way as long as they are (i) located outside of the Obstruction Free Zone defined within the City of Westfield Construction Standards and Specifications, and (ii) located as to not interfere with any proposed sidewalk or trail.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified

below:

A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

B. Passive Amenities: Open ~~space~~Space including trails shall be provided for passive recreation opportunities, as generally depicted on the ~~Concept~~Amenities Plan~~.~~

~~C. Recreation Center: A recreation center,~~ in **Exhibit D**. Trails shall be installed in substantial compliance with the location depicted on the Amenities Plan. The final locations are subject to existing easements and final engineering design. If trails are prevented from being installed as generally ~~depicted on **Exhibit D**~~shown, then the Director may approve alternative trail locations that still provide access and connectivity to the open space.

C. Amenity Elements: Community gathering point amenities, including but not limited to a picnic area, playground, fire pit, and trellises with swings, are generally depicted on **Exhibit D.** The Amenity Elements shall be provided within the area depicted on the ~~Concept~~Amenities Plan. ~~An alternative recreation center location~~Alternative locations within the Open Space area may be approved by the Director.

D. Minimum Open Space Requirement: A minimum of 31% of the gross acreage of the site shall be protected as Open Space. Land protected from development by the Restricted Open Space Buffer shall count toward the minimum open space requirement.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, except as modified below:

A. Article 8.9(F)(3) Connectivity Standards: Shall apply, except that the street stub shown connecting the property to the west is not required to be constructed until such time as the connecting property develops.

B. Article 8.9(G)(3)(a) Maximum Cul-de-sac Length Standards: Shall apply, except the maximum length permitted shall be 700 feet.

C. Article 8.9(G)(6) Access Point Standards: Shall apply, except more than one (1) point of vehicular access shall be permitted from the development onto 161st Street. Within Area E indicated on **Exhibit B,** each Lot shall be permitted to have one (1) direct access point by drivewayto 161st Street. If there is a Corner Lot witin Area E that abuts an Internal Street, vehicular access for said Corner Lot shall be derived from the Internal Street.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 17-____-52** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-___-52**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-___-52**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan and Illustrative Plan

Exhibit C Architectural Character Exhibits

Exhibit D ~~Recreation Center~~Amenities Plan and Character Exhibits

Exhibit E Restricted Open Space Buffer

Exhibit F Landscape Buffer Yard Planting

EXHIBIT A
REAL ESTATE

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.

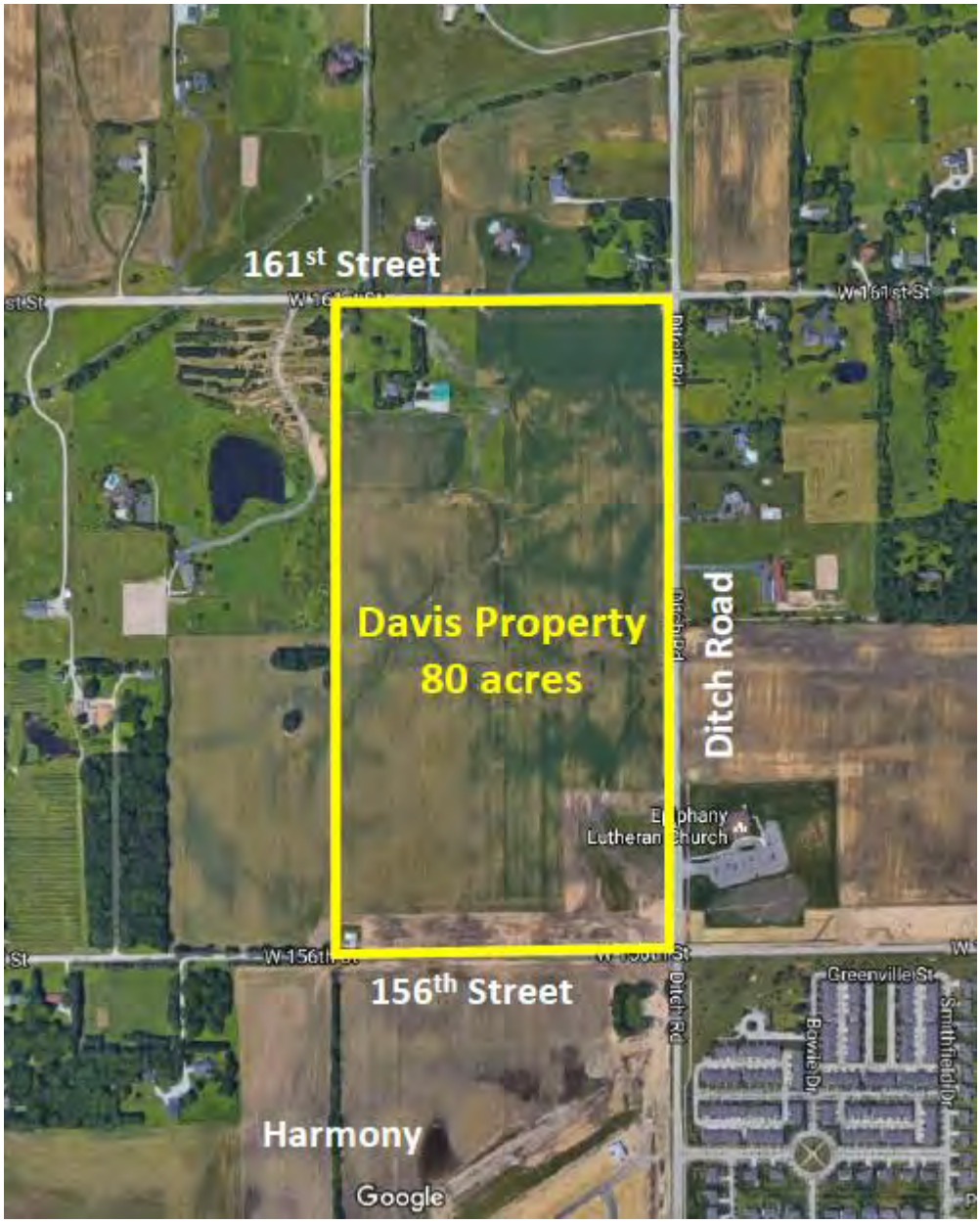


EXHIBIT B
CONCEPT PLAN

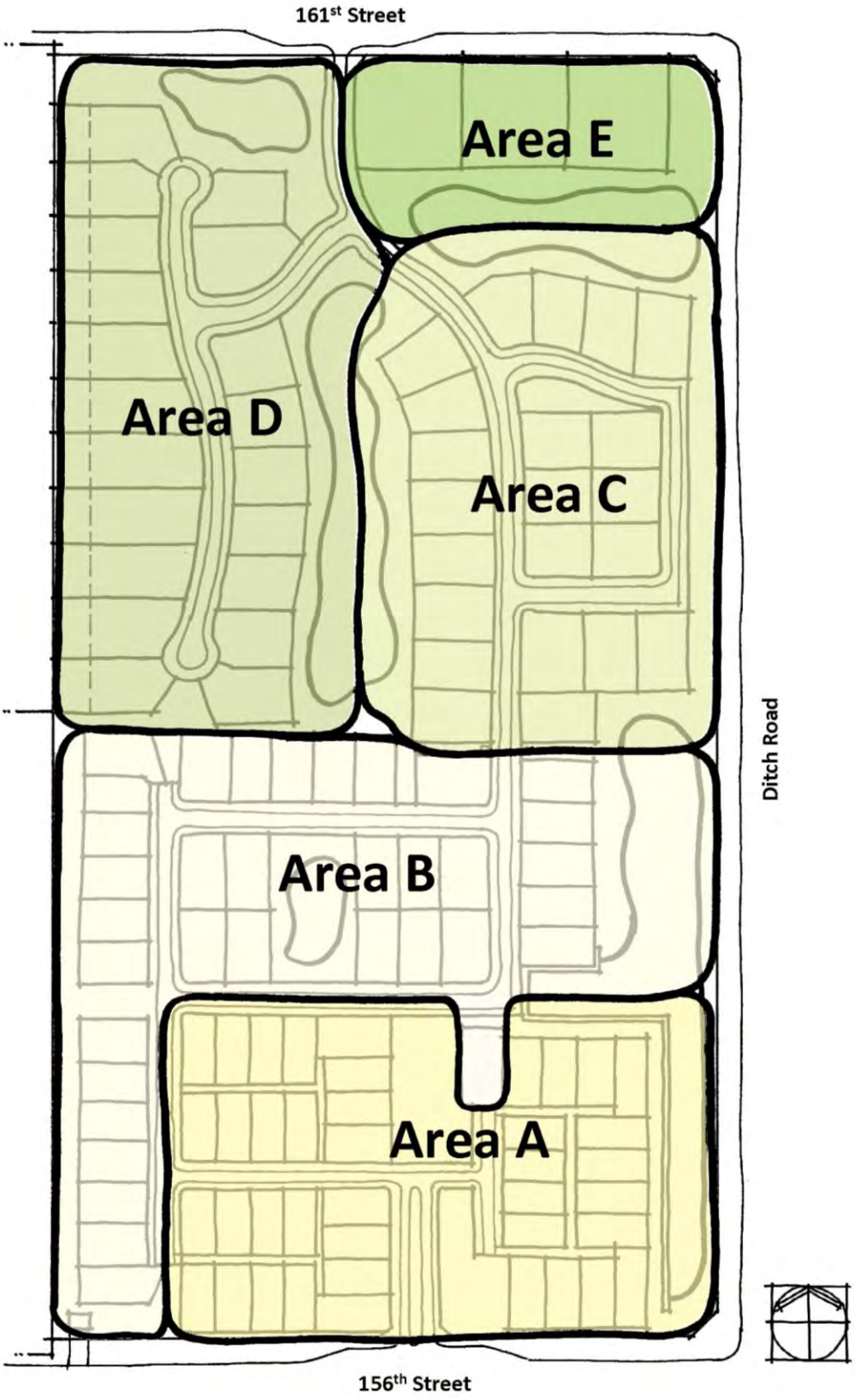

161st Street
Area E
Area D
Area C
Ditch Road
Area B
Area A
156th Street

EXHIBIT ~~C~~B
~~ARCHITECTURAL CHARACTER EXHIBITS~~

ILLUSTRATIVE PLAN

Indicates Enhanced Architectural requirements for the side façade per Section 7.1(D)(i) of the PUD ordinance.

Indicates Enhanced Architectural requirements for the rear façade per Section 7.1(D)(ii) of the PUD ordinance.

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

~~EXHIBIT C~~
~~ARCHITECTURAL CHARACTER EXHIBITS~~

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA B

EXHIBIT ~~D~~C
~~RECREATION CENTER~~ARCHITECTURAL CHARACTER EXHIBITS – AREA C,

AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – SIDE ELEVATION DETAIL

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

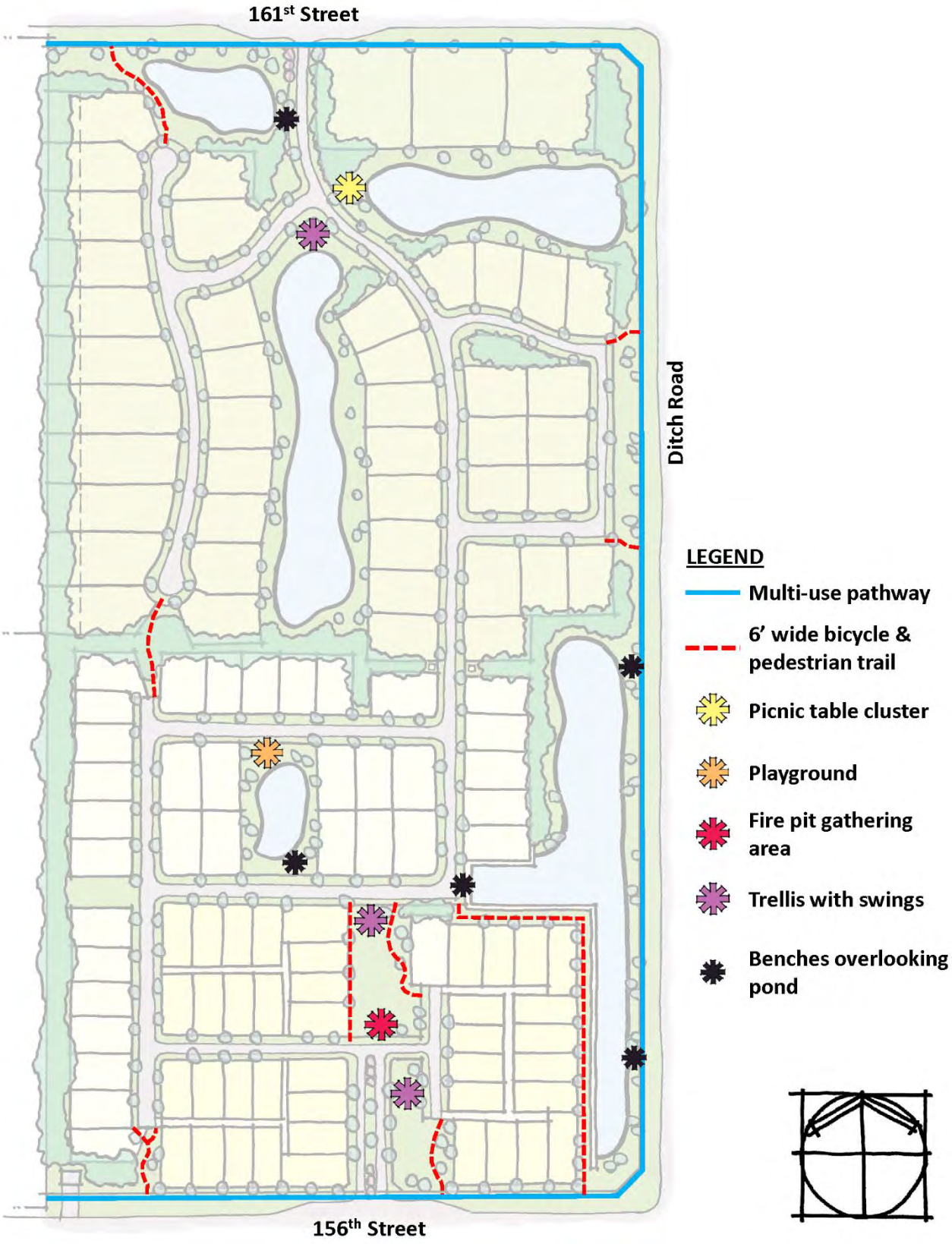


EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

EXHIBIT E
RESTRICTED OPEN SPACE BUFFER

The red shaded area along western property line indicates the location of the Restricted Open Space Buffer.

EXHIBIT F
LANDSCAPE BUFFER YARD MAP

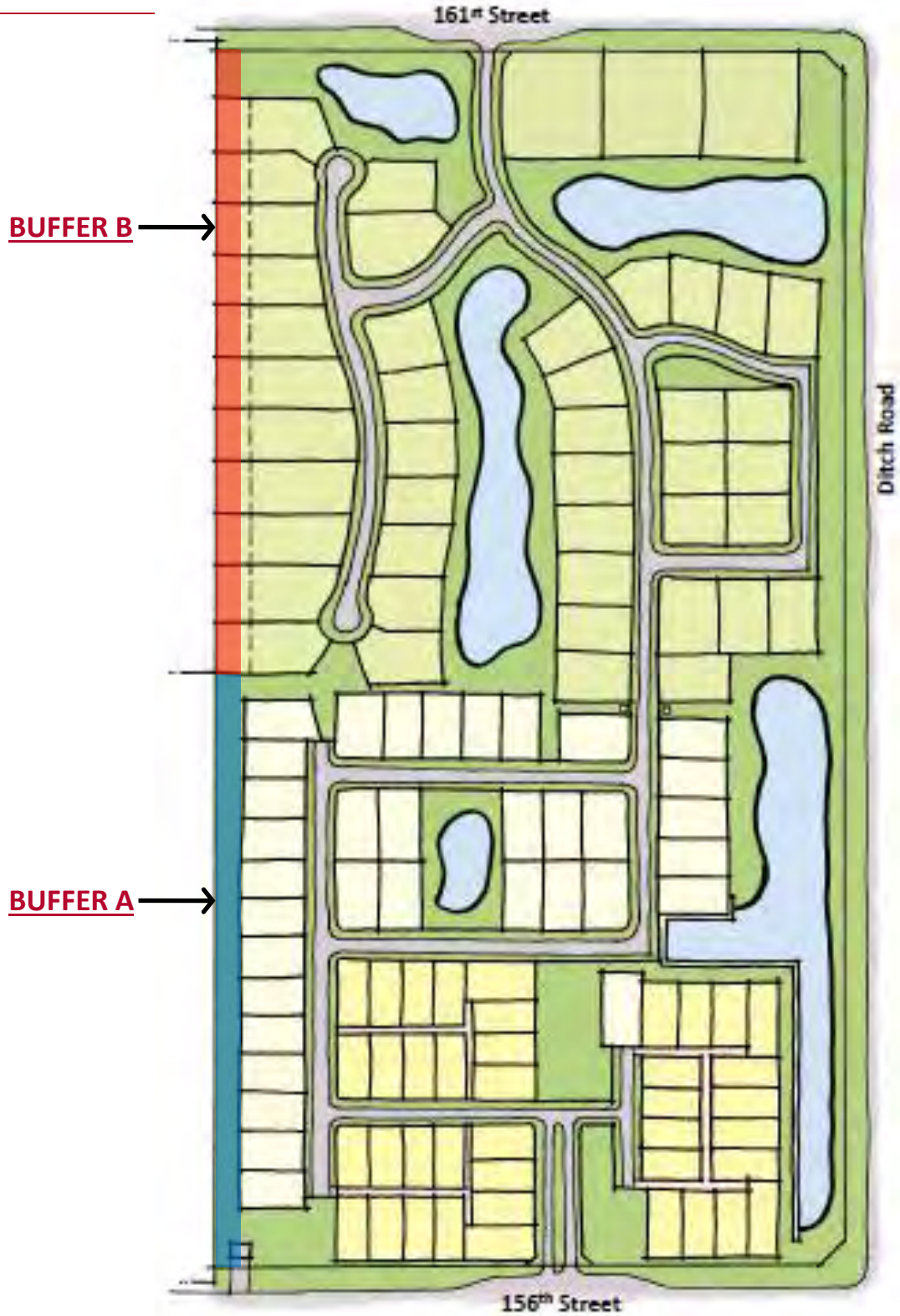
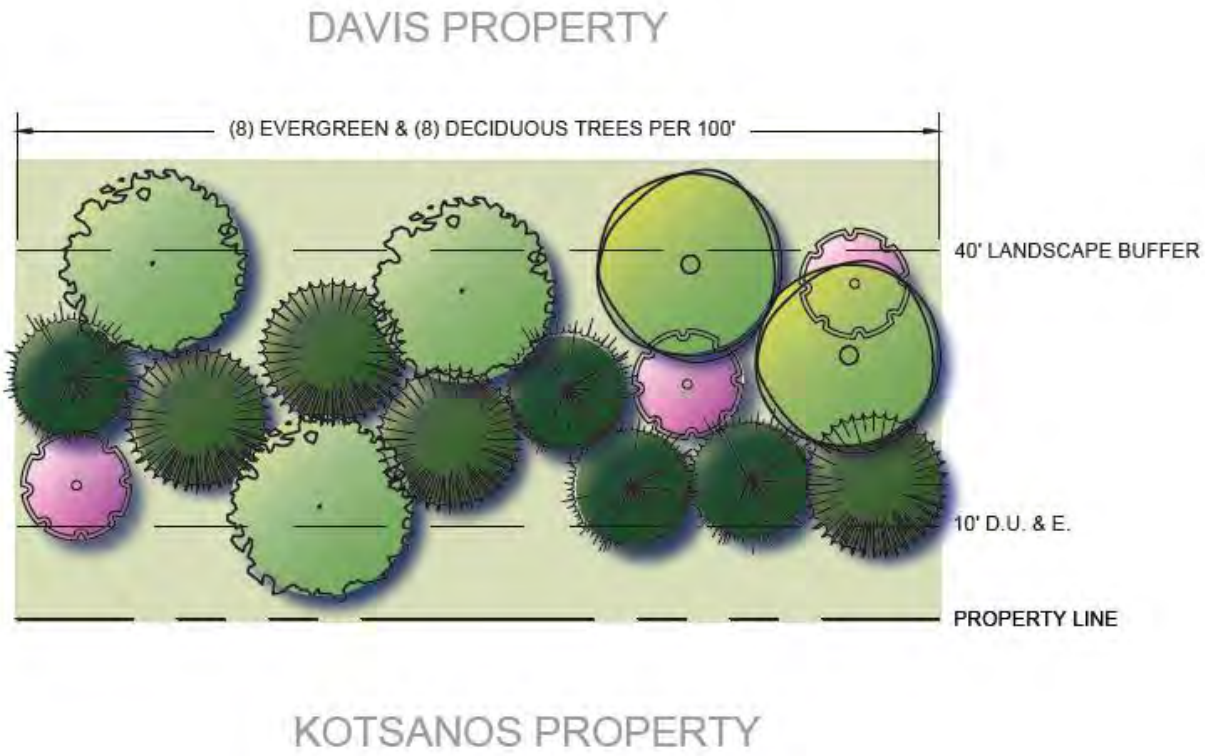


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER A



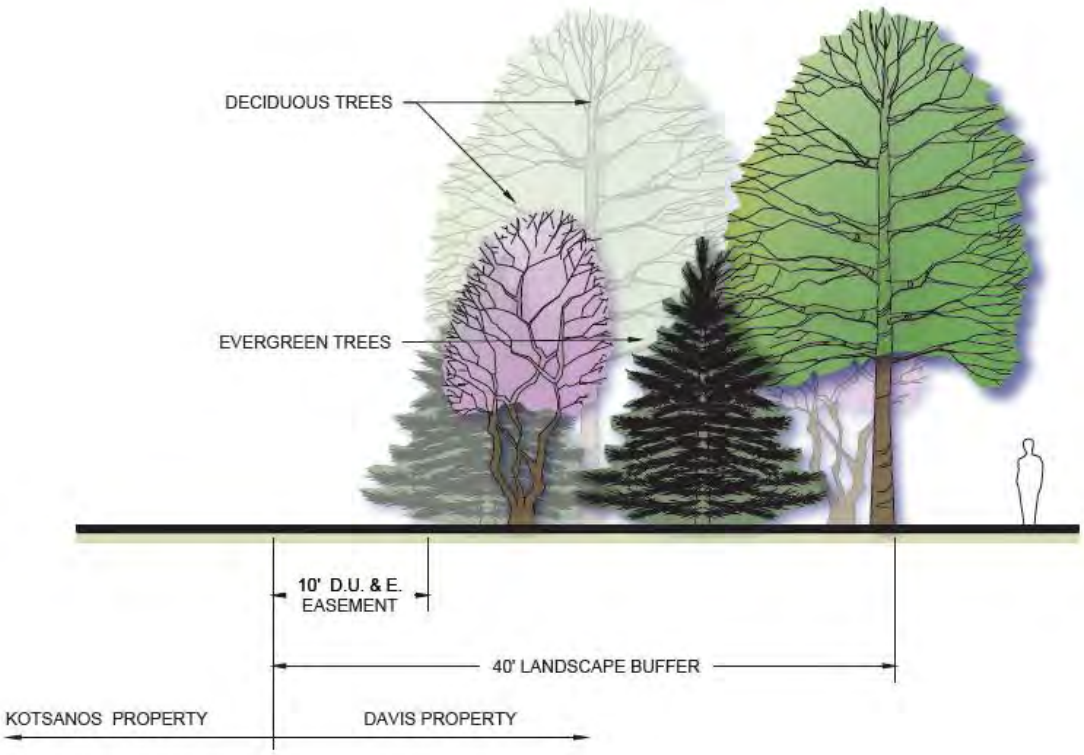
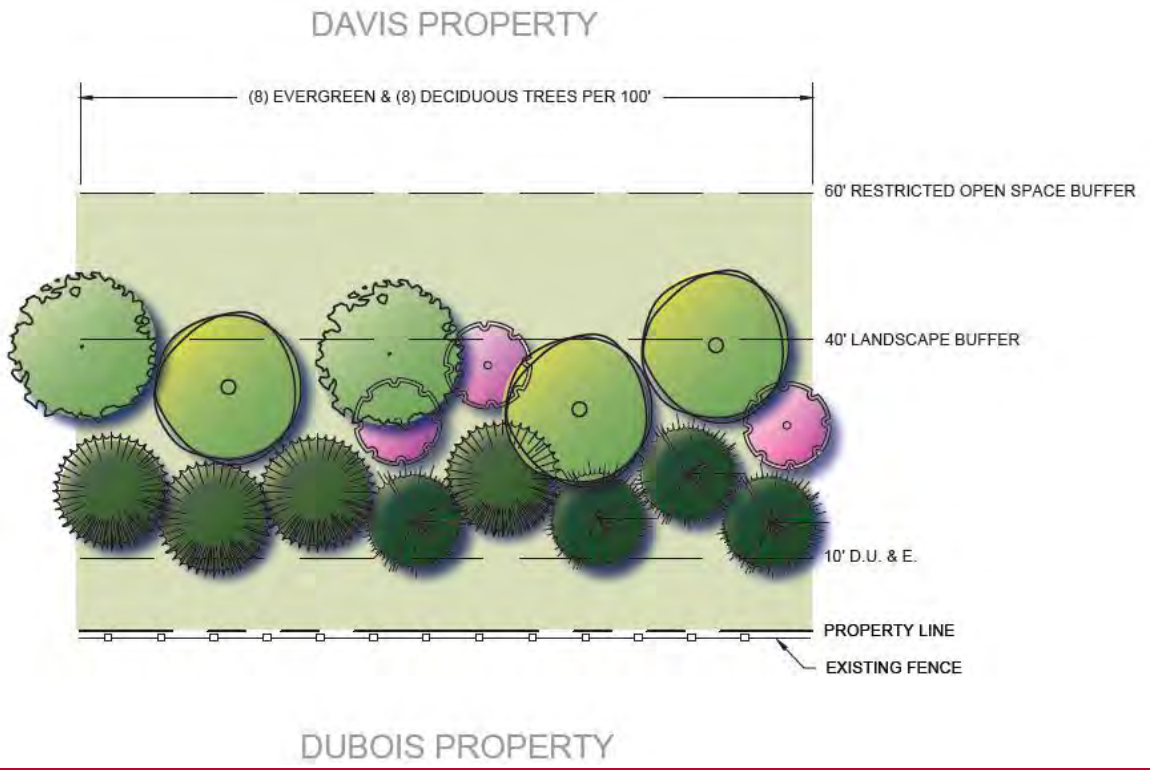
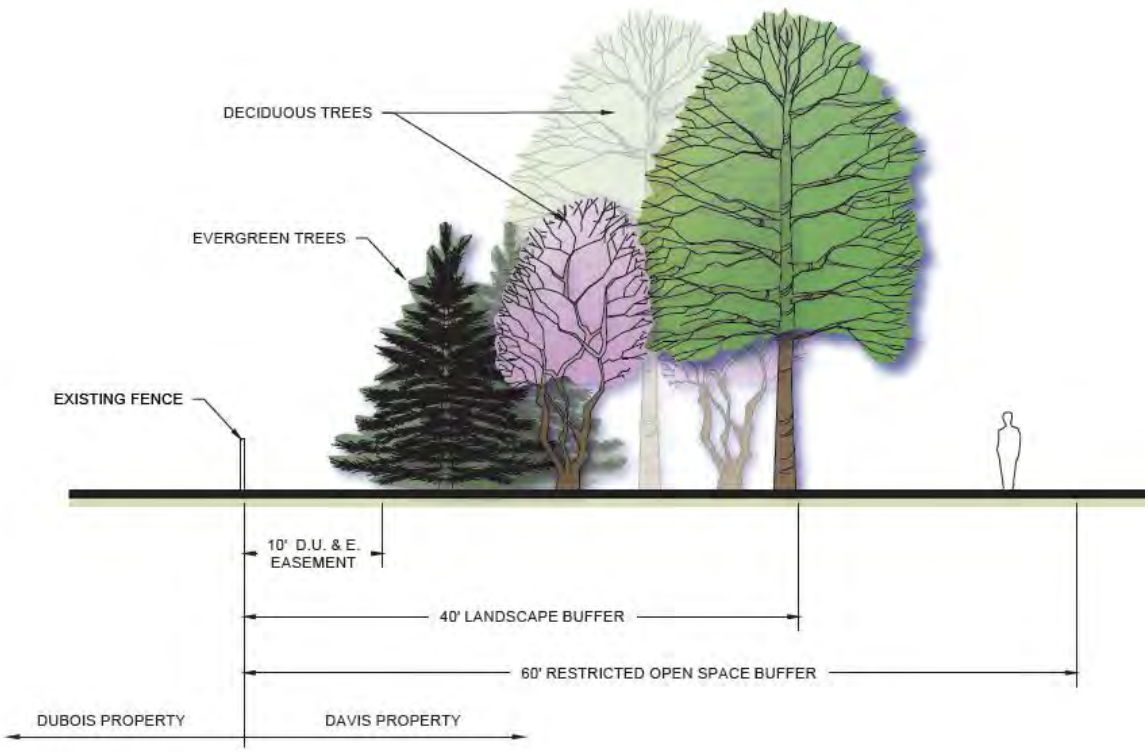

DECIDUOUS TREES
EVERGREEN TREES
10' D.U. & E.
EASEMENT
40' LANDSCAPE BUFFER
KOTSANOS PROPERTY
DAVIS PROPERTY

EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER B




DECIDUOUS TREES
EVERGREEN TREES
EXISTING FENCE
10' D.U. & E.
EASEMENT
40' LANDSCAPE BUFFER
60' RESTRICTED OPEN SPACE BUFFER
DUBOIS PROPERTY
DAVIS PROPERTY

PREVIOUS

EXHIBIT B
CONCEPT PLAN

CURRENT

EXHIBIT B
ILLUSTRATIVE PLAN

11th Street
DEVELOPMENT

NARRATIVE

Davis Planned Unit Development

11th Street Development is applying to the City of Westfield for rezone approval for an 80 acre parcel referred to as the Davis Planned Unit Development. It will consist of 145 lots of mixed residential use in two primary lot sizes. The Davis property is located on the west side of Ditch Road between 156th Street and 161st Street. All designs for the project will meet City of Westfield Standards unless otherwise approved in the Davis Planned Unit Development Ordinance.

11th Street DEVELOPMENT

Neighbor Meeting Notes

Project Name: Davis Planned Unit Development (Waterford)
Ordinance No.: 1801-PUD-01
Date: 10 January 2018
Location: Harmony Club, 1414 W. 151st Street, Westfield, Indiana
Attendees: Paul Estridge, Jr., Clint Mitchell, and Roger Foster – Estridge Homes
Bryan Stumpf – 11th Street Development
Pam Howard – City of Westfield
See **Exhibit A** Sign-in Sheet
Minutes By: Bryan D. Stumpf, PLA, AICP

Paul Estridge and Bryan Stumpf provided an overview of the proposed neighborhood.

NEIGHBOR COMMENTS AND QUESTIONS:

1. What are the lot sizes?

   Response: The minimum lots sizes for the collections are 70'x140' and 90'x140', but the lots may be up to 100' wide and over 200' deep.

2. What is the density of the of the proposed neighborhood?

   Response: It is substantially lower than other developments in the area. Waterford has a density of 1.8 DU/acre. The densities in Harmony and Centennial are 2.9 and 2.5, respectively.

3. Where are homes like those shown in the pictures being built.

   Response: They are being built in Flat Fork in Fishers.

4. Do you have 360˚ views of the homes?

   Response: Not tonight, but we can provide them.

5. What is the buffer from the back of the lots to the DuBois property?

   Response: Thirty feet. Suzy stated that was not enough. Paul is glad to work with Suzy to make improvements. Suzy wants to ensure the buffer is well defined so residents do not encroach. Rural residents need more buffer due to livestock.

6. The Comp Plan says to decrease density to the north and west. This looks really dense. Any consideration to more greenspace?

   Response: This plan does provide the transition in the density recommended by the Comp Plan. The open space provided is twice that required in the base zoning district.

7. Any thought to a third tier of higher-priced lots?

   Response: We always look for our neighborhoods to be successful. The market for homes at price points $750,000 to $1,000,000+ is very soft.

8. This looks out of place: an island of high density. Why not create a subdivision of 3-acre lots. That type of subdivision does not exist.

Response: It is out of place with other developments in the area. It is much less dense. A three-acre lot subdivision is not economically feasible.

9. The Comp Plan also encourages conservation subdivisions. Can't you make the numbers work with more greenspace?

   Response: No, the price points of a conservation subdivision would be too high.

10. Comment: Westfield set the bar too low many years ago and developers have taken advantage of it.

11. Comment: Twenty-five years ago I was told this area would never change.

12. Comment: You only talk about the market and not having a development that fails. That doesn't address our concerns. This development is a failure to the existing neighbors.

13. Comment: We moved here to be in the country.

14. Why is this not being developed like Oak Hollow at Bridgewater?

    Response: Such a development would not work here. There is already a large supply of higher end home lots in Westfield.

15. Are the residents buying the landscape buffers within easements located in the rear of the lots?

    Response: Yes. They can add more landscaping, but they cannot build within the landscape easement.

16. Can you bury the utility lines along Ditch Road?

    Response: That is not what is typically required by the utility companies, but we will ask them.

17. Did you approach Kotsanos (abutting property to the west) about including his property in your development?

    Response: No. The Davis property is sufficient for the neighborhood.

18. Will there be a roundabout at 161st Street and Ditch Road?

    Response: Yes, the City is expected to construct roundabouts at the 161st Street and 156th Street intersections. The City's Thoroughfare Plan generally calls for roundabouts at the major intersections throughout the city.

19. Can you look at providing more land for a roundabout at 161st Street to offset the impact to the properties on the other corners of that intersection?

    Response: Yes, we can look at that.

20. Comment: I expect developers to contact the most affected adjoiners directly.

21. Comment: Where are you connecting to the water utility? City water is desired on the east side of Ditch Road.

DAVIS PROPERTY

Sign In

10 Dec 2018

Name	Email
Cindy Sochar	
Suzy DuBois	
Stacy Hall	
Mindy Martin	
TERRY WILDS	
SANDY WILDS	
TED MESH	
Weldon H. Leimer	
DICK LEVINS	
DON ACKERSON	
SCOTT FREI	
Steve Hoover	
[illegible]	
Beth Armstrong	
Cherie Cook	
David Clark	
Mike & Katy Kaylor	
Robert Winiecki	
JOE EDWARDS	
Judy Crandall	
Denny Kemmer	
Patty Kemmer	

ISSUES RAISED REGARDING THE DAVIS PUD PROPOSAL

The list below includes issues that were raised during the January 16, 2018, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Is the proposed transition in density appropriate for the area?

   Response: Yes. According to the Comprehensive Plan, throughout the New Suburban District as a whole, residential densities should decrease are you more north from 146th Street, south from State Road 32, and west from Ditch Road in order to blend with the Rural Southwest district to the west. This decrease in density is realized in the design of Evergreen, the community designed for the Davis property. Densities in Evergreen decrease as you move north and west. The smallest lots in Evergreen (7,150 s.f. minimum) are in the southern portion of the site and the largest lots (one acre minimum) abut 161st Street on the north end of the site. Densities decrease transitioning through districts within the site.

District	Density	
Area E	0.43 DU/ac	Northernmost portion of site
Area D	1.09 DU/ac	
Area C	1.27 DU/ac	
Area B	1.84 DU/ac	
Area A	2.18 DU/ac	Southernmost portion of site

   Moving east to west, in the southern half of the site densities drop from 2.18 DU/acre to 1.84 DU/acre. In the northern half of the site, densities drop from 1.27 DU/acre to 1.09 DU/acre as you move from east to west.

2. Is the site designed to retain its natural topography?

   Response: Yes, the design of the community follows the topography of the site. The southern portion of the site is flat. A more grid-like pattern is used in this half of the site. The northern portion of the site has more topography. The roadways and ponds have been located based upon the topography with the roads following the higher elevations and the ponds following the lower elevations on the site.

3. Are the buffers and open space provided adequate and in line with the comprehensive plan?

   Response: Yes. A 40' wide landscape buffer is being provided along the western property line. This buffer is being planted at twice the rate required by the Unified Development Ordinance (UDO). This planting is illustrated in Exhibit F of the PUD ordinance.

   Additionally, there is a 60' wide Restricted Open Space Buffer being placed upon the northern half of the west property line (see Exhibit E of the PUD ordinance). This buffer provides additional separation between the lots and adjoining property. It also restricts uses within the buffer. With the exception of fences, no structures taller than 18 inches are permitted within the Restricted Open Space Buffer. Owners may plant addition landscaping within the buffer, but may not decrease the amount of landscaping within the buffer. Any changes within the buffer require approval of the Homeowners Association.

One-third (33%) of the net acreage of Evergreen is dedicated open space. This is well above the requirements of the base zoning in the PUD (12%) and higher than the open space provided in adjacent communities. Both Harmony and Centennial provide 25% open space. Net acreage is defined as the acreage of the site after dedicating rights-of-way for Ditch Road, 156th Street, and 161st Street.

4. Can the quality of the proposed homes be improved?

   Response: Yes, the quality of the homes is very high. These are semi-custom and custom homes with prices ranging from $550,000 to over $1,000,000. The square footages for the homes in all districts have been increased. Architectural detailing from front elevation is carried around all four sides of the home. These standards have been incorporated in text and images within the PUD ordinance.

5. How can safety hazards on adjoining rural properties be mitigated?

   Response: The hazardous property abuts the northwest portion of Evergreen. The existing fence on the property line between the two sites will remain. A 40' landscape buffer is provided adjacent to property line. It is planted at twice the rate required by the UDO. The evergreen trees planted next to the hazardous property will be clustered against the western side of the buffer to create a dense screen. Additionally, a 60' Restricted Open Space Buffer applies along the property line. This creates an even wider buffer. Finally, lots in this area have been made deeper. The combination of the Restricted Open Space Buffer and deeper lots shifts the location of activities on the lots away from the western property line.

6. Can the text of the ordinance be firmed up to ensure the end product matches what is being presented, even in the event of a change in the developer?

   Response: Yes. Additional text, maps, and images have been incorporated into the PUD ordinance to better capture the standards for the community.

7. Are the proposed reductions in landscaping standards necessary and appropriate?

   Response: Yes. In order to create a community design where 1/3 of the site is protected open space lots sizes were reduced and the lots were clustered. Requiring the same amount of planting on smaller lots does not allow the necessary and appropriate spacing for the proper health and growth of the plants. Instead, these plantings will occur within the abundant open space on the site.

8. Can the size of the proposed homes and lots be increased?

   Response: The sizes of the homes and the lots have been increased. This is illustrated on the Development Standards table in Section 6 of the PUD ordinance.

9. Can buffers be better defined to ensure they are not utilized as part of a yard?

   Response: The buffers have been located within common areas, except for the buffer in the northern half of the western property line. In this location, a more stringent 60' wide Restricted Open Space buffer is being require. The details of this buffer are found in the PUD ordinance and the responses above.

10. Can existing trees be preserved?

    Response: The site is used for rowcrop agriculture. The few existing trees along the western property line will be protected and utilized toward reforestation efforts on the site.

11. Does this proposal meet the intent of the comprehensive plan for this area?

    Response: Yes. As anticipated in the Comprehensive Plan, the large parcel agricultural uses within the New Suburban district are converting to residential neighborhoods. Evergreen transitions density, incorporates high-quality architecture, and provides a variety of lifestyle options as desired by the Comprehensive Plan.

12. Can the market absorb additional homes of this quality and price point?

    Response: Yes. While there is an abundance of lots below the $500,000 price point and above the $1,000,000 price point, there is an opportunity in the marketplace to provide high quality homes with a price range of $550,000 to $750,000.

13. Does this development put undue impact on the schools?

    Response: No. Given the demographics of the buyers within Evergreen and the duration in the completion of the build-out of the neighborhood, Evergreen will not create undue impacts on the schools.

14. How does this development fit in context with surrounding properties?

    Response: Evergreen fits in well with the context of its neighbors. The southern portion of the site features alley-loaded homes and densities similar to, but less dense than Harmony. The northern portion of the site features larger lots and larger buffers next to existing rural neighbors. Homes along the perimeter have been turned outward so they face the existing public streets.

15. Can pedestrian connectivity with surrounding neighborhoods be increased?

    Response: Evergreen is an interconnected neighborhood with sidewalks and trails. These trails provide connections to existing and future neighborhoods adjacent to the site.

16. How will the added traffic from this development impact the surrounding streets?

    Response: There will be no significant impact of traffic from Evergreen to the surrounding streets. Entrance improvements will provide safe access in and out of the neighborhood. The neighborhood will also contribute right-of-way to existing roadways and pay road impact fees to fund road improvements in the area.

17. Can perimeter lots be oriented to face the external streets?

    Response: Yes, the community has been completely redesigned so the homes are oriented toward the external streets. While the sides of a few lots are oriented toward the external streets, these are the rare exceptions. None of the homes back up to the external streets.

18. Are the amenities provided adequate for the number of lots?

    Response: Yes. At the suggestion of the neighbors, we have changed the amenities being offered in the neighborhood. We have removed the swimming pool. Instead, a series of amenities focused on connected neighbors throughout the abundant open space on the site are provided. These gather spaces include a picnic area, a playground, a community fire pit, trellises with porch swings, and benches with vistas of the ponds.

Davis PUD Comprehensive Plan Analysis

Prepared by Bryan Stumpf, AICP, RLA, 11th Street Development
25 March 2018

Development Policies applicable in the New Suburban District

1. Ensure that new development occurs in a way that is contiguous with existing development.

   Comment: The site is contiguous with existing development to the south and east.

2. Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.

   Comment: Sanitary sewer is located on the site. Water service is at the edge of the property. The site will be improved with paved streets, curbs, gutters, and sidewalks.

3. Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.

   Comment: The site is designed so back yards are not adjacent to collector or arterial streets.

4. Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development.

   Comment: Architectural diversity is key to the design of the neighborhood. There are five areas of the neighborhood, each with different lot sizes, setbacks, and garage orientation requirements. The architectural styles are diverse yet complementary so the neighborhood as a whole is cohesive and in context with its surroundings.

5. Encourage a diverse range of home styles in individual subdivisions, using innovative architecture or a character appropriate to Westfield.

   Comment: As mentioned in #4 above, there is great architectural diversity throughout the neighborhood. Furthermore, within each district, there are requirements for enhanced architectural detailing for certain lots identified on the Illustrative Plan. This ensures homes with higher visibility have greater architectural detailing. For example, a corner lot requires additional architectural detailing for the side of the building facing the street.

6. Encourage compatible and high quality "life span" housing in furtherance of the overall policy of this plan.

   Comment: The wide range of housing lifestyles being offered within Evergreen makes the neighborhood attractive to a wide variety of future homeowners. The homes will be attractive to singles, move-up families, and active adult empty nesters. The high price points of the homes complement more affordable price points found elsewhere in Westfield.

7. Emphasize connectivity between subdivisions and avoid creating isolated islands of development.

   Comment: Perimeter pathways connect to the existing developments and trail systems to the south and east while providing future trail connections to the north. No internal street stub is provided to the west. The abutting parcels are large rural tracts unlikely to develop as major subdivisions. A street stub to the property is not desired by these rural owners.

8. Ensure proper land use transitions between dissimilar types of residential development.

   Comment: The density decreases as you move north through the site. The Harmony neighborhood which abuts the site to the south has a density of 2.99 DU/acre. The density transitions through Evergreen are as follows:

Area	Density	
Area E	0.42	North (abutting 161st Street)
Area D	1.15	
Area C	1.35	
Area B	1.84	
Area A	2.33	South (abutting 156th Street)

9. Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.

   Comment: not applicable

10. Use open space, parks, and less intensive land uses as buffers in appropriate circumstances.

    Comment: Buffering, open space, and less intensive land uses are used around the perimeter of the site. Where lots do not front the perimeter streets, a buffer a minimum of 60' deep is provided. Along the western property line, a minimum of 60' wide buffer is provided with buffer planting density twice that required by the UDO. Furthermore, lots abutting the western property line in Area D range from 200' to 280' in depth to shift the homes further away from the property line.

11. Preserve existing older structures when possible.

    Comment: There are no significant older structures on the site.

12. Permit new development only where the transportation network is sufficient for the added traffic volumes.

    Comment: The transportation network is sufficient for the proposed level of development. The development will contribute road impact fees to help pay for future transportation improvements in the community. In addition, nearly seven acres of land is being dedicated for future rights-of-way along Ditch Road, 156th Street, and 161st Street.

13. Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.)

Comment: The neighborhood design is a hybrid of traditional neighborhood design and conventional subdivision design based on the context of the surrounding properties. Open space is maximized by using narrower lots to the site as a transition from Harmony. Five different lot types are provided within Evergreen ranging from narrow, alley-load lots to one-acre custom home sites. These five options serve multiple markets from singles to move-up families to active adult empty nesters.

14. Encourage quality and usable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.

    Comment: Usable open space is provided throughout the neighborhood. Street connectivity, bicycle and pedestrian paths, benches for quiet reflection, a playground for children, trellises with swings, and a community gathering area with a fire pit are provided. There is also a central park for hosting community-wide events.

15. Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths, or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails.

    Comment: Internally, common area walks, walkways around ponds, and live-end connections on cul-de-sacs create great pedestrian and bicycle circulation throughout the neighborhood. Perimeter pathways along perimeter roadways connect the neighborhood to the broader community.

16. Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.

    Comment: There are no steep slopes or other natural limitations on the site. The neighborhood design works in harmony with the existing topography.

17. Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.

    Comment: The proposed site design is innovative in its mix of subdivision design types. The southern portion of the site follows traditional neighborhood design principles (TND) to be in context with the Harmony TND abutting the site to the south. The design style of the neighborhood transitions to the north using a more organic layout of larger lots located on streets working with the existing topography of the site.

18. Require appropriate transitions and buffers between neighborhoods, particularly those of differing character and density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions).

    Comment: Where Area B abuts the western property line, the UDO requires a 40' wide buffer planted with four shade trees, four evergreen trees, and 10 shrubs per 100 lineal feet. In the Evergreen PUD ordinance, this buffer is 60' wide planted with eight shade trees and eight evergreen trees per 100 lineal feet. Where Area D abuts the western property line, the UDO requires a 30'

wide buffer planted with three shade trees, three evergreen trees, and 10 shrubs per 100 lineal feet. In the Evergreen PUD ordinance, this buffer is 60' wide planted with eight shade trees and eight evergreen trees per 100 lineal feet. Furthermore, the planting in this buffer is concentrated to a 30' wide area within the buffer to create an opaque barrier. The existing fence along the property line will remain. There are no shrubs or berms in the buffer at the request of the neighbors.

19. Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street).

    Comment: The neighborhood has been designed with the natural topography of the site. Ponds have been oversized and use a naturalistic design to make them amenities for the neighborhood. Homes have been arranged around the open space to maximize their exposure to the open space. Over 82% of the homes within Evergreen abut open space or are across the street from open space.

20. Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.

    Comment: Architectural diversity is key to the neighborhood. Front-load garages are minimized. They are prohibited within Area A. Within Area B, no more than 70% of the homes may have front-load garages. Where they do occur, they must be recessed at least two feet behind the front plane of the home. Within Areas C, D, and E, two-car side-load garages are required. Front-load garages within these areas are only permitted as a third-car garage and they must be recessed ten feet behind the front plane of the home. The architectural examples committed to within the Evergreen PUD reduce design and material repetition through a wide range of architectural styles. No homes back up to existing public streets and only three homes have sides within 100 feet of an existing public street.

21. Encourage roadway improvements that promote safety but do not increase speed.

    Comment: Entries to Evergreen will have acceleration and deceleration lanes. The neighborhood will also contribute road impact fees for community-wide transportation improvements. Internally, streets have been designed for connectivity, but use turns and indirect routes to keep vehicular traffic speeds low.

Site Location Map

Northwind

Westchester PUD

Westfield, Indiana

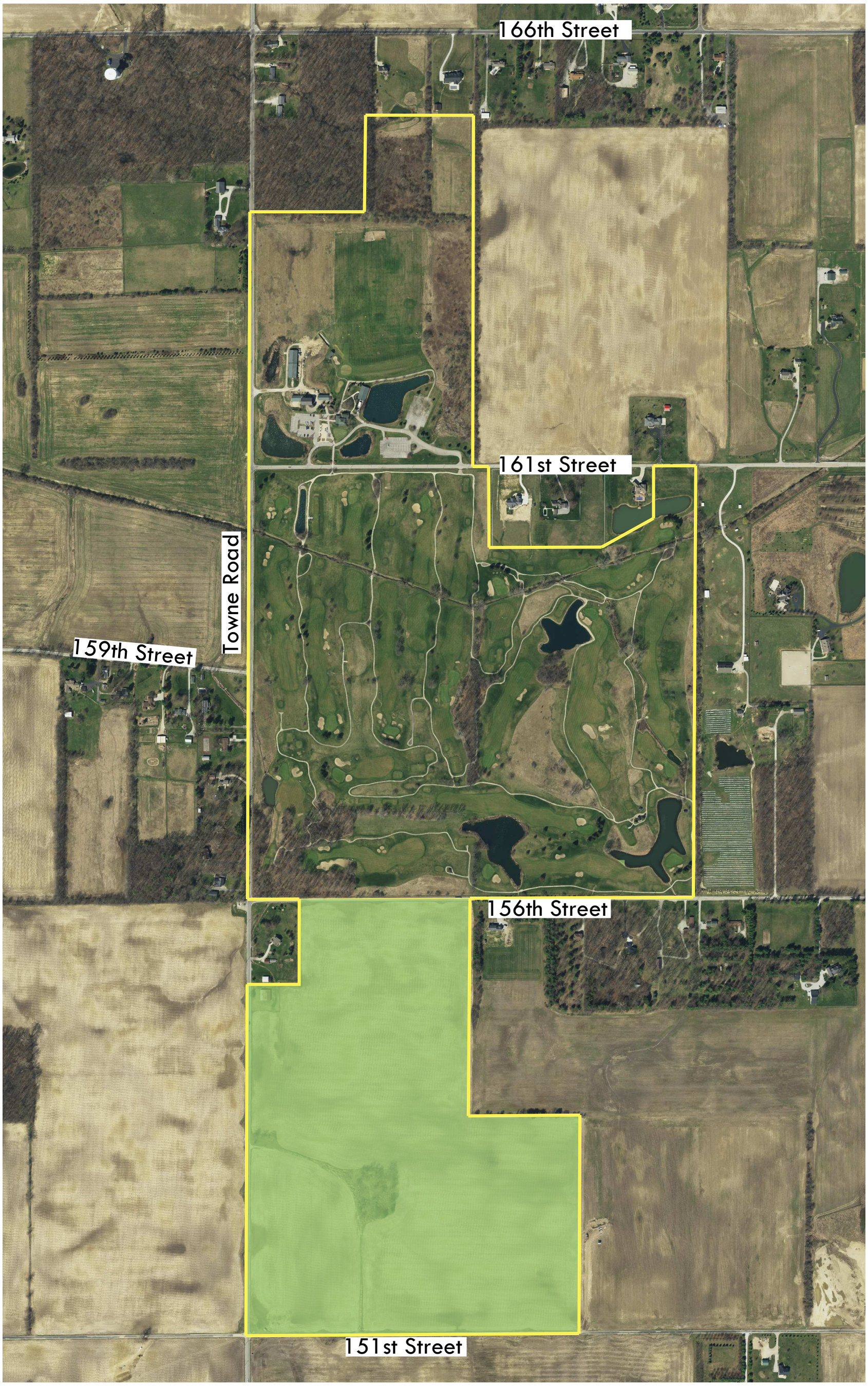
STOEPPELWERTH

Site Location Map

Westchester

Westchester PUD

Westfield, Indiana

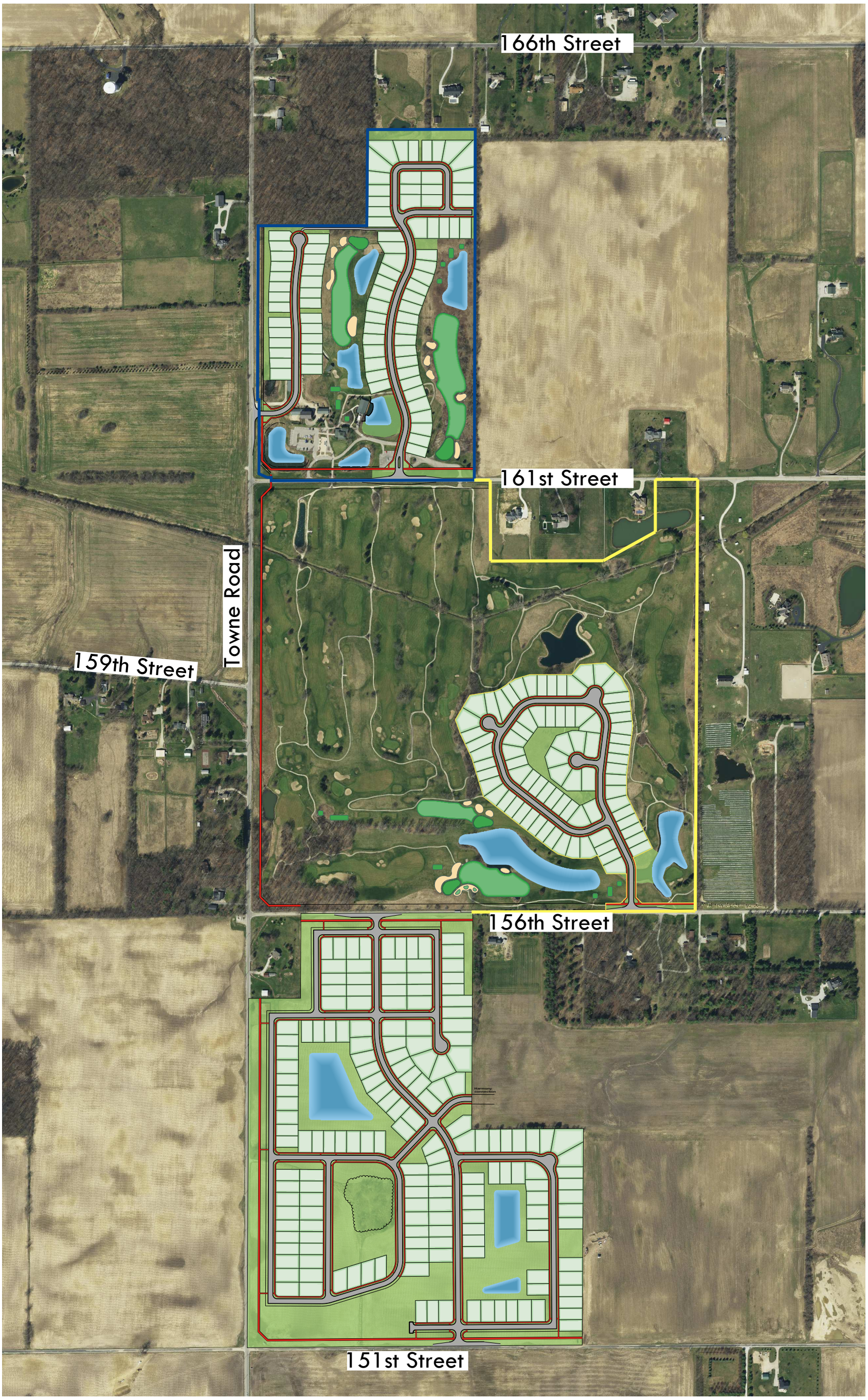


STOEPPELWERTH

Concept Plan

Westchester PUD

Westfield, Indiana



STOEPPELWERTH

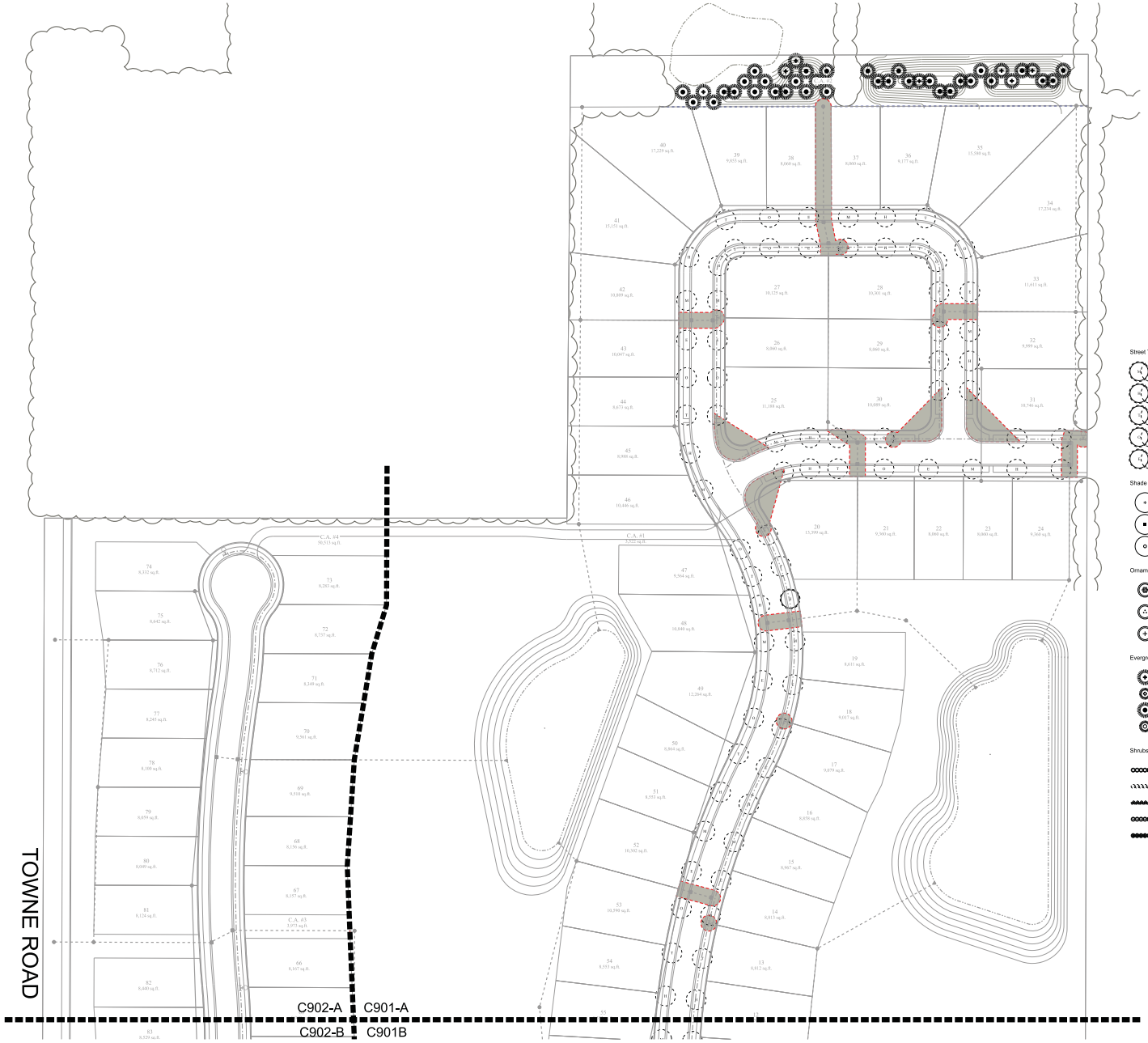
Concept Plan

Northwind

Westchester PUD

Westfield, Indiana

STOEPPELWERTH



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 0 & 14 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 1 & 16 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 0 & 18 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 0 & 14 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 0 & 112 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 0 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 0 (Sunburst Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 0 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 0 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 0 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 0 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziessi - 8 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziessi - 0 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 32 @ 10-12' (Norway Spruce)
- Picea abies - 0 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia Intermedia 'Lynwood Gold' - 0 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 0 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 0 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 0 @ 18" (Vanhoutte Spirea)
- Viburnum x burkwoodii - 0 @ 18" (Burkwood Viburnum)

LEGEND:

- Proposed Fence
- Existing Vegetation
- Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

60 0 30 60
1 INCH = 60 FEET

N

DATE	REVISIONS	BY

CERTIFIED:

STOEPPELWERTH & ALWAYSON.
7965 East 116th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - SECTION 1A PLANTINGS

PREPARED FOR:

NORTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

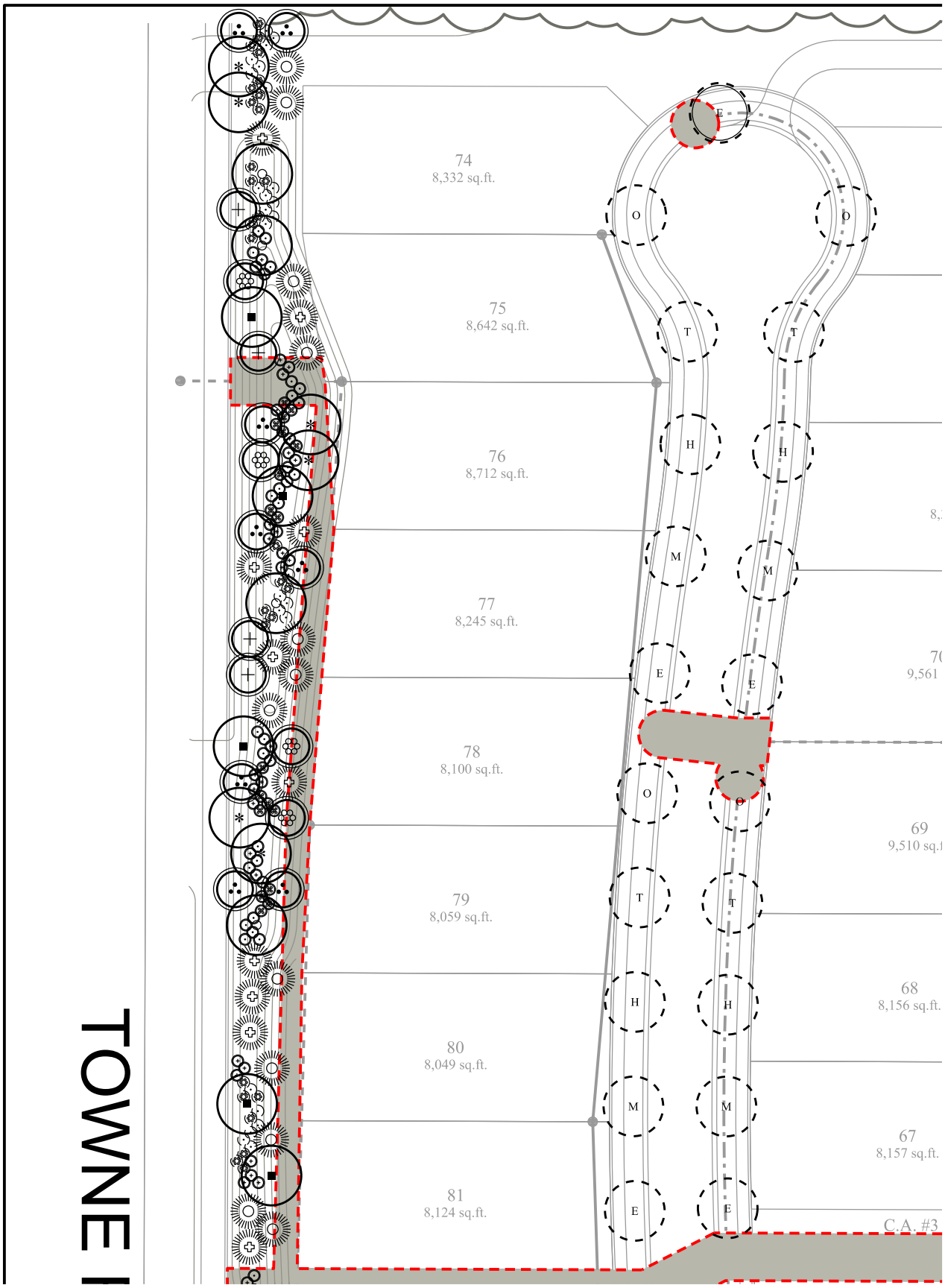
SECTION:	TOWNSHIP:	RANGE:

DRAWN BY: EWS
DATE: 03.02.18

SHEET NO.
C901-A

S & A JOB NO.
81125PLA-WGC

TOWNE ROAD FRONTAGE PLANTINGS ALONG ARMSTRONG PARCEL



PLANT SCHEDULE:

Street Trees (2"):

Acer saccharum 'Legacy' - 0 & 14
(Legacy Sugar Maple) - Developer & Builder

Celtis occidentalis 'Prairie Pride' - 1 & 16
(Prairie Pride Hackberry) - Developer & Builder

Liriodendron tulipifera - 0 & 18
(Tulip Tree) - Developer & Builder

Quercus bicolor - 0 & 14
(Swamp White Oak) - Developer & Builder

Ulmus x 'Morton' - 0 & 112
(Accolade Elm) - Developer & Builder

Shade Trees (3"):

Acer saccharum 'Green Mountain' - 0
(Green Mountain Sugar Maple)

Gleditsia triacanthos var. inermis 'Suncole' - 0
(Sunburst Honeylocust)

Platinus x acerifolia 'Bloodgood' - 0
(Bloodgood London Planetree)

Ornamental Trees:

Acer ginnala 'Flame' - 0 @ 8' Clump Form
(Flame Amur Maple)

Cercis canadensis - 0 @ 8' Clump Form
(Eastern Redbud)

Syringa reticulata 'Ivory Silk' - 0 @ 1.5"
(Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

Abies concolor or Pseudotsuga menziessi - 8 @ 10-12'
(White Fir or Douglas Fir)

Abies concolor or Pseudotsuga menziessi - 0 @ 8-10'
(White Fir or Douglas Fir)

Picea abies - 32 @ 10-12'
(Norway Spruce)

Picea abies - 0 @ 8-10'
(Norway Spruce)

Shrubs and Ornamental Grasses:

Forsythia intermedia 'Lynwood Gold' - 0 @ 18"
(Lynwood Gold Forsythia)

Miscanthus sinensis 'Variegatus' - 0 @ 5 Gallon
(Variegated Japanese Silver Grass)

Panicum virgatum 'Shenandoah' - 0 @ 5 Gallon
(Shenandoah Red Switch Grass)

Spiraea x vanhouttei - 0 @ 18"
(Vanhoutte Spirea)

Viburnum x burkwoodii - 0 @ 18"
(Burkwood Viburnum)

LEGEND:

Proposed Fence

Existing Vegetation

Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

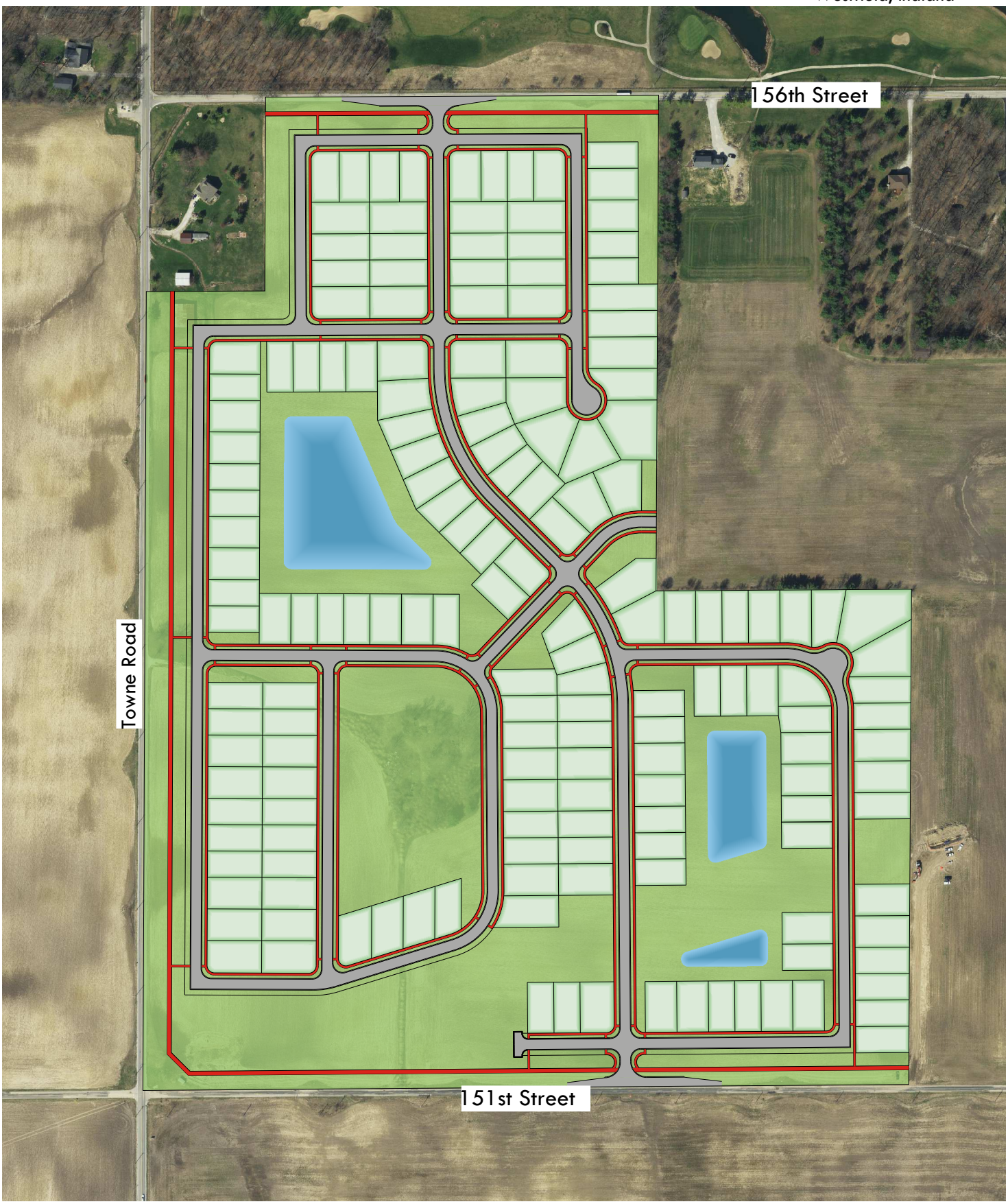
1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

Concept Plan

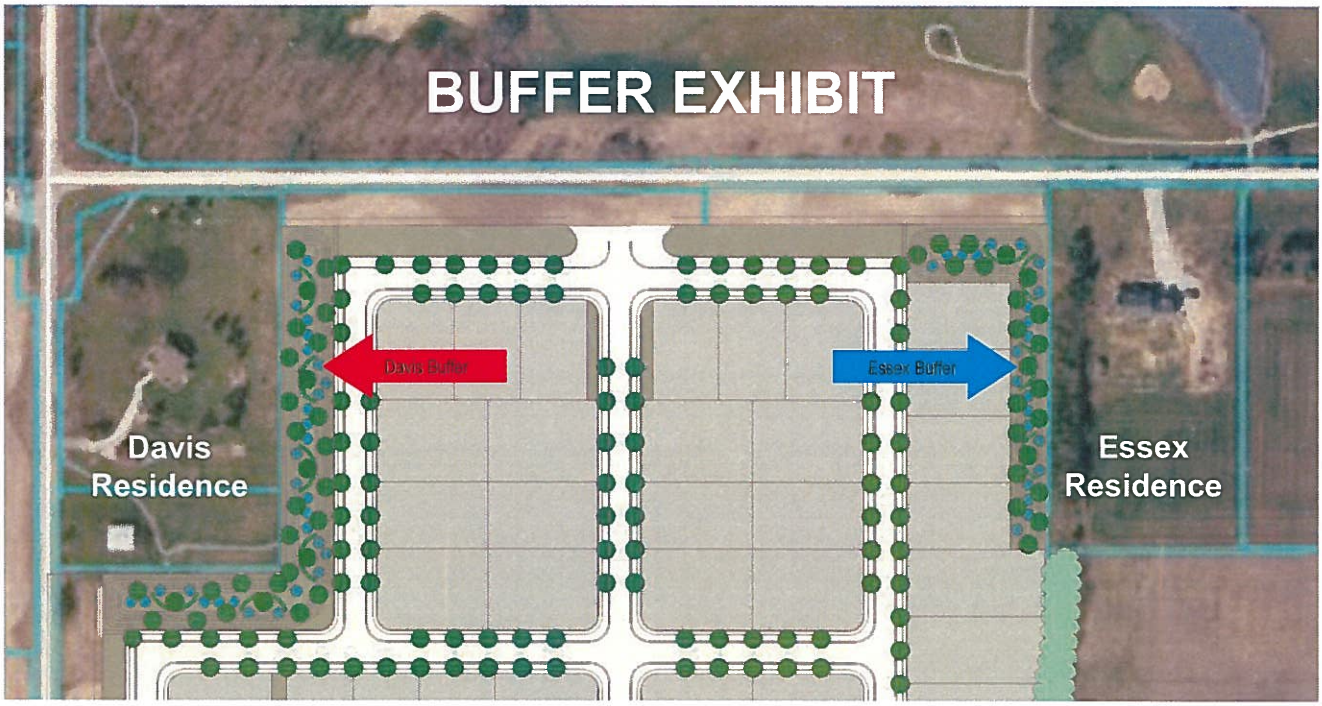
Westchester

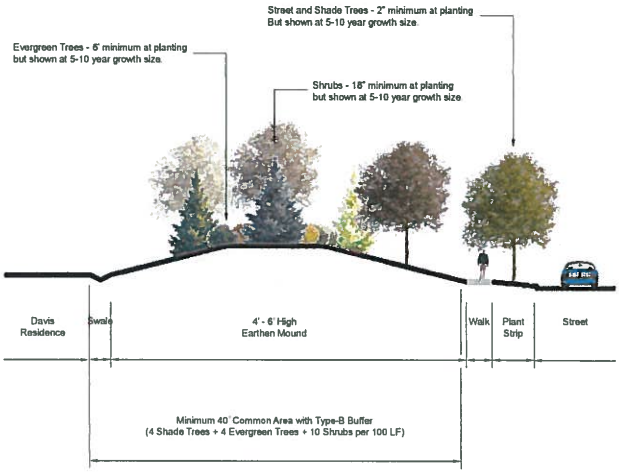
Westchester PUD

Westfield, Indiana

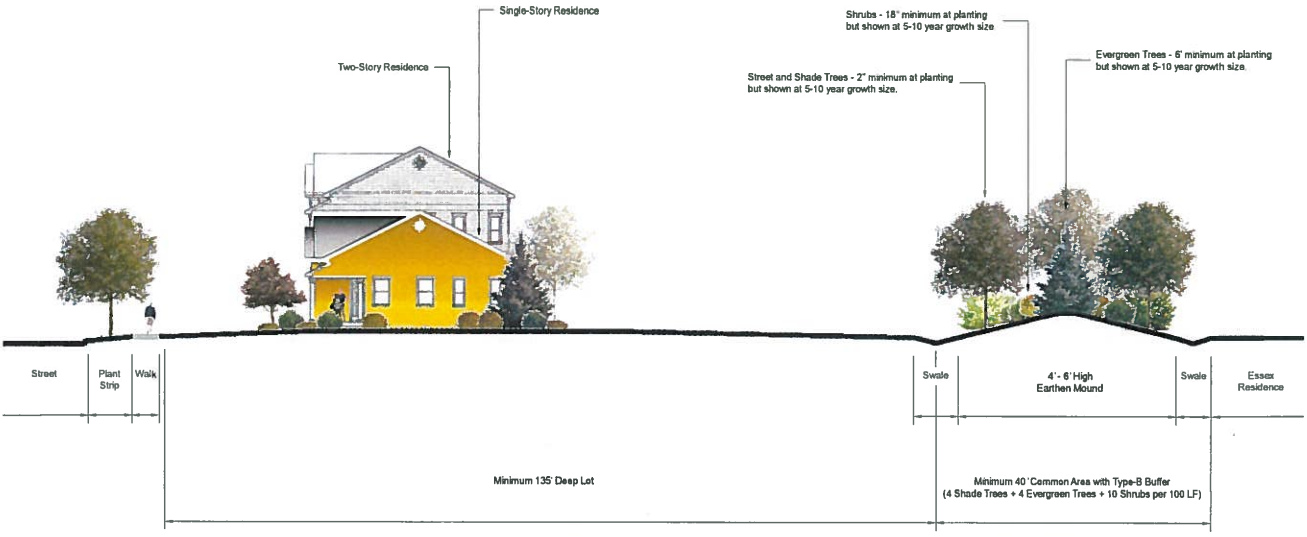


STOEPPELWERTH





Proposed Buffer Adjacent to Davis Parcel



Proposed Buffer Adjacent to Essex Parcel

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
97	FREEMANS MAPLE
97	IMPERIAL HONEY LOCUST
98	TULIP TREE
98	ZELKOVA GREEN VASE

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
- PERENNIAL PLANTINGS
- PLAYGROUND AREA MINIMUM 5,000 S.F.

Indiana 811
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)

OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	23	136
ORNAMENTAL TREE	30	136
EVERGREEN TREE	20	181
TOTAL PROVIDED	73	453

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 29.6 ACRES

TREE REQUIREMENT = 29.6 AC * 10 TREES = 296 (526 PROVIDED)

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

3' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA.

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

MINIMUM LOT LANDSCAPING REQUIREMENT:

YARD AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS CHART (MINIMUM LOT LANDSCAPING REQUIREMENTS):

LAND USE	PLANT MATERIAL		
	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
SINGLE-FAMILY RESIDENTIAL (per LOT over 8,000 Sq.Ft.)	2	1	10

* AT A MINIMUM, THE LOT'S ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED.

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

156TH STREET – WEST STREET FRONTAGE (ESTIMATED 392FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	16	16
3 SHADE	12	12
3 ORNAMENTAL	12	12
25 SHRUBS	98	100
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

156TH STREET – EAST STREET FRONTAGE (ESTIMATED 519FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	21	21
3 SHADE	16	16
3 ORNAMENTAL	16	16
25 SHRUBS	130	130
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

DAVIS RESIDENCE LANDSCAPE BUFFER REQUIREMENT:

4 SHADE TREES, 4 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET

4'-5' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA.

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 40' x 100' LANDSCAPE AREA.

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

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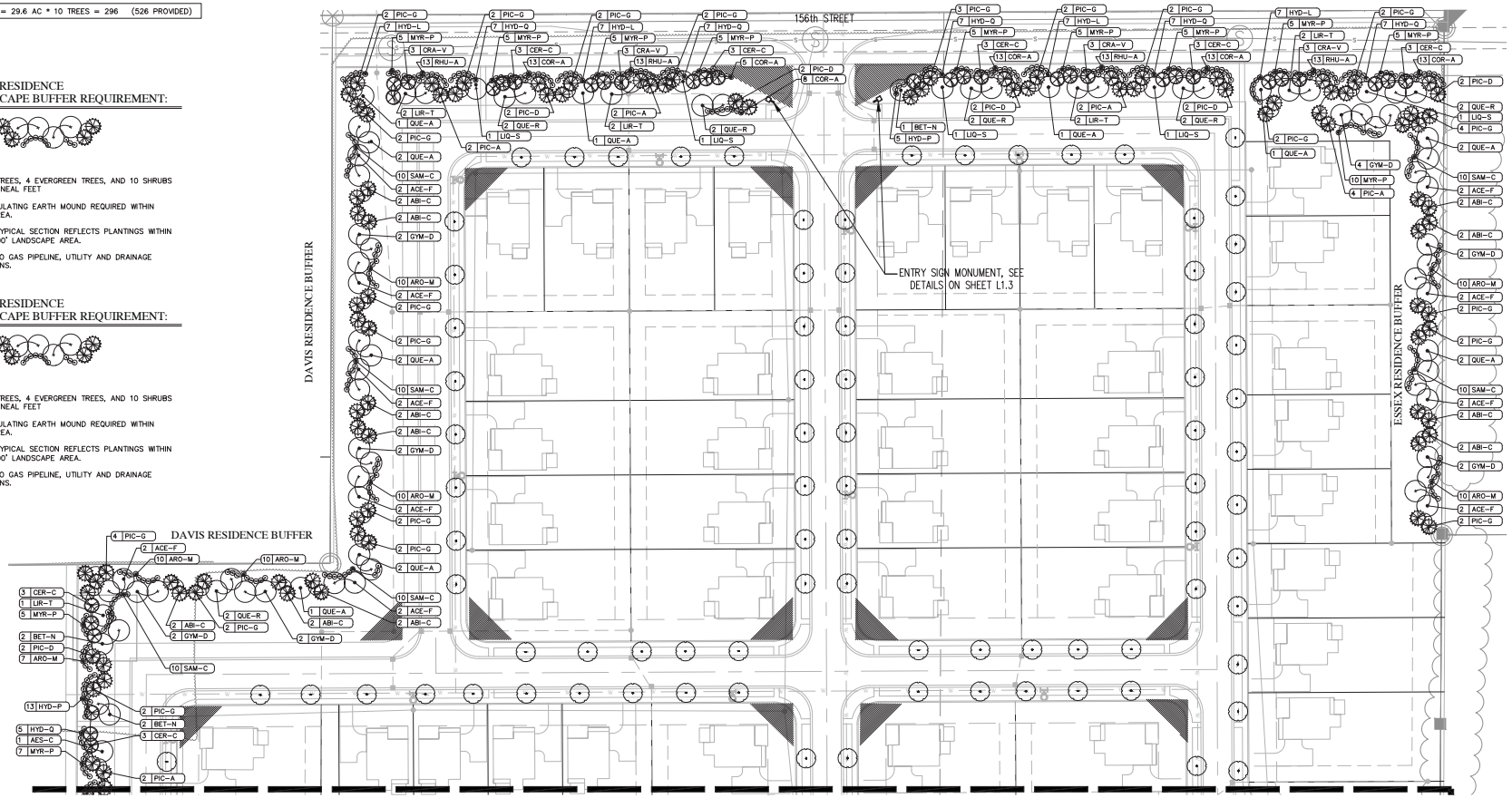


FOR CONTINUATION SEE SHEET L1.1

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DS	JOB NUMBER 2018-045
CHECKED BY KL	
DATE FEBRUARY 28, 2018	
SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

© 2017

Plot Date: Feb 28, 2018 Plot Time: 3:48pm File Name: W:\Pulte Homes\2018-045 Pulte- Westchester\Design\CAD\18045-A_Landscape Plan.dwg, Layout: L1.0 By: dsyrus

Site Location Map

Northwind

Westchester PUD

Westfield, Indiana

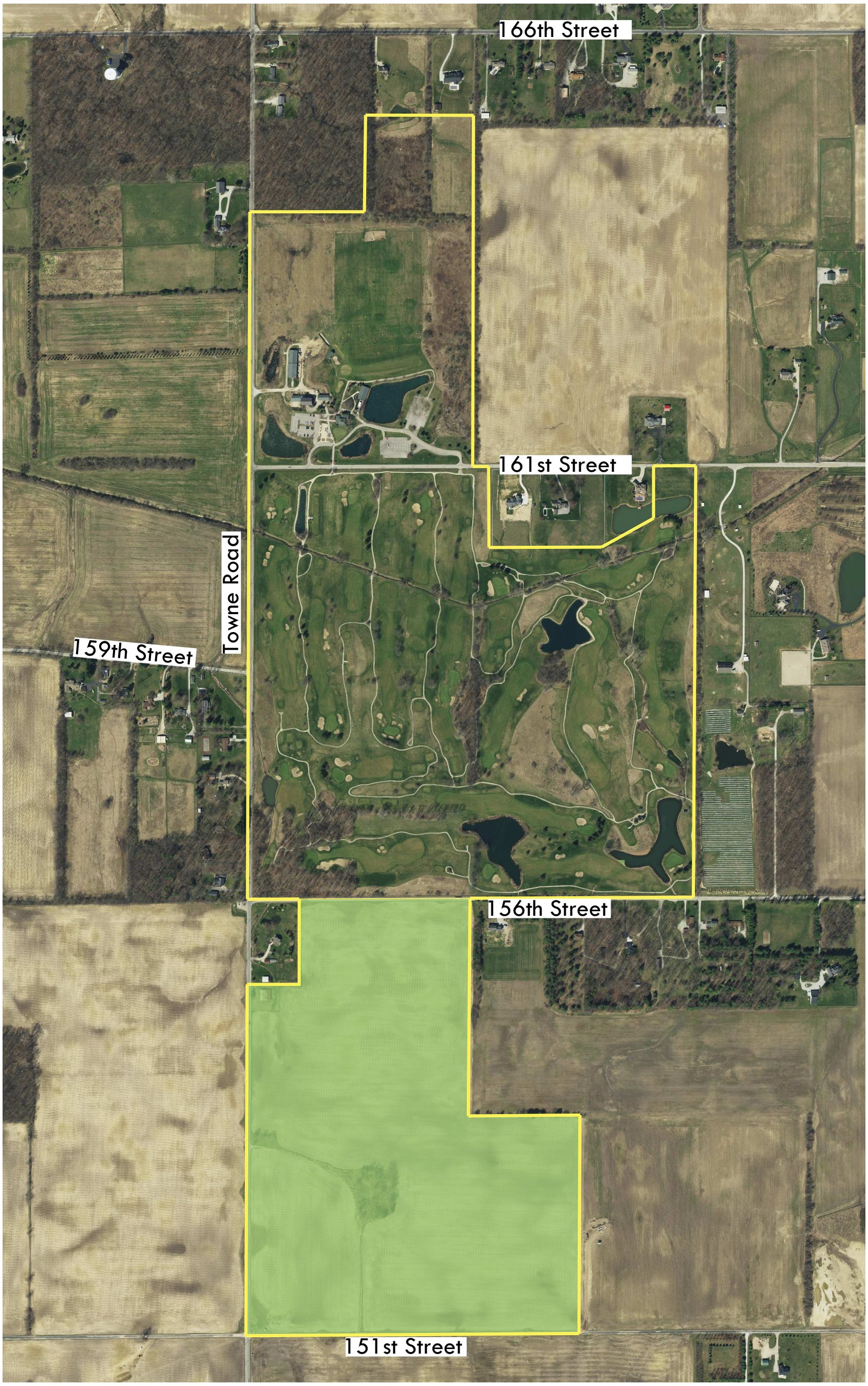
STOEPPELWERTH

Site Location Map

Westchester

Westchester PUD

Westfield, Indiana

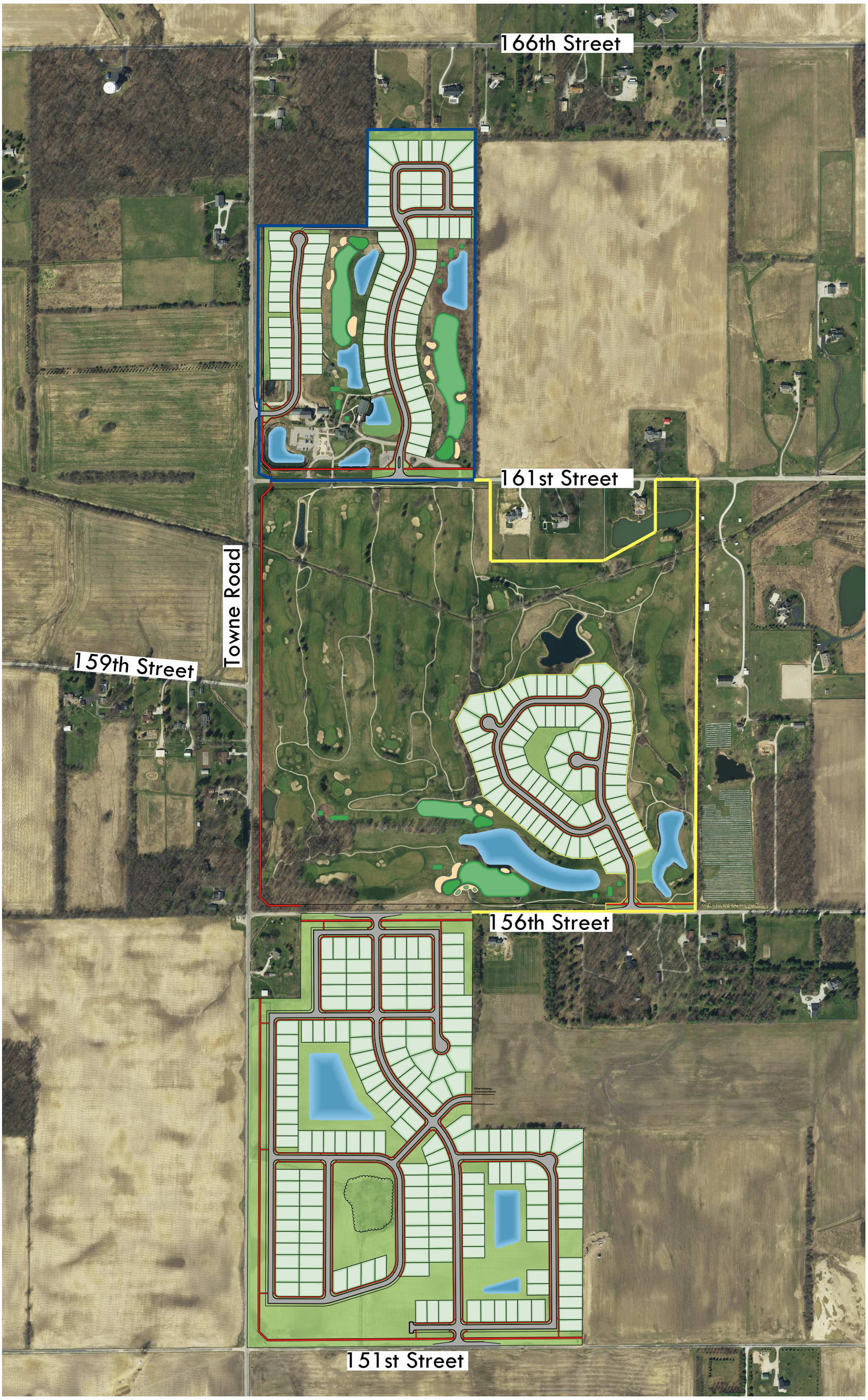


STOEPPELWERTH

Concept Plan

Westchester PUD

Westfield, Indiana



STOEPPELWERTH

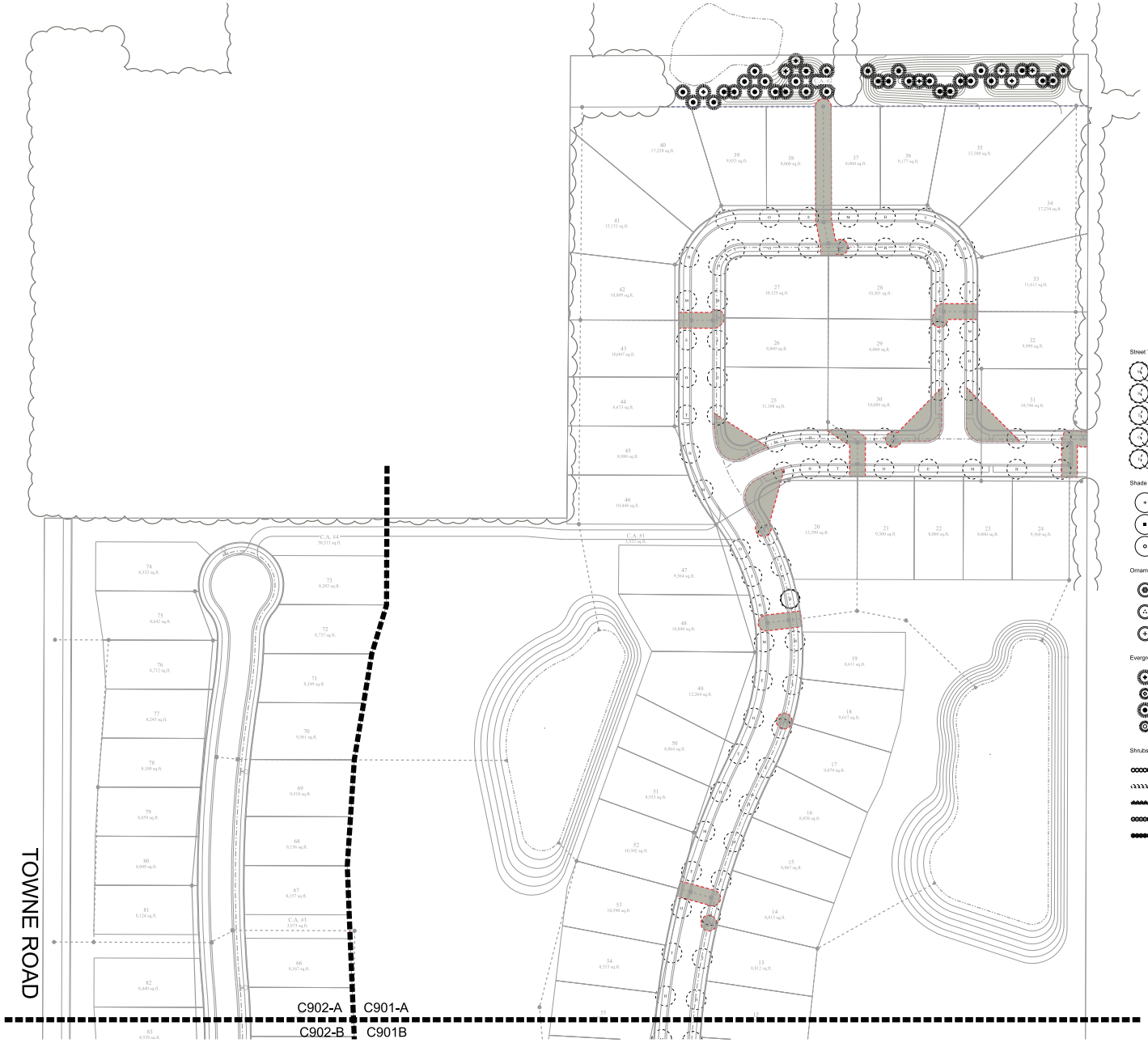
Concept Plan

Northwind

Westchester PUD

Westfield, Indiana

STOEPPELWERTH



PLANT SCHEDULE:

Street Trees (2"):

- Acer saccharum 'Legacy' - 0 & 14 (Legacy Sugar Maple) - Developer & Builder
- Celtis occidentalis 'Prairie Pride' - 1 & 16 (Prairie Pride Hackberry) - Developer & Builder
- Liriodendron tulipifera - 0 & 18 (Tulip Tree) - Developer & Builder
- Quercus bicolor - 0 & 14 (Swamp White Oak) - Developer & Builder
- Ulmus x 'Morton' - 0 & 112 (Accolade Elm) - Developer & Builder

Shade Trees (3"):

- Acer saccharum 'Green Mountain' - 0 (Green Mountain Sugar Maple)
- Gleditsia triacanthos var. inermis 'Suncole' - 0 (Sunburst Honeylocust)
- Platinus x acerifolia 'Bloodgood' - 0 (Bloodgood London Planetree)

Ornamental Trees:

- Acer ginnala 'Flame' - 0 @ 8' Clump Form (Flame Amur Maple)
- Cercis canadensis - 0 @ 8' Clump Form (Eastern Redbud)
- Syringa reticulata 'Ivory Silk' - 0 @ 1.5" (Ivory Silk Japanese Tree Lilac)

Evergreen Trees:

- Abies concolor or Pseudotsuga menziessi - 8 @ 10-12' (White Fir or Douglas Fir)
- Abies concolor or Pseudotsuga menziessi - 0 @ 8-10' (White Fir or Douglas Fir)
- Picea abies - 32 @ 10-12' (Norway Spruce)
- Picea abies - 0 @ 8-10' (Norway Spruce)

Shrubs and Ornamental Grasses:

- Forsythia Intermedia 'Lynwood Gold' - 0 @ 18" (Lynwood Gold Forsythia)
- Miscanthus sinensis 'Variegatus' - 0 @ 5 Gallon (Variegated Japanese Silver Grass)
- Panicum virgatum 'Shenandoah' - 0 @ 5 Gallon (Shenandoah Red Switch Grass)
- Spiraea x vanhouttei - 0 @ 18" (Vanhoutte Spirea)
- Viburnum x burkwoodii - 0 @ 18" (Burkwood Viburnum)

LEGEND:

- Proposed Fence
- Existing Vegetation
- Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

1. All Street Trees are to match the current City of Westfield Master Tree List.
2. Street Trees shall not be within 4 feet of any pavement.
3. There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.

60 0 30 60
1 INCH = 60 FEET

N

DATE	REVISIONS	BY

CERTIFIED:

STOEPPELWERTH & ALWAYSON.
7965 East 116th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - SECTION 1A PLANTINGS

PREPARED FOR:

NORTHWIND

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

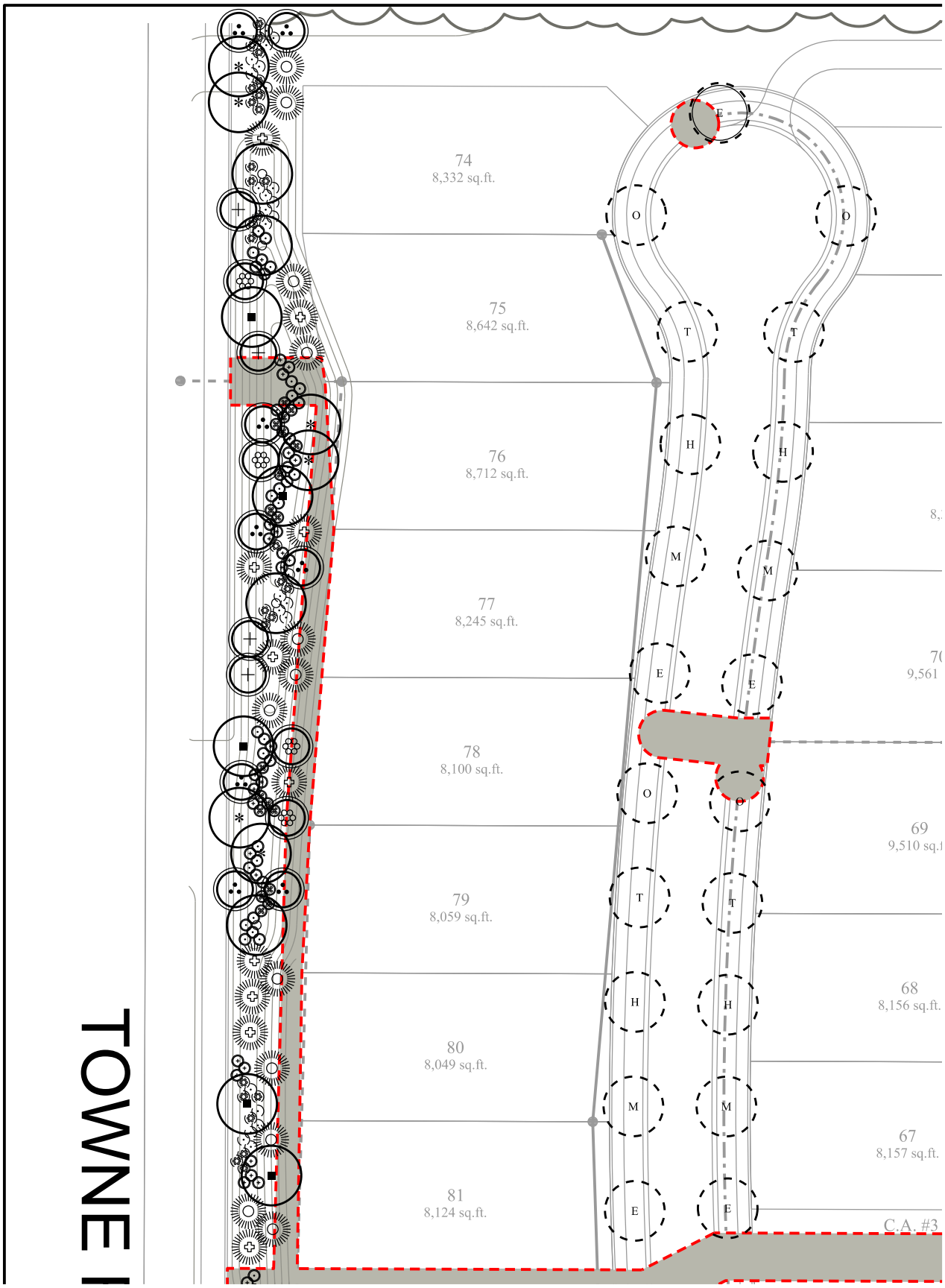
SECTION:	TOWNSHIP:	RANGE:

DRAWN BY: EWS
DATE: 03.02.18

SHEET NO.
C901-A

S & A JOB NO.
81125PLA-WGC

TOWNE ROAD FRONTAGE PLANTINGS ALONG ARMSTRONG PARCEL



PLANT SCHEDULE:

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Celtis occidentalis 'Prairie Pride' - 1 & 16
(Prairie Pride Hackberry) - Developer & Builder

Liriodendron tulipifera - 0 & 18
(Tulip Tree) - Developer & Builder

Quercus bicolor - 0 & 14
(Swamp White Oak) - Developer & Builder

Ulmus x 'Morton' - 0 & 112
(Accolade Elm) - Developer & Builder

Shade Trees (3"):

Acer saccharum 'Green Mountain' - 0
(Green Mountain Sugar Maple)

Gleditsia triacanthos var. inermis 'Suncole' - 0
(Sunburst Honeylocust)

Platinus x acerifolia 'Bloodgood' - 0
(Bloodgood London Planetree)

Ornamental Trees:

Acer ginnala 'Flame' - 0 @ 8' Clump Form
(Flame Amur Maple)

Cercis canadensis - 0 @ 8' Clump Form
(Eastern Redbud)

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(Lynwood Gold Forsythia)

Miscanthus sinensis 'Variegatus' - 0 @ 5 Gallon
(Variegated Japanese Silver Grass)

Panicum virgatum 'Shenandoah' - 0 @ 5 Gallon
(Shenandoah Red Switch Grass)

Spiraea x vanhouttei - 0 @ 18"
(Vanhoutte Spirea)

Viburnum x burkwoodii - 0 @ 18"
(Burkwood Viburnum)

LEGEND:

Proposed Fence

Existing Vegetation

Plant Restriction Zone. No trees inside Vision Clearance Triangles or perimeter street rights-of-way. No trees within ten feet of fire hydrants and storm pipes. No plantings inside Legal Drain Easements, Tree Preservation Easements, or Top Of Bank Easements.

NOTES:

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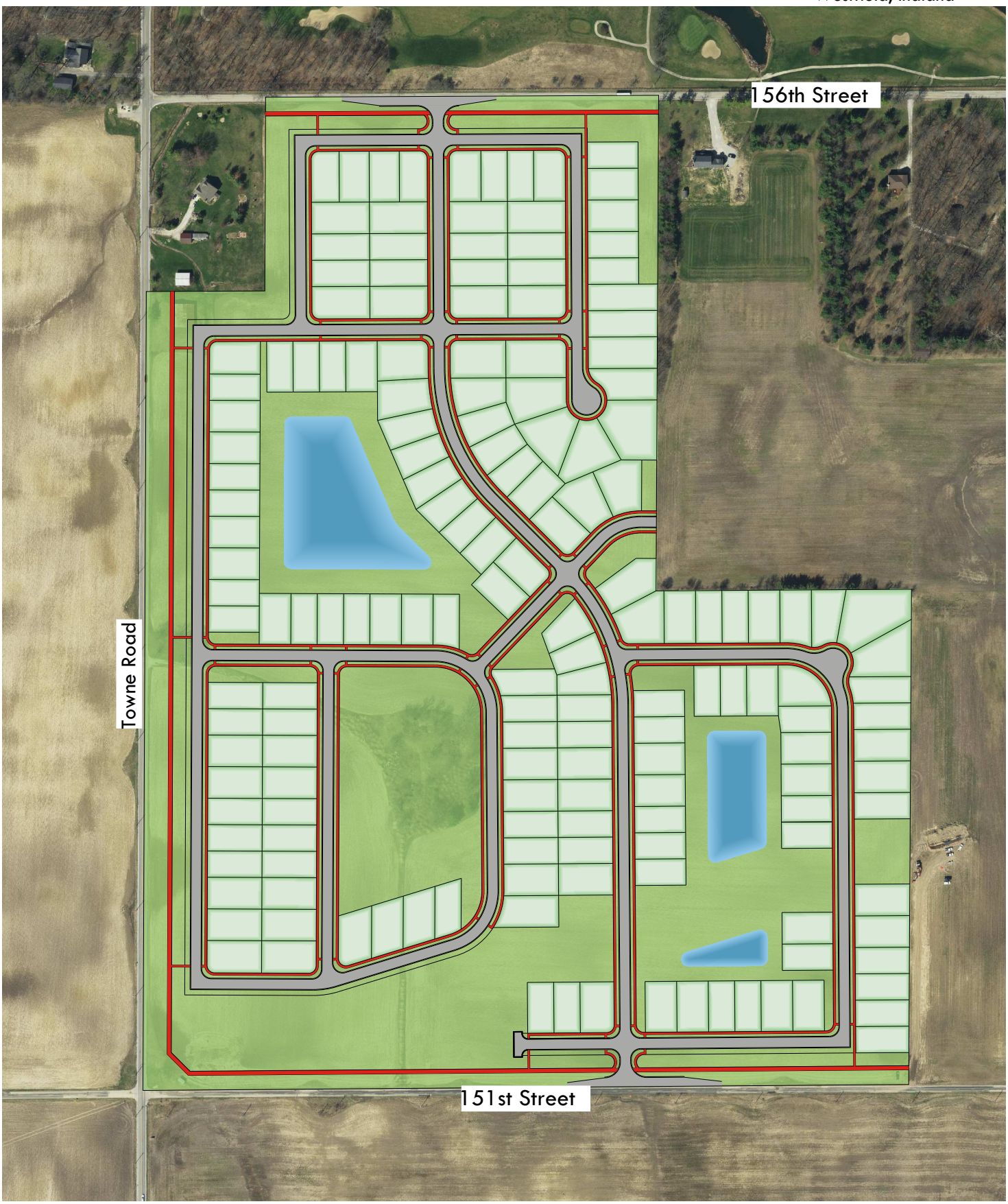
Concept Plan

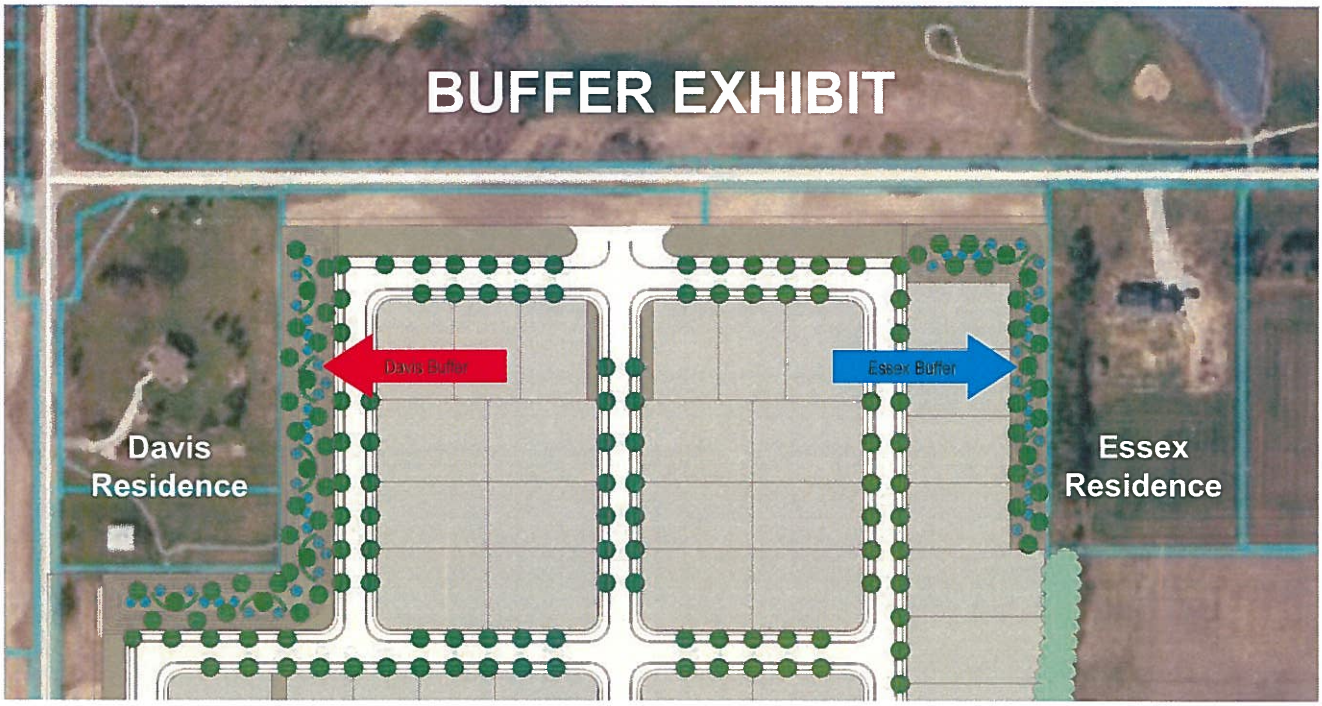
Westchester

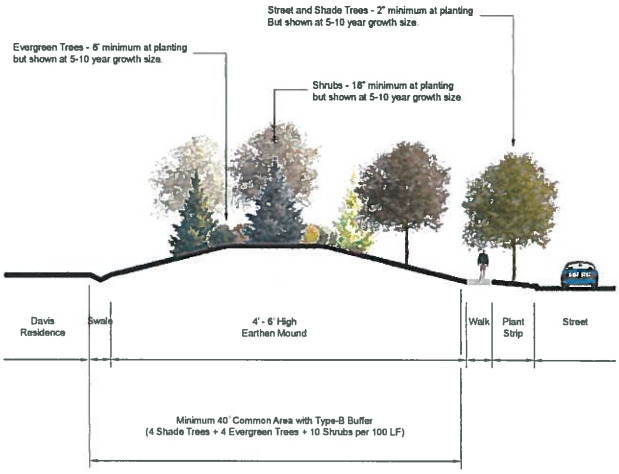
Westchester PUD

Westfield, Indiana

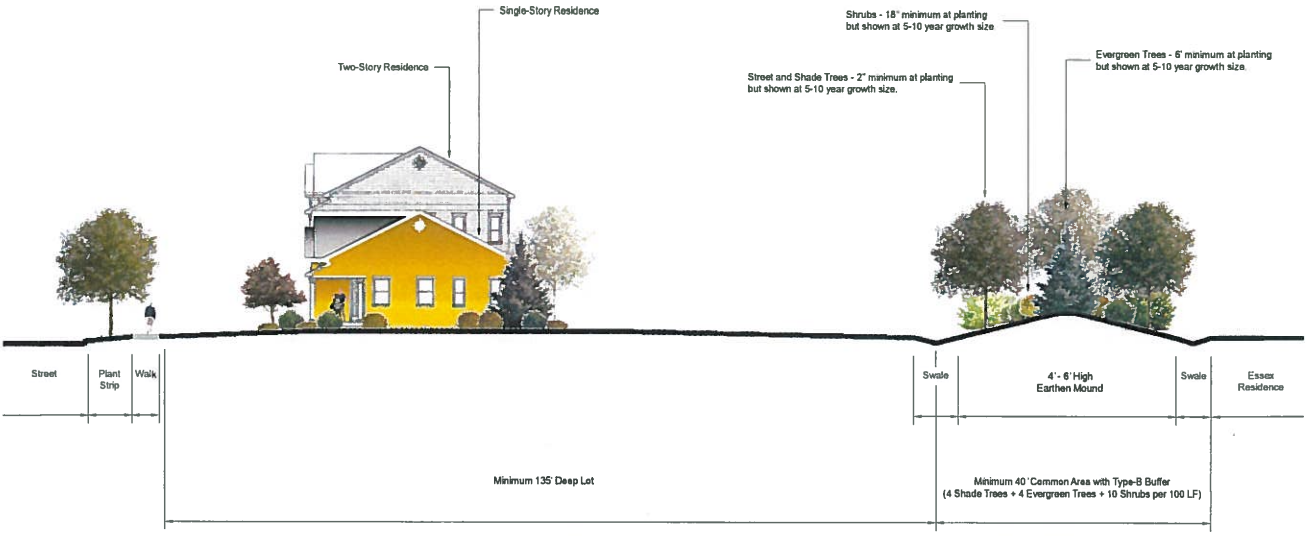


STOEPPELWERTH





Proposed Buffer Adjacent to Davis Parcel



Proposed Buffer Adjacent to Essex Parcel

LANDSCAPE NOTES:

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
3. STREET TREES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER, USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY:	NAME:
97	FREEMANS MAPLE
97	IMPERIAL HONEY LOCUST
98	TULIP TREE
98	ZELKOVA GREEN VASE

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- QUANTITY KEY
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING NATURAL AREA TO BE PROTECTED AND UNDISTURBED (1.87 ACRES)
- PERENNIAL PLANTINGS
- PLAYGROUND AREA MINIMUM 5,000 S.F.

Indiana 811
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)

OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	23	136
ORNAMENTAL TREE	30	136
EVERGREEN TREE	20	181
TOTAL PROVIDED	73	453

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 29.6 ACRES

TREE REQUIREMENT = 29.6 AC * 10 TREES = 296 (526 PROVIDED)

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

3' UNDULATING EARTH MOUND REQUIRED WITHIN BUFFER AREA

* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA.

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

MINIMUM LOT LANDSCAPING REQUIREMENT:

YARD AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS CHART (MINIMUM LOT LANDSCAPING REQUIREMENTS):

LAND USE	PLANT MATERIAL		
	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
SINGLE-FAMILY RESIDENTIAL (per LOT over 8,000 Sq.Ft.)	2	1	10

* AT A MINIMUM, THE LOT'S ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED.

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

156TH STREET – WEST STREET FRONTAGE (ESTIMATED 392FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	16	16
3 SHADE	12	12
3 ORNAMENTAL	12	12
25 SHRUBS	98	100
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

156TH STREET – EAST STREET FRONTAGE (ESTIMATED 519FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	21	21
3 SHADE	16	16
3 ORNAMENTAL	16	16
25 SHRUBS	130	130
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

DAVIS RESIDENCE LANDSCAPE BUFFER REQUIREMENT:

4 SHADE TREES, 4 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET

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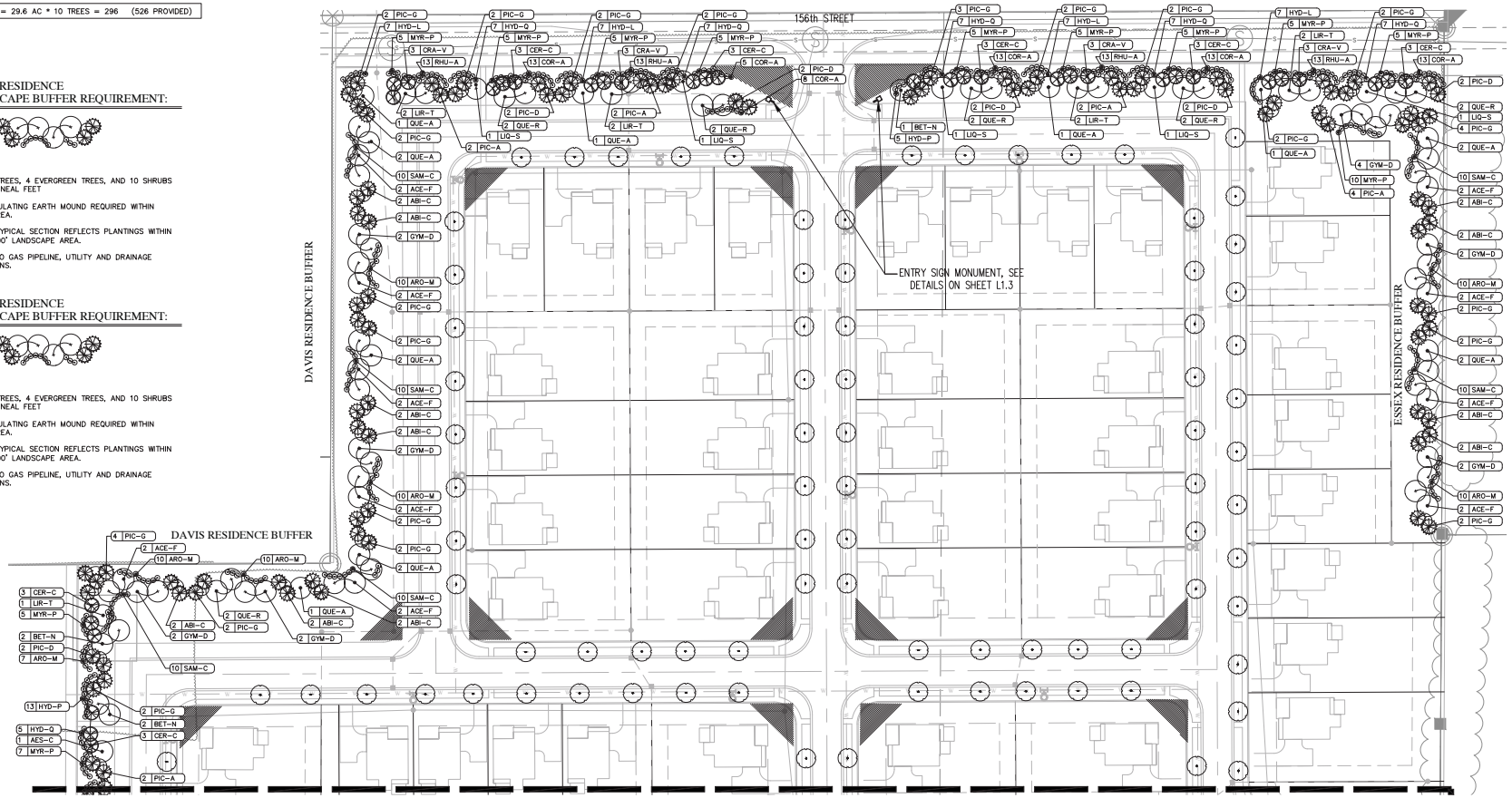

FOR CONTINUATION SEE SHEET L1.1

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

WESTCHESTER
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

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© 2017

Plot Date: Feb 28, 2018 Plot Time: 3:48pm File Name: W:\Pulte Homes\2018-045 Pulte- Westchester\Design\CAD\18045-A_Landscape Plan.dwg, Layout: L1.0 By: dsyrus

Pamela Howard

From: Adam Bristol <abristol04@yahoo.com>
Sent: Friday, March 30, 2018 7:35 PM
To: APC
Subject: Irresponsible Development

To whom this may concern,

The city of Westfield is beautiful and has grown into an awesome place to live, but we need to be careful.

We are at a crossroads as a city. We can either preserve what we have and make it even better by upgrading our current infrastructure or we take the path to becoming more like Fishers through irresponsible development.

Fishers is a great place to visit and is a nice town, but I would never live there. It has become a congested, over developed, and over populated city. They have developed every nook and cranny of that city. Please take a few minutes of your time to look at a development grid map of fishers. It is truly depressing. I do not envy those residents, nor do I want to become like them.

I am not completely opposed to development, but please be better about picking and choosing development sites that are already saturated with neighborhoods like the areas surrounding, Ditch and 161st/156th. Zionsville is very aware of irresponsible development, and does a good job keeping the status quo. We should be taking a page out of their book on this issue. Thank you for your time.

Regards,

Adam Bristol

Pamela Howard

From: G B <mbrown.slb@gmail.com>
Sent: Friday, March 30, 2018 7:12 PM
To: APC

Monday night, April 2nd, the APC will be voting on another neighborhood called the DAVIS PUD on the west side of Westfield, to add to the 1500 lots already available to build upon. (Additionally, 6 neighborhoods are under construction within 1 mile of this proposed development.)

We are against this project. Your group should not,continue to approve new developments that are overcrowding the schools, impacting the roads and straining our public safety. They want to do this while everyone is out of town on Spring Break. Unbelievable!!

There have been several neighborhood meetings with Paul Estridge, Jr. regarding this PUD where he has made quite a few promises, that are not supported in the written details of this proposal. More than likely, this PUD will be flipped to a production builder once it is approved.

I was kind of hopeful that Mr. Estridge would bring some real creativity to this project and plan some higher end homes, since they are not being built on the SW side--only on the north and east. BUT, it looks like this is just another mid-level, boring plan with only front side detail, no neighborhood pool, and using backyards to count as buffers with the existing rural neighbors. BLECH!

Pamela Howard

From: John & Laura Donaldson <jolapher@aol.com>
Sent: Friday, March 30, 2018 6:50 AM
To: APC
Subject: Davis PUD 4/2

There is nothing about this proposal that is right for the west side of Westfield. There are already SIX neighborhoods under construction within a mile of this proposal. This mid level, cookie cutter proposal is an insult to our city and only adds burden to our schools, roads, and public safety. These types of developments are destroying the west side country charm and our property values. This is the wrong direction. We need to start thinking about increasing property values to support the basic city operations.

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Pamela Howard

From: dub164@aol.com
Sent: Friday, March 30, 2018 10:25 AM
To: APC; Pamela Howard; Council Members
Cc: bvannatta@indy.rr.com; rkburkman@gmail.com
Subject: Davis PUD

To All,

Here we go again. The Monday of spring break and the day after Easter, Happy holidays. This is incredible!! Not only has Estridge made no effort to address the issues with the Davis PUD but he actually has made it worse. The overall assessment of the PUD is that it fails to meet the UDO and the Comp plan on any level. Pam has done a nice job pointing out the shortfalls at in her table showing the short falls with the UDO.

The PUD reads that the developer can put in duplexes in this area. What happen to a decrease in density as you move north of 146th and west of Ditch?

As you review the PUD please note that in section 7 (B) all garages will be alley load and homes in 2/3 of area B will have front load garages. I feel like a broken record but our comp plan discourages front load garages.

In section 7 (C) they have roof pitches of 6/12 and yet the pictures show higher pitches. However, once again ignore the pretty pictures because they can build what is in the PUD.

On pages 8 and 9 they continue to show the buffer yard as someone's back yard and they count this in their open space numbers. Are we really going to allow this? I have been given no considerate buffer!!!! Where is the protection for your long term residents and tax paying citizens?

There is no commitment to high architecture standards. This PUD is written in such a way as to flip this to a low end production builder and just put more of the same in this area!!! Don't let this happen. Don't devalue my property and my lifestyle!!

I do not have any additional time to spend on this review as I am trying to plan for the Easter holiday for my family. This is not an appropriate development for the area, nor is it in support of our UDO or Comp Plan. Please do not send this through with a favorable review.

Suzy DuBois
T.M.T., Inc.
317-867-3691

Pamela Howard

From: Robert Goodlett <isobassbike@gmail.com>
Sent: Friday, March 30, 2018 12:24 PM
To: Council Members; APC; Andy Cook
Subject: DAVIS PUD

Enough is enough. We cannot continue to approve new developments that are overcrowding the schools, impacting the roads and straining our public safety. There are 1500 lots already available to build upon.

There have been several neighborhood meetings with Paul Estridge, Jr. regarding this PUD where he has made quite a few promises, that are not supported in the written details of this proposal. More than likely, this PUD will be flipped to a production builder once it is approved.

--
Robert Goodlett
Assistant Principal Contrabassist
Indianapolis Symphony Orchestra
QUATTRO STRING ACADEMY
Mobile Phone - 317.414.8190
SKYPE - isobassbike

"Never mistake activity for achievement" - John Wooden

3/31/2018

Advisory Plan Commission

Westfield IN 46074

Davis PUD

I must say we are very disappointed in this proposed PUD. I attended a neighborhood meeting which Estridge held and where they indicated all the fine homes and amenities which would be incorporated into this development, instead we have more of the cookie cutter homes that are being built East of Ditch Road.

We continue to see building plans with homes being built on small lots, and very little if any buffering to protect neighbors from these new developments. The homes are small, with few amenities. We need more housing options with more amenities. We would like to see homes in the $750,000 range with larger lots and more buffering. These homes won't even cover the cost to our schools, police and fire. Westfield already has enough of this type of homes being built.

This development as now planned does not meet the comprehensive plan for Westfield, has inadequate buffering, has high density, and few amenities.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Friday, March 30, 2018 8:21 PM
To: Council Members; APC; Andy Cook; phoward@westfieldin.gov
Subject: Davis PUD

Westfield Officials,

I am against the Davis PUD for obvious reasons. This parcel of property is suppose to be a transitioning point with the unwanted and unneeded housing developments in this already saturated town. Of course the developers are going to try to get the most for their money and write the PUD's in a way that benefits themselves. Just the same as how they request the meeting dates to be at a holiday or like this meeting, holiday and spring break so that the most of the citizens of this town are unable to attend. The Westfield officials should not OK this to happen if they had the peoples best interest in mind.

As stated before this property and the other properties along Ditch Rd. are suppose to be a transitioning point to go from very dense housing on the East side of Ditch Rd. to less dense on the West side and gradually have larger lots as it moves farther North and West. This is one thing that I think has been agreed upon out of the Comprehensive Plan. I'm not really sure why the officials don't make it more clear to the developers that making their lots a miniscule of a fraction bigger than the neighboring housing additions isn't really what everyone is talking about. Why are the developers even let to submit a plan that is so far off from what it should be for this area? I have been to the meetings and have heard certain officials say the lots need to be bigger because they need to be more in context with what is already established in this country setting area. Also that the buffering needs to be adequate so as to try to separate the additions from the country properties. Especially when the lots are adjacent to the already established larger country properties. It doesn't seem as though these developers want to listen and just try to wear you down to get you to just 'ok' it to get it off your desk. I realize this area is labeled "The New Suburban Area" and there is going to be growth but that doesn't mean it isn't the country at this moment in time and I along with many, many other citizens of this town would like for everyone to realize that. Whatever the officials approve to happen on this parcel is going to end up being the standard for this area. Lets please keep our standards high! Once YOU town officials approve all of the additions that want to flood into this country area,

#1 It won't be the country any more- that will be destroyed.

#2 Everyone who lives in this area will have to completely change their way of life or be pushed to move because they didn't move to this area to be in or next to a housing addition unless the developers are forced to provide the right type of plan that will actually fit into the country and properly buffer the neighbors.

#3 I hate to see what the deteriorating roads and already overcrowded schools will look like then.

Speaking of schools. . . the children are the ones that are suffering from this growth. The schools are already overcrowded the way it is and I don't see a solution to that by rapidly adding dense housing additions. The Davis PUD standards do not meet the $375,000.00 minimum home price to support the schools/ infrastructure/ police and fire, unlike what Mr. Estridge had proposed to begin with. There are many other additions that are already approved that haven't even been built yet on the west side of 31. Shouldn't the schools/ infrastructure/ police and fire have a chance to catch up?

The way this PUD is written the builder could hand this property to someone else and it could end up not being anything what the developer proposed in the first place. What they have proposed is completely ridiculous. They are not standing up to what they had said at their neighbor meetings or at the APC meeting. The lots all need to be bigger. . .not just three of them. There isn't adequate buffering for the already established country properties. There isn't enough open space and I'm not so sure that they haven't used back yards and ponds to come up with the figure they have for open space as well as their figure for buffering. Pretty sure that's not aloud. They have shared pictures of the amenities that may be used, fire pits and benches. Although we know there will not be the nice open space and trees in the background like these pictures show with this too dense housing plan.

The Davis PUD is not a PUD that will benefit any aspect of the town or the neighboring properties. It should not be considered for approval with all of the many problems that exist in the PUD. It should also not be considered for approval because of the complete disrespect for this beautiful country area, neighbors and the citizens of this town.

Mindy Martin
1839 West 166th St.
Westfield, IN. 46074

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Friday, March 30, 2018 7:39 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Davis PUD

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. Please give this development an unfavorable recommendation if the following deficiencies cannot be worked out.

Buffering --- The proposed buffers remain inadequate. The proposed buffers lack the tree density required for reforestation, do not commit to managing towards natural conditions, and do not commit to trees with a minimum height and/or caliper sufficient to provide screening at the time of installation.

The comprehensive plan for this area clearly states a preference for reforestation buffers intended to achieve natural conditions. For a reasonable definition of reforestation buffers, please refer to the text of the Towne Road Crossing and Westgate PUD districts. Both were approved around the same time as the comprehensive plan. Both districts specify that reforestation buffers include plantings on a grid with 10' between trees in a row and 11' between rows. For a 40' wide buffer, this would correspond to at least 30 trees per 100' of buffer (3 rows x 10 trees per row). The proposed buffer, with only 8 trees per 100 feet, is obviously far short of this standard.

Not compatible with UDO --- The PUD attempts to use the rear of lots within area D to meet the buffering standards, the minimum lot standards, *and* the open space standards. The petitioner would like to have their cake and eat it too. Unfortunately, the UDO's definition of open space says that open space does not include "any area of land included on a Lot used for another primary use such as residential or commercial." The "restricted open space buffer" use is clearly subordinate to the primary residential use of these lots and it cannot be counted as open space. The HOA will not own this land. Nor will other residents be able to freely access this land. This buffer yard is not an amenity for the community as a whole. Allowing the portion of the "restricted open space buffer" that resides on individual lots to count as both open space and part of a private residential lot would pervert the UDO and violate the intent of the comprehensive plan's open space policy. There is no compelling reason to do so.

Lack of Usable Open Space / Amenities --- There is a considerable lack of *usable* open space throughout the plan. Usable open space and/or lot sizes should be increased. Too much of the open space consists of either narrow strips of land required for buffers & easements or retention ponds required for drainage. If open space is going to be the primary amenity offered by this development, then the location and configuration of the open space should be a primary design consideration and not an afterthought based on land unusable for residential lots. Furthermore, the neighborhood agreed to the removal of the pool amenity with the understanding that it would be replaced by a large open space with reforestation, trails, etc. The pool was removed but no viable open space with similar recreational value was added to replace it. The amenities near areas A & B are particularly lacking. Consider the following:

- These are small lots similar to what we see in Harmony & Liberty Ridge, yet they will have not have similar pool or community center access.
- There is no description of the playground in the PUD. No commitment to either a minimum square footage or an equipment list.
- These lots are located at the southern end of the parcel while the majority of the open space is concentrated within the northern portion.
- While lots at the northern end of the development may be large enough to support backyard play structures or in-ground pools, the lots within areas A & B are too small to provide recreational value.
- While a fire pit is a great amenity and would otherwise be in context with the neighborhood, it should not be located in the midst of the densest portion of the development. The smoke from fires will need room to dissipate before it drifts through the yards and windows of nearby residents. Fire pits are typically used after dark by groups of people. The noise generated will be a nuisance those who own homes bordering on this common area.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Pamela Howard

From: Richard Passman <rpassman@indy.rr.com>
Sent: Monday, April 2, 2018 12:54 PM
To: APC; Andy Cook; Council Members; Pamela Howard
Subject: Please read in prep for tonight's APC meeting re: Davis PUD

Subject:

1801-PUD-01 [CONTINUED]
Davis PUD
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres

Advisory Plan Commission,

I attended the public meeting hosted by the developer, at least one of the public APC meetings where this PUD was presented for public comment, reviewed the revised plan, and have read many of the comments from my neighbors.

I ask that you vote not to recommend approval of the PUD as proposed. It is far from acceptable, based on the guidance in the Comprehensive Plan for this transition area to rural. The proposal appears to provide a variety of lot sizes, but also to pack as many homes on the parcel as possible. If we agree to this developer's approach, this treasured area will become a patchwork of "get rich quick scheme" housing developments, ruining the character and appeal of this unique area.

The developer's public presentation and the written standards (requirements) don't match. The written standards and the revised plan view may meet minimum legal requirements but should not be approved for this location.

- Standards would allow $200,000-$300,000 homes to be built (same price point as many of the lots already available on west side)
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Density of homes is too high for this transition area to rural – the parcel is surrounded by many existing homes on large properties – this PUD should have fewer homes, more usable open space and larger lots

A better proposal could improve property values for existing residents and make the area even more appealing; this one does just the opposite.

Rather than quickly destroying the rural appeal of this unique area of Westfield by letting developers create a random patchwork of dense housing on every parcel that becomes available, please insist on a higher level of creativity that results in an area that Westfield will still be proud of 20 – 30 years from now.

This specific proposal should not be approved. We can do much better for Westfield.

Richard Passman

151st St & Shelborne Rd

Pamela Howard

From: Patty Smith <pattyano881@icloud.com>
Sent: Friday, March 30, 2018 4:01 PM
To: APC
Subject: No more PUD

We are already too crowed now and you want to start another one I say no Thank you Patty Smith

Sent from my iPhone

Pamela Howard

From: Team Thompson <teamthompson6@icloud.com>
Sent: Thursday, March 29, 2018 5:04 PM
To: APC
Subject: Davis PUD

Please consider not approving additional development for the David PUD.

As a citizen of Westfield, I am all for growing and developing, but not the way it is being done now.

Respectfully,

Brent Thompson

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, February 5, 2018 12:22 PM
To: Council Members; APC; Andy Cook; Danielle Tolan
Cc: T.M.T., Incorporated; Bruce Van Natta
Subject: Update on Davis Parcel Discussions
Attachments: IMG_2223.JPG; SWAmenityideas.docx; Estridge.pptx

Dear APC, City Council, Mayor Cook and Township Trustee Tolan -

As you know, there is a current PUD proposal on the Davis property at 161st/156th and Ditch Road. I wanted to take a moment to update everyone on the discussions between Estridge and the neighbors. Two weeks ago, a few of the adjoiners/neighbors were invited by Estridge to meet and discuss this project. We very much appreciated the conversation and the willingness to work together.

The meeting was an exchange of updates to the PUD and to hear the desires of the neighbors. The neighbors desire is to have 2-4 acre parcels with custom homes much like Woodshire on the east side. Our understanding is the Woodshire neighborhood is highly desirable when homes go on the market and would be a perfect fit for this area. The developer desires smaller lots and smaller square footage housing per the PUD. However, Estridge listened to the concerns and we know they are very capable of larger lot/custom developments as is currently available at Oxford Woods in Zionsville - 5 miles to the west of this parcel and Oak Park Estates - five miles to the east of this parcel. Please find attached a PowerPoint of the homes already built in these neighborhoods. Additionally, the IBJ published an article today that highlights the historically high demand right now for these types of homes. Here is the link to this article.

https://www.ibj.com/articles/67334-high-end-homes-enjoy-golden-sales-year?utm_source=eight-at-8&utm_medium=newsletter&utm_campaign=2018-02-05

During the original Wood Wind review, I worked on parcel neighborhood layouts that combined the vision of the group statements to show how the parcels could look. Many felt this was a useful tool so I've done this for the Davis parcel. This layout which is attached was given to Estridge during this meeting and also given to adjoiners to review. While I can't speak for all the adjoiners, after thoroughly reading the comprehensive plan, working with many of you, and understanding the vision of the neighbors, this layout combines many of these elements in an attempt to reach common ground between 3 acre lots and .20 acre lots. The layout I've presented is a good faith effort by the neighborhood to work with this developer and would introduce housing and lot sizes not available anywhere else on the west side. It also introduces an amenity offering and open space usage not seen elsewhere in the community. Just to be perfectly transparent, this is not a low ball. I find that to be a waste of resources for all involved. My intention is to try to be fair to everyone.

Summary of Neighbor's Good Faith Effort:

-

1. All Homes face the roads: 156th Street, 161st Street, Ditch Road
2. Topography and Trees are preserved as much as possible
3. All side load garages
4. The Meridian and Architectural Gallery Homes (shown above) - 100% Custom - (4-sided architecture) https://estridge.com/page.php?title=Custom%20Homes
5. Thoughtful buffering to adjoiner – doesn't include backyards
6. See Included Layout for lot sizes and density – this shows a transition from .38 acre lots to 1.2 acre lots as you move north and west
7. Architectural Board – approves any new builder or home designs
    a. Members: Developer, APC Member and Appointee by Township Trustee
8. Rural Lifestyle Amenities (ideas shown on attached document)
9. Density .9 per acre with 72 total homes on 80 acres
10. Keeps the 120 feet setback from the roads with trees

Summary of this Parcel:

- 75% of this parcel is surrounded by long term rural neighbors and a church
- These homes sites range in size from 3 acres to 30 acres
- Most properties have values ranging from $650,000 - $2,000,000.
- All of the rural neighbors have CUSTOM homes.
- 5 properties either adjoining or within line of sight are horse farms
- 1 property within line of sight has alpacas
- 3 properties adjoining or within line of sight have businesses that are contributing financially to the city beyond their property taxes.
- 25% of this parcel is across the street from Harmony
- The owners of this land are 5 Davis siblings who own 16 acres each and do not live on the property that they've inherited nor do they have children attending our schools.

We sincerely appreciate the Estridge Company reaching out to neighbors to work with us. It is critical in this juncture of the city's history that any land under consideration for rezone must have a land plan that is incredibly special. **This Davis parcel is the gateway to the New Suburban Southwest and nothing short of exceptional should be considered**. With over 1,500 lots now approved/under construction within 2 miles of

this parcel, if this plan doesn't bring something not already available to the community while following the comprehensive plan for this area, it's the definition of irresponsible development**.**

There are thousands of acres of land already rezoned that can be purchased by Pulte and others to build upon. This is going to become very apparent tonight at the APC when the citizens in Oak Manor are educated on the many, many potential apartments/homes that can be built on parcels already rezoned and could grow the population to an estimated 60,000 people without rezoning another parcel. (This number is an estimate based on the housing inventory.) For this reason, I'm sure we all agree that new rezones need careful and thoughtful consideration.

One other concern has emerged for the New Southwest Suburban area where I would appreciate clarification. Based on comments at the Estridge meeting, it appears that the land owned by the city for a new fire station seems to be part of the Harmony neighborhood now. If this is true, can someone please follow-up with me on where the new proposed fire station location to service all these homes on the west side is? Thanks so much!

We sincerely appreciate the opportunity given to the Westfield citizens to share our voices regarding decisions that directly impact our property values and rural lifestyles. I was helping my son study for a test about the Constitution over the weekend and was reminded of Popular Sovereignty: The principle that the people are the only source for all governmental power. The government rules through leaders elected by the people to represent the people.

The neighbors will be meeting with Estridge on Wednesday to see the revisions that they've made to the plan. It is our very desired hope, that the plan follows the comprehensive plan and is a special, unique neighborhood concept. We feel they could be an outstanding partner for this parcel and look forward to seeing their revisions.

However, if the revisions reflect a plan that looks like what is already available on the 1,500 lots currently under construction on the west side, we'll be engaging the entire community in this conversation. It will be important for them to have the opportunity to share how the residential development strategy in this community is impacting their lives, the lives of their children, their property values and their personal safety.

If anyone has questions regarding the layout, I'm more than happy to discuss. Please just let me know. Thank you again for all the time and energy that's been invested in preserving the beauty, uniqueness and rural lifestyles of the southwest corridor!

Best Regards,
Kristen Burkman

Oak Park
$1M+ homes

Oak Park

Oak Park

Oxford Woods
$500K-$1M

Oxford Woods

Davis Property

# of Lots	Color	Size
18		.9-1.2 acres
25		.6-.8
29		.38-.45

Vision for Davis Parcel:

1. All Homes face the roads: 156th Street, 161st Street, Ditch Road
2. Topography and Trees are preserved as much as possible
3. All side load garages
4. The Meridian and Architectural Gallery Homes (4-sided architecture)
5. Thoughtful buffering to adjoiner – doesn't include backyards
6. See Included Layout for lot sizes and density – this shows a transition from .38 acre lots to 1.2 acre lots
7. Architectural Board – approves any new builder or home designs
    a. Members: Developer, APC Member and Appointee by Township Trustee
8. Rural Lifestyle Amenities (ideas shown below)

Amenities:

Nature Playscape Area

Fire Pits and Frisbee Golf in open space

Integrated Bike Trails, Benches, Picnic Tables around feature pond and throughout open space

Pamela Howard

From: dub164@aol.com
Sent: Friday, February 9, 2018 11:29 AM
To: APC; Council Members; Andy Cook
Subject: Re: Follow-up Notes from Davis Parcel Meeting

To all,

I wanted to keep you posted as to the recent output from the Estridge neighbor meeting. Below are the notes that were provided to the developer. Please let me know if any questions or comments.

-
Hi Roger -

Thank you again for organizing the meeting on Wednesday and engaging us in the process regarding the proposal for the Davis Parcel. We sincerely appreciate your efforts!

We wanted to summarize the positives we saw in the revisions and also highlight the areas that we believe still need improvement. We verbalized these during the meeting but wanted to get it recorded so we are all on the same page.

Great Progress:

- 161st Street with 3 - 1 acre lots and water/landscape treatments
- Creative use to remedy the water problem at 156th & Ditch with the retaining wall and walkway
- Front facing most homes along 156th Street and 161st Street
- It looks like some homes are front facing along Ditch but would like clarification on how many
- Doubling the landscape tree planting in the 30 feet buffer & eliminating shrubs along western border
- Adding additional 10 feet of reforestation buffer beyond the 30 feet buffer along Dubois residence
- All custom homes in northern section

Still Needs Attention:

- Density/Number of Homes needs to decrease more. As I mentioned the golf course is at .75 density and this is the core of this area. I believe you were at 1.5. We'd like to see bigger lots (.8 - 1.2 acre) along the entire western border and across from the rural residences on Ditch. These are large rural properties that need that type of transition and context treatment.
- Buffer treatment along the western border (Dubois Residence) - would like to see additional 20 feet of reforestation in resident's yards for a total 30 feet reforestation along with the 30 feet already committed as a spruce tree buffer. This not only protects the integrity of the Dubois residence and business but would be a selling feature on those lots. Just FYI - the precedent was set for 100 feet of buffer treatment at Liberty Ridge and that parcel also operates a business.
- Open space does not appear to be 30% on land plan - could someone send us the analysis on this? More "useable" open space appears to be needed. There is a block of 6 - 10 homes in the middle of the southern portion that could be removed to create more open space.
- Amenities/Rural Lifestyle - this appears no where on the current plan. Bike trails/walking paths (except for the walkway around pond at 156th and Ditch) are not present in this plan. Other amenities such as wooded areas with fire pits, picnic tables, etc. are not shown. Would appreciate seeing connectivity throughout the parcel to the walkway around the retention area at 156th & Ditch.
- In general, seeing character exhibits of all homes and the documentation to substantiate these homes in the PUD is needed.
- Lastly, we'd like to understand who the builders are in this development on all sections and the strategy to separate into two neighborhoods.

We are passionate about the preservation of this area and appropriate development being a part of the overall vision. Many people have worked on this vision for the southwest corridor and feel that any new development out here needs to be within the

vision and filling a market void in the area. From the beginning, we invested time with the Estridge company because we feel you could be an outstanding partner in this endeavor.

However, in the spirit of transparency, I will share with you that many citizens in this area and in this community do not want to see another parcel rezoned right now because of the crisis at our schools and the burden on the roads and public safety. There are 1500 lots available or soon to be available within 2 miles of this parcel.

Right now, while there are items that we are thrilled about - custom to the north, larger lots to the north, the creative walkway at 156th and Ditch - the southern portion of this plan looks like the same old thing available on the other 1,500 lots.

We would appreciate another meeting before you file to discuss these items. We'd like to include Dr. Van Natta, Mrs. DuBois and myself with your key players. Our neighborhood and community would love to have something innovative, unique, and market driven in this area. We all feel your company is up to the task.

Please reach out if you have any questions and if another meeting is possible.

Thanks,
Kristen Burkman

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Thursday, March 29, 2018 10:12 AM
To: Andy Cook; APC; Council Members; Pamela Howard; Danielle Tolan
Subject: Davis PUD - A Definite NO - Let's Think VISION

Dear APC, City Council and Mr. Mayor,

There are a number of reasons the submitted Estridge PUD for the Davis parcel is incredibly below the comprehensive plan requirements, market potential, contextual architectural standards, and UDO requirements. I'll list those below for your reference which will clearly demonstrate that this PUD is clearly a NO.

There are times when it is helpful to retrace history in order to move forward in the right direction for a city. I believe Westfield is at a critical juncture and decisions being made right now will have long term impacts for many years to come.

Three years ago, a group came together when it became apparent that developers were hungry to optimize their profits in the south west corridor of Westfield. This group included: Chuck Lehman, Cindy Spoljaric, Steve Hoover, Danielle Tolan, Ken Kingshill, Ginny Kelleher, Bruce VanNatta, Suzy DuBois and Kristen Burkman. Mr. Skelton was very generous to add support from the Planning and Development Department. This group drafted an addendum to the comprehensive plan for this area to further define the already approved context of the comprehensive plan. This document was not new ideas, just deeper explanations of the approved text. I'm attaching a link to this document because I believe, it's really important to look at this VISION. This document is about vision. Mayor Cook recently said he wanted the city to consider progressive development.

Definition of Progressive: favoring or advocating progress, change, improvement, or reform, as opposed to wishing to maintain things as they are.

This Conservancy Addendum is the definition of progressive development. The Davis PUD is maintaining things as they are and quite frankly even worse. Please take a moment to look at this document.

http://www.westfield.in.gov/egov/documents/1454017196_36598.pdf

People in this community understand what this area should be. That's why the remonstrance on these substandard PUDs is so strong. Citizens like Noah Herron starting a wildly successful winery, Bruce and Alison VanNatta starting an incredible blackberry farm, Karen Hymbaugh hosting senior citizen therapy field trips on her farm, Tracy Pielemeier producing champion honey, and many more understand the vision for the area. These people are living it and Westfield citizens are benefitting because of it. This isn't just about the people living here, it's about the entire community.

The reason I've chosen to write my letter as a reminder of the VISION is because THE TIME IS NOW. I believe everyone from the citizens to the Mayor to the Council to the APC were blindsided three years ago by the vengeance deployed from the development community and land investors regarding this area of Westfield. It is extremely clear that this is a coveted area across the border from Carmel and Zionsville. What happens here will impact the legacy of the city. It's so unique from any other part of Westfield. We are all much wiser now so it's time to embrace and enforce the vision of the Comprehensive Plan.

I truly believe how every parcel in the SW New Suburban and SW Rural is developed from here on out in this area determines the legacy. It determines if in 20 years people drive through here and think that a forward thinking group of government officials had a vision for an area that optimized the city's AV while maintaining the rural charm or does it look like a mess of high density housing shoved among the horse farms leaving people to wonder who was in charge when this happened. Trust me the shadows of Viking Meadows loom still today and will continue to do so.

The voters of this community do not want another "maintaining the same or worse" development approved. If this isn't incredibly clear, please talk to families in this community like I do. It's the main topic everywhere I go.

Below are the multitude of problems with this PUD but I do want to highlight just a few that should immediately bring a NO vote:

1. We have no idea who the builders will be for this project (extremely concerning)
2. Language is written to flip this PUD
3. Buffer for DuBois residence doesn't meet UDO of 30 feet which as previously stated 30 feet isn't enough for this parcel (This is how I interpret the illustration they reference in addition to the language that it can be a part of residents' backyards)
4. They did add an Architectural Board as requested by neighbors but want the City Council to appoint the APC member. This is a conflict of interest given the Council has ultimate voting power. The Township Trustee should appoint the APC member given that this office doesn't have a vote.
5. Underlying zoning of SF3 that includes all approved uses could mean half the parcel is duplexes.
6. Underlying zoning of SF2 and the lots are not a minimum of 15,000. Is this permissible?
7. No Custom Homes
8. How did they figure 31% open space on this PUD?

As always, our neighborhood thanks you for the time and energy you've all dedicated to keeping this area of Westfield special. This is a gateway parcel and this PUD isn't close to being progressive, financially optimizing or within the parameters of the comprehensive plan.

Happy Easter to you and your families!

Thanks,
Kristen Burkman

- Standards would allow $200,000-$300,000 homes to be built (same price point as many of the lots already available on west side)
- No custom homes
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Underlying zoning is SF3 which would allow DUPLEXES with an amendment. Look at southeast corner on the layout and you can easily this happening.
- Buffering for Dubois residence is 60 feet of neighbors' backyards. No dedicated buffer to this residence. This doesn't even meet the AGSF1 ordinance for buffering.
- Density 1.6 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel.
- No four sided architecture - standards are the façade on front with plain sides and backs except for a few that border roads
- PUD is written to be highly likely to be flipped to a production builder. In section 2.3 Master Developer: Estridge Development Management LLC until such time as it transfers, or assigns, in writing its rights as Master Development. . .

- No written guarantee of builders - very likely this is being flipped to other builders
- Character exhibits are not supported in writing - remember the written standards are all that matter
- Virtually zero useable open space - they state 31% in PUD because they are counting all the water and people's backyards. This is not permissible and is ludicrous.
- They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's back yards. It's so unbelievable. Basically there are no viable amenities on this plan.
- Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc.
- These PUD standards do not meet the $375,000 minimum home price for the infrastructure/school target to support the police/fire and schools.
- PUBLIC SAFETY CONCERN: City has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31.
- The schools are still overflowing and approving something like this would say this city administration does not care about the kids in this community. They need a chance to catch up.
- Ditch Road is a mess and is deteriorating given all the traffic and construction equipment.

Comparing Westchester and Liberty Ridge to Davis PUD. Davis PUD has none of these!!

Liberty Ridge: (keep in mind this adjoins commercial and multi-family and helped finance a church)

*29% open space with open grass to play and run and 40% when combined with the church open space.
*Dedicated playground not to be confused with residents' backyards
*Pool
*Interesting bike trails around a wetland
*Black fence and rural landscape
*Average 100 feet buffer to rural neighbor (ranges from 30-240 feet)

Westchester: (is helping stabilize and maintain Westfield's only public golf course)

*Custom Home Presence
*Variety of 3 builders with no one builder building more than 50%
*Nice open space park with playground not in residents' backyards
*30% open space with open grass to play on southern parcel
*First ever conservation subdivision on golf course with estimated 65% open space
*Density on golf course .75
*Projected 65 feet buffer for golf course direct adjoiners
*Pool access
*4 sided architecture on all homes
*Architectural Board to guarantee home designs and builders

Pamela Howard

From: cdavis83@indy.rr.com
Sent: Wednesday, January 17, 2018 3:54 PM
To: APC; Cindy Spoljaric; Jim Ake; Joe Edwards; Chuck Lehman; Steve Hoover; Robert Horkay; Mark Keen
Subject: Davis PUD

APC & Council Members

My name is Charles Davis and I'm part owner of this property along with my siblings. Our family has been part of this community for 80 years and I still farm this area.

Development has been marching to the north since the mid 80's one parcel after another.

If the city does nothing we become stagnant with no growth, which means no advancement for water and sewage, no road improvements, no opportunities for schools to grow, and no public golf. At meetings that we go to, the landowners continually say that they want water and sewage to their homes but what they don't realize that in order to pay for that they also need communities such as this to accommodate it.

Why can't we have development in this area? Does this area have a special zip code? We get tax statements twice a year from Hamilton County and we don't see anything marked on those statements indicating that this area is special, restricted, or endangered in any way. We don't like paying taxes but have done so for 80 years. Taxes is what supports the schools, city, roads improvements, etc.

This development by Estridge has been well thought out and within the guidelines of the Comprehensive Plan.

Change is inevitable unless you live in the past, time moves on. This is no longer a sleepy community wake up and let's move forward.

Charles Davis

Pamela Howard

From: Nancy Davis <davisn137@gmail.com>
Sent: Wednesday, January 17, 2018 4:11 PM
To: APC; Jim Ake; Chuck Lehman; Steve Hoover; Robert Horkay; Mark Keen; Cindy Spoljaric; Joe Edwards
Subject: Davis PUD

APC and City Council Members

My name is Nancy Davis and I own this property on Ditch Road between 161st and 156st Streets along with family members. Our family didn't just buy this property 5, 10 or 15 years ago like many of the other people here who have spoken today. Our family has been in this area for 80 years so we've seen a tremendous amount of change during our lifetime. My Brother actively farms this property and has since my Father passed away. Would we like to continue to farm this property? Absolutely, but with all of the building going on in the area around us it's becoming a safety hazard for us when we move equipment on Springmill, Ditch, 156th, 161st, and Towne just to mention a few roads that he has to travel. Yes, change is hard but we've learned that it happens. If you want to grow you have to have change.

There are individuals in this area who are trying to stop development in this area because they don't want it. I will be honest, when these Individuals started buying acreage for their homes, we, the farmers that remained weren't thrilled for them to start building in the area but, this was their property and they should be able to do whatever they wanted to do as it was the farmers who sold it. No one told them that they could or couldn't build or what type of house to build. Now we are asking the same respect to do the same. This isn't their land so why are they trying to direct what is done to it and what it looks like.

We have been working with Estridge for over a year on this project. Everything that they have done with this semi-custom home project has been well thought out and designed to meet the Comp Plan. The density decreases going north of 146th and east of Ditch, 1.8 units per acre which is less dense than the subdivisions to the south, southeast and east. The open space provided is twice that is required in the base zoning district. The homes in this area will be priced between 550K and 750K with a diversity of architecture. The north part of this PUD will be family homes and the south part will be empty nesters so the empty nesters will have no children to send to school.

With this will also come a new tax base to help support the city, schools, and road improvements, etc.

I would ask that you send this through to the City Council with a positive recommendation.

Nancy Davis

Pamela Howard

From: John & Laura Donaldson <jolapher@aol.com>
Sent: Tuesday, February 27, 2018 5:10 PM
To: APC; Andy Cook; Pamela Howard
Subject: next APC meeting

I see the Estridge proposal for Ditch and 156th street is on the agenda for the next APC meeting. First of all, how can an appropriate vote be done when 2 or 3 members won't be present? This is not proper constituent representation. Secondly, this proposal has absolutely NOTHING that should be approved! ... Homes not in the range to support schools or public safety, sub par architectural standards, too high density, no protection for sale to a high production builder, buffering issues, no usable open space, no amenities, and many other concerns. This is detrimental to the value of the adjoining and nearby properties! There are already SIX neighborhoods within 1 mile of this proposal and at least 1500 lots under construction. Everything about this proposal is detrimental to our schools, public safety, and infrastructure. Take a breath and stop letting developers decide the direction of this city!

Concerned Constituent,
Laura Donaldson

Pamela Howard

From: Mary Ann Hale <maryannhaledm@yahoo.com>
Sent: Tuesday, February 27, 2018 9:20 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Stop Estridge Davis PUD at Ditch & 156th

Westfield needs high value homes to fund schools and public safety expenses. NOT $300K or less cookie cutter developments! We need business, not more residential density to support.

The below summary is from a neighbor and I agree.

Mary Ann Hale
15767 Viking Lair Rd.
Westfield, IN 46074

Here's a quick summary of what Estridge would like to jam through... PUD allows 100% front load garages Proposed standards would allow $200,000-$300,000 homes to be built (because we don't have enough of those being built already!) And of course, the Developer can sell the PUD to another developer at any time, without any approval by anyone...see below: DID YOU KNOW THAT BENT CREEK is going to be building homes at $200K LESS than was proposed at all the city meetings?? DID YOU KNOW THERE ARE already 1,500 lots under construction on west side? And that there are already 6 neighborhoods under construction with 1 mile of this parcel? Nothing new is being proposed...same architectural standards on Davis PUD as is already available in all other neighborhoods Here's an item of interest: Underlying zoning is SF3 which would allow DUPLEXES with an amendment. Look at southeast corner on the layout and you can easily this happening. Even after much discussion and meetings...the proposed buffering for Dubois tree-farm/residence uses 10 feet of back yards of residents plus 30 feet of substandard tree plantings (?!) Density 1.56 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel. No four sided architecture - standards are the façade on front with plain sides and backs except for a few that border roads (Isn't that great??!) PUD is written to be highly likely to be flipped to a production builder No written guarantee of builders No architectural board to guarantee builders or character exhibits Character exhibits are not supported in writing - remember the written standards are all that matter Virtually zero useable open space - they state 31% in PUD because they are counting all the water and people's backyards--not sure how that works. This is not permissible and is ludicrous. They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's back yards. It's so unbelievable. Basically there are no viable amenities on this plan. They did put in 3 - 1 acre lots along 161st Street but given the standards and the fact that they pictured 122 lots but want approval for 125 lots, it is highly likely these will become smaller. Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc. These PUD standards do not meet the $375,000 minimum home price for the infrastructure/school target to support the police/fire and schools. Oh, and by the way: PUBLIC SAFETY CONCERN: Westfield has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31. And of course, the schools are still overflowing and approving something like this would say this city

administration does not care about the kids in this community. They need a chance to catch up. Ditch Road is a mess with pot holes and is deteriorating given all the traffic and construction equipment. So, I'm not sure there is an upside here. It is financially much better for the city to get some custom homes built. Tax revenue is higher, better for schools, AND there is a demand for such a product. But it will take some restraint by city government to hold out for a much better proposal.

Pamela Howard

From: Karen H <khymbaugh@yahoo.com>
Sent: Thursday, March 29, 2018 3:20 PM
To: APC; Andy Cook; Jesse Pohlman; Council Members; Ginny Kelleher; Matthew S. Skelton, Esq., AICP; Steve Hoover; Cari Hahn; Cindy Spoljaric; Kevin M. Todd, AICP; Pamela Howard
Cc: Karen Hymbaugh
Subject: Against the current Estridge DAVIS PUD

Dear Mayor Cook,City Council Member, and Planning Committee,

It looks like I am again stumped as to why the Westfield City leaders are again entertaining a PUD that is not right for Westfield. I continue to wonder why you are not holding out for what Westfield deserves, which is much better than the current Davis PUD. There is a tremendous market for 5 - 10 acre mini-farms in central Indiana and you are ignoring how this could be so beneficial for our city.

There are so many neighborhoods under construction within just a mile of this parcel. Also, there are already more than 1500 lots under construction. How many more do you need? How can our current infrastructure support this? I can't believe how horrible the drive from Town Road to the Kroger on 161st looks. Not to mention, everything is so blah. Look at the cruddy homes going up next to the school. Who would want to live in those and now this developer just wants more of the same?

I understand that Estridge Development Company has made some promises but please, we have all heard this before. Promises, promises, and then let's make a change here and there and everything looks like a production line. Also, the zoning of SF3 would allow multiple family homes and this is just not right for this area. Put those down town but not out in the country. I won't even get into the lack of this PUD meeting architectural standards. It seems like it is all hit and miss these days, some PUDs are creative and try to at least pretend they might do something nice for the building standards, and then you have this one which is just like every postage stamp neighborhood in the new construction areas.

Where is the open space? Where are the out door, community amenities? Please, please, let us at least have some of the high quality standards for building that Carmel, Zionsville, and even Fishers is having now. Westfield is starting to look like the dumping ground for the poor quality builders. This area of town should have at least 5 acre minimum lots. What is proposed is too dense with close to 2 units per acre.

What about the schools and other public safety concerns? Wasn't there supposed to be a fire station in this area to serve the West side? Have you noticed how the roads on this side of town are deteriorating from all the heavy construction traffic?

Please, why can't we start entertaining some PUDs that Westfield deserves? More 5 - 10 acre lots, with beautiful landscaping and mini-farms and horse farms.

Please help keep Westfield a nice place to live and not just back to back houses so that the developers get rich.

Thanks again for letting me voice my opinion. And, as always, I invite any and all of you out to my little Red Wing Farm so that you can see what we could be promoting in this area. I will give you a dozen fresh eggs too.

All the best,
Karen Hymbaugh
2929 W 159th Street

To: Westfield Plan Commission Members

Cc: Westfield Mayor, Andy Cook

Westfield City Council Members

This letter is in support of the Davis/Estridge development project. The Davis family, owners of this property, are lifelong residents of this Westfield community. Their farm is no longer in a location conducive to traditional farming and they have depended on the Comprehensive Plan approved by Westfield to develop their land. Their proposal is consistent with this plan. We urge the city to support the plan which they approved and landowners depend on.

As long term owners of over 200 acres of nearby land in a community that we care about, we believe the quality of this proposal will be an asset to the community and to nearby residents and land owners. This proposal has exceeded requirements in providing high quality residential homes with limited density, a high percentage of open space, and buffering.

We appreciate your serious consideration for approval of this proposal.

Karen Jamesen

Karen Jamesen

Nels Ackerson

Nels Ackerson

Pamela Howard

From: Ross Lauft <rosslauft@hotmail.com>
Sent: Wednesday, March 28, 2018 3:06 PM
To: APC; Andy Cook; Council Members; Pamela Howard
Cc: Kristen Burkman; tinalaufter@sbcglobal.net
Subject: DAVIS PUD Going to APC Monday Night

We are against development that does not meet our Westfield UDO and comprehensive plan We are also against developers that disrespect our people and our standards.

Please vote no for this plan.

Best Regards,
Ross and Tina Laufter

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Wednesday, March 28, 2018 10:46 AM
Subject: DAVIS PUD Going to APC Monday Night - NEED LETTERS

Dear Neighbors -

The Davis PUD is going for a recommendation next Monday, April 2nd at 7:00 pm. I apologize for the timing of this but of course have no control over it. It is purposeful and disrespectful to our neighborhood and the entire Westfield community to allow a developer to come forward for a vote on more new construction the day after Easter and during Spring Break. However, that's the hand we are dealt once again. The PUD will be posted later in the week with the APC agenda if you want to wait and view it before sending your letter.

I know many of you will be out of town and are very busy but please take 5 minutes, use the bullets below and **SEND AN EMAIL to the APC, Council and Mayor against this proposal.**

There is not a public hearing - all we need are letters and lots of them. It's a long email but it's broken into three components:

1. Problems with the PUD when considering the comprehensive plan, UDO, and market conditions
2. Summary of verbal commitments that Estridge made during meetings vs. reality of what's written in PUD
3. Summary of attributes at Liberty Ridge and Westchester - this PUD has none of these

Please use whatever you find most impactful. Send letters by Sunday.

Happy Easter to you all and as always thanks so much for your time and efforts!!!!

Kristen

councilmembers@westfield.in.gov

apc@westfield.in.gov
acook@westfield.in.gov
phoward@westfield.in.gov

Here's a quick summary of the problems you can use for your letter:

- Standards would allow $200,000-$300,000 homes to be built (same price point as many of the lots already available on west side)
- No custom homes
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Underlying zoning is SF3 which would allow DUPLEXES with an amendment. Look at southeast corner on the layout and you can easily this happening.
- Buffering for Dubois residence is 60 feet of neighbors' backyards. No dedicated buffer to this residence. This doesn't even meet the AGSF1 ordinance for buffering.
- Density 1.6 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel.
- No four sided architecture - standards are the façade on front with plain sides and backs except for a few that border roads
- PUD is written to be highly likely to be flipped to a production builder. In section 2.3 Master Developer: Estridge Development Management LLC until such time as it transfers, or assigns, in writing its rights as Master Development. . .
- No written guarantee of builders - very likely this is being flipped to other builders
- Character exhibits are not supported in writing - remember the written standards are all that matter
- Virtually zero useable open space - they state 31% in PUD because they are counting all the water and people's backyards. This is not permissible and is ludicrous.
- They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's back yards. It's so unbelievable. Basically there are no viable amenities on this plan.
- Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc.
- These PUD standards do not meet the $375,000 minimum home price for the infrastructure/school target to support the police/fire and schools.
- PUBLIC SAFETY CONCERN: City has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31.
- The schools are still overflowing and approving something like this would say this city administration does not care about the kids in this community. They need a chance to catch up.
- Ditch Road is a mess and is deteriorating given all the traffic and construction equipment. You may know of other problems as well.

Summary of Meetings with Estridge:

Verbal Commitments made by Estridge at Neighbor Meetings that are not in PUD

- **Estridge**: All architecture will be four-sided like is committed in the Westchester PUD. We understand the concern. Also said this at the Public Hearing to APC and showed pictures. **Reality:** No commitments are made for 100% 4-sided architecture. There are a few side/rear architecture commitments for homes with road views.
- **Estridge**: Every home will be side load garages. **Reality:** 100 of the 125 have rear or sideload.
- **Estridge**: They see a market void in the $600,000 - $800,000 home prices for this area so that's what they'd like to target. Stated this at public hearing as well. **Reality:** Written standards would allow $200,000 - $300,000 homes to be built on every lot.
- **Estridge**: They had a pool amenity on the plan and the neighbors said they could remove this and replace it with rural/outdoor amenities. The neighbor recommendation was a large open space with reforestation and bike trails, Frisbee golf, fire pit gathering areas, picnic tables, and benches. Estridge said they loved these ideas and the pool would cost $600,000 to put in so they could reallocate the money to these ideas. **Reality:** They took out the pool, didn't add any open space, the sparse bike trails are an afterthought with no connectivity and they put some benches and a fire pit gathering literally in people's back yards. They put the $600,000 back in their pocket.
- **Estridge:** They offered the DuBois residence 60 feet of buffer of the residents' backyards - doesn't even meet the UDO of 30 dedicated feet. Liberty Ridge averages 100 feet and the neighbors at Westchester have agreed to 65 feet of buffer, mounding, a fence and heavy landscaping.. **Reality:** This is incredibly disrespectful. We all know that you can't guarantee a back yard as a buffer.

- **Neighbors:** The density is too high. 75% of the parcel is surrounded by neighbors on 3 - 30 acres. A total of 125 homes at 1.6 density is the current PUD. As a comparison, Wood Wind is at .75 density. **Reality:** Estridge hasn't given on this at all. All developers know they have to take out a few houses which is what they did.
- **Neighbors:** Requested all rural adjoiners have 1 acre lots across the street or adjoining. **Reality:** Estridge put in 3 - 1 acre lots along 161st Street. First major concern: the Ditch Road adjoiners and the Dubois residence did not receive this. Second major concern is the standards don't support that these 1 acre lots will stay. One amendment will change this when Estridge says no one wants to build on those one acre lots because what is around it isn't in context.

Comparing Westchester and Liberty Ridge to Davis PUD. Davis PUD has none of these!!

Liberty Ridge: (keep in mind this adjoins commercial and multi-family and helped finance a church)

*29% open space with open grass to play and run and 40% when combined with the church open space.
*Dedicated playground not to be confused with residents' backyards
*Pool
*Interesting bike trails around a wetland
*Black fence and rural landscape
*Average 100 feet buffer to rural neighbor (ranges from 30-240 feet)

Westchester: (is helping stabilize and maintain Westfield's only public golf course)

*Custom Home Presence
*Variety of 3 builders with no one builder building more than 50%
*Nice open space park with playground not in residents' backyards
*30% open space with open grass to play on southern parcel
*First ever conservation subdivision on golf course with estimated 65% open space
*Density on golf course .75
*Projected 65 feet buffer for golf course direct adjoiners
*Pool access
*4 sided architecture on all homes
*Architectural Board to guarantee home designs and builders

Pamela Howard

From: Tracy P <netherfield101@gmail.com>
Sent: Saturday, January 20, 2018 10:39 AM
To: APC; Council Members; Andy Cook
Subject: Davis and Chance PUD's

APC Members:

I wanted to let you know how much I appreciate the atmosphere at last week's APC meeting. I really felt like there has been a change in how developers are approaching and in how the commission is viewing things. In the past, I have always felt completely hopeless, really--like the public hearings are just an annoyance that you have to endure. And perhaps the mass of remonstrants have finally made the point that this City needs to make very wise choices and pay close attention...but I felt like there was a different attitude coming back from your board, and I appreciate it.

I want to also say that anyone who thinks "the schools are doing fine," must not have a child in the school system anytime recently. I do not speak for the school system, obviously, but I am a schoolbus driver. WWS bought 8 new buses last year, and they aren't enough. I drive through several unfinished neighborhoods, and we continue to add stops all the time. All these developers like to say "Empty Nester" and "Active Adult" homes, implying that there won't be an added child load to the school system....that is a load of horse hockey. Those code words for small house, will not stop small families from coming north to what they hear are great schools. And flooded schools are not going to stay great. Real "empty nesters" are all moving south--don't kid yourself! :)

I also noticed that Mr. David Compton came in to listen as the Chance proposal was being given....interesting. Perhaps the new plan is for Pulte to snap up PUD's once they are approved, rather than put themselves out there for the process. In that case, do us all a favor and make those PUD's airtight. If the north side of Westfield can have gorgeous custom homes, why can't the west side?? Let me reiterate: The Bent Creek homes are now listing for $200K LESS than was proposed and promised with Langston....and they are being built by PULTE.

PLEASE keep up the good fight.

Tom and Tracy Pielemeier

Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

Advance Planning Council Members
Mayor Cook 3.28.18

I have just discovered that Estridge Corp wishes to propose the Davis property development Monday night. Once again, short notice disrespects us all. This is what I have come to expect from Estridge and other developers.

So I will, once again, attempt to convey my convictions that this development is not good for Westfield. My neighbors and I met with Estridge and others on two occasions to work out changes and help find common ground. We came away from those meetings thinking it might be the best we can get, as long as the changes proposed were implemented. Since the Councils do not seem to recognize their constituent's desire for a rural district that will retain its (relatively) large parcel character, one cannot be sure how these things will go. But the development as discussed was probably worthy of our collective support.

Apparently, the recent submittals to the APC have absolutely none of the details that were agreed upon at these meetings. The meetings were a complete hoax, used by Estridge for whatever sad purpose, I do not know. A complete waste of time and effort. Extremely disrespectful and proves his ongoing untrustworthiness. He even went so far as to chide my apparent distrust of the ”poor developer” with some remarks feigning injury. Now we see why the distrust, and why it runs deeply. This is not a man to trust. Not a man to partner with in a progressive community. We are not desperate.

If you wish a description of the items he agreed to, I would be happy to furnish one. You will not recognize it, if you have looked at what he is proposing for Monday night.

So, we are, once again, faced with another lackluster, cookie cutter, repetitive neighborhood that does nothing but enrich Estridge (or other developer since he can dump this one another if he wishes). It will not contribute to the schools or tax base, but instead will burden all taxpayers in the form of increases as requested frequently by the schools. It is unfair to transfer this responsibility to the schools, win or loose. To make them the 'bad' guy.

Once again, I will explain that there are already so many houses, neighborhoods under the blade to come online, that this will certainly only add to the glut. To the sprawl. To the further mediocrity of development occurring under the tenure of City officials.

Anything on the Davis property needs to be 4 sided architecture. The houses need to face their neighbors – not turn their back to the community at large – on both 161st and Ditch Road.

We need a guarantee of builders, preferably custom builders, as Junior had agreed to.

Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

We need to have development that will easily support the schools and other community assets.

The entire proposal needs to be brought up to comprehensive plan standards, especially including the context of the area surrounding Davis.

I am angry. I met with the man with an open mind, cynicism and prejudice set aside. I was lied to. Not just a little bit, but in an organized and very deliberate manner. We were all lied to. I matter little in the larger picture, but this is not a person to be dealt with, other than dismissed.

I have spent a good part of my 35 years in Westfield arguing that we are in the catbird seat. We can set a high bar and meet the standards we want as a community. The development will come, that we can prepare and reap the benefits of that preparation.

However, none of that was done, and the bar was set low, development is rampant and functionally completely unplanned. This community will struggle in the near future to understand why the island neighborhoods, walled off to everyone else. Why the Downtown is ignored and wallowing while fast food joints clutter the new roads - built for the citizens or the restaurants? Why the school standards are going to drop. Why there are as many as 30 dump trucks per hour rumbling thru the center of the City. Why the roads are so poor, and will never be adequate, always behind, never ahead of the curve of this pace of development.

So again, I ask that Mr Estridge be declined on many counts. I would also ask that he is asked to stop wasting your time and mine with these types of ridiculous proposals. We are better than this, are we not?

Sincerely,

David R Sochar
Cynthia R Sochar

Pamela Howard

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Sunday, February 25, 2018 7:18 PM
To: APC; Council Members; Andy Cook; Matt Skelton
Subject: Davis PUD
Attachments: PastedGraphic-1.pdf; Untitled attachment 00048.html

Dear Westfield Officials,

I am writing in regards to the Davis PUD. I truly believe that Ditch Road north of 156th is a line in the sand. You all are aware that there has been essentially no custom development in the western part of Westfield. This parcel could be ideal, given its location/proximity to the larger properties and to the golf course, for some type of custom development. Something really special could be done with this. Instead, with the language of this PUD, it is at best Harmony North--and looking closely at the language, the southern part could easily become The Enclave by Pulte.

I met with Paul and his team three weeks ago. I want to share with you that Paul and his team all complained that they get absolutely no direction out of Westfield. They said they and other developers would like nothing better than to have a rule book from Westfield for guidance--but instead they get nothing. They say they get this direction from Carmel ("they tell us what screws to use"), Zionsville and even Noblesville— but get no guidance from Westfield.

Paul has repeatedly said that he wants to build houses in the $600-800K range for this, but the language in the PUD isn't even close. The lots are too small— should be 20,000 sq ft minimum, and increase in size as they move north and west. Also, the square footage requirements for the homes are way too small. Paul is building custom homes in Zionsville that are 4000-5000 sq ft.(see below) Why isn't he offering these for this parcel?? Many of the exhibits he uses in the Davis PUD are from his Springmill Collection which are in the $400K range. The PUD states that the master developer can sell all or part of this(2.3). This PUD is ripe to be sold--most likely to Pulte—who's been on a tear buying up PUDs— and who can be counted on to build to the lowest standard of the language— just as they are doing in Bent Creek, Tamarack and elsewhere.

There are so many problems with the language of this PUD that it is hard to know where to start. The original version was the exact same language as the recently pulled Chance parcel— identical. Subsequently, some typical window dressing language was added—none of it substantive. Clearly there is no 360 degree architecture which was promised at the neighborhood meetings. The buffer to the DuBois property is a joke. The density up against the Konsantos property is way too high as well, with inadequate buffering, which will clearly devalue their 20 acre parcel. The use of Restricted Open Space Buffers (ROSB)(7.2A) is insulting and a con game. First of all, Liberty Ridge had 100 foot buffers; Westchester has 65 ft— both without involving any private lots. High density going against these larger properties must have this at a minimum. The PUD says: ROSB's "may be located within private Lots"!! Estridge is double dipping here. He uses private lots for buffer and counts it as green space as well! Lot owners can put a fire pit and patio on these ROSBs. Have a party and be able to throw beer cans across the fence onto the adjoining properties. Completely unacceptable. The language for landscaping within the "buffer" is ridiculously minimal(7.2E). In the reforestation language up to 75% of the required evergreen trees may be substituted with shade trees?!? A casual glance at the site plan reveals virtually no true green space— mostly retention ponds and ROSB's. Pathetic and unacceptable.

This proposal flies in the face of the intentions of the Comp Plan for this area. It should be no more than SF2 as are Bent Creek and Maple Ridge. The Comp Plan calls for decreasing density, better transitions and buffers to

protect existing stable rural uses and to maintain property values. This plan grossly devalues the area and the adjoining properties' value. It opens the barn door for future developers to claim: he did it, why can't we? I have heard that there is sympathy for Paul that he can't make money without this density. Not our problem. Let someone else figure it out. Estridge's development business is just that— a business. Westfield has absolutely no fiduciary responsibility to facilitate an unacceptable development in his interest. Similarly I have heard sympathy for the Davis family to receive top dollar for their property. We must realize that real estate is an investment, just like the stock market. There are no guarantees of value or liquidity. No one guarantees my 401K and Westfield has no fiduciary responsibility to assure the sale of the Davis parcel. The majority of that clan has baled out of Westfield. They have no interest in the community. They simply want to cash out at top dollar. Not our problem. They will ultimately sell the parcel at a significant return. They need a developer with vision to do what is called for in this area and offer something that meets the needs of the community. We— Westfield-- need the balance of adding custom development on the west side that is context sensitive.

Paul wanted direction. I think its time we gave him some. My suggestion is to advise him to withdraw this. Then, lay out guidelines of what minimal requirements are expected to assure the promised home size/price points are achieved, larger lot sizes--significantly larger, better landscaped buffers, more true green space, etc. In essence we need to tell him he needs to build Oxford Woods on this parcel. He's doing it in Zionsville, he can do it here. If this goes through as currently configured I'm afraid the proverbial fecal matter is about to hit the fan.

In the end, its all about the language of the PUD. The submitted language makes the community extremely vulnerable. If approved this development will significantly devalue existing long term residents property values— the very people who are committed to this community for the long haul. Furthermore it will squander an opportunity to create something special in this area— something that can serve as another attraction for major businesses looking to relocate. Lets not screw this up.

Thank you for your attention.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Oxford Woods
$500K-$1M

Pamela Howard

From: Sandra Wilds <swilds@wildshc.com>
Sent: Wednesday, February 28, 2018 9:24 PM
To: Council Members; Andy Cook; Pamela Howard; APC
Cc: Terry Wilds
Subject: - Davis PUD

Re: Concerns regarding the Davis PUD

We are once again hoping to convey in writing our deep concerns and disappointment with the PUD submitted by Estridge for the property located on the SW corner of 161st and Ditch Roads. Our family has lived at 15919 Ditch Rd. for 37 years, choosing to build in "rural" Westfield because we wanted a lifestyle unavailable in Carmel, Zionsville or Noblesville. We have been proud citizens watching the growth of our community as other families like ours made the choice to live in what Westfield offered versus what the surrounding cities could offer.

In good faith and diligence we have attended the public hearings to voice our concerns and we have also taken time from our workdays to meet with Estridge Developers. Unfortunately while Mr. Estridge has verbalized his understanding of our and our neighbors concerns about the density and style of the homes proposed the PUD that is submitted does not reflect his verbal agreement with our concerns. After reviewing the PUD which Mr. Estridge is submitting for approval it is very apparent that what he stated in the neighborhood meetings was merely said to appease the attendees with no honest or sincere intent to incorporate any changes to the PUD.

The proposed PUD is unacceptable and we are requesting that the PUD be rejected. Westfield deserves to have developers acknowledge the desirability of our City and we need to expect them to not only listen to our concerns but agree to build housing that is highly desirable and offers something more than what is readily available.

We understand that the Davis family can rightfully sell their property and we have long believed the time would come for their farm to be developed into homesites but, we have also continued to believe that this area would be developed with consideration to the current residents input and the guidelines proposed in the Comprehensive Plan. May I also note that members of the Davis family were involved in the drafting of the Comprehensive Plan and are well aware of the views of their neighboring homeowners with regard to density and types of homesteads desired in this area.

We are hopeful that as the leaders of Westfield you will listen to our concerns and understand why we are alarmed and fearful that "Westfield" may continue to permit unchecked growth in the form of mass produced homes versus choosing to save the limited acreage left in Westfield to offer a quality of life that cannot be replaced once it is gone. We are more than willing to meet to further discuss our concerns with City leaders and hope you take our concerns seriously.

Sincerely,

Terry and Sandy Wilds

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Tuesday, January 16, 2018 2:54 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis and Chance/Chapman PUDs

Dear APC, City Councilors and Mr. Mayor,

Tonight, two more developments have begun through the city's development process in the southwest corridor of Westfield. These two parcels, Davis and Chance/Chapman, are gateway parcels into the New Suburban Southwest. They both border Ditch Road which is the beginning of this area. When people drive down 161st Street at Ditch Road, they note the horse farms, alpacas, orchards, nursery, and open space due to long term stable rural residents.

This is why these parcels must be viewed strategically by the city. They are surrounded by large home sites and custom homes. The assessed value opportunity on these parcels is sky high and the opportunity to offer custom homes, which is a desperate market void on the west side, is the best use of this land. The homes need to be on larger acre lots or in a conservation neighborhood format. Westchester will have the first example in the city of a conservation neighborhood on the main golf course section. A conservation neighborhood clusters homes on smaller lots with vast open space around them.

These two PUDs exhibit the following problems:

- Don't meet the comprehensive plan
- Lack adequate open space
- Have insulting buffers against horse farms
- Lack architecture standards that support character exhibits and don't guarantee 4-sided architecture
- Add to the 1,500 lots under construction within 2 miles of these parcels
- Chance/Chapman doesn't have any amenities for residents
- Davis amenities are not guaranteed and can be changed with Director's approval
- They don't optimize this location or create interesting neighborhoods not already happening two miles away

We now have 1,500 lots under construction or soon to be within 2 miles of these parcels. These proposals are basically the same thing as Harmony, Viking Meadows, Wilshire, and West Rail.

The precedent has been set in this area for homes to face the roadways. Neither of these plans do this. The open space near 146th Street in Liberty Ridge and Section A of Westchester have 30%. This is supposed to increase as it moves to the core which is 161st Street. The open space on the golf course is approximately 65% so that happened. The architecture standards in these PUDs do not include taking the predominant feature (brick, stone, etc.) and carrying it to all 4 sides as was just approved at Westchester.

The buffering in this area is of an upmost critical nature because there are three horse farms abutting these parcels. These long term rural residents cannot have children wandering over to the horses and causing them a liability problem. The buffering in both plans is inadequate.

I'm confused when it became the norm to propose neighborhoods with tiny lots, basically no open space for active play and no amenities. If this is what people want, I'd appreciate seeing the market data to support this.

Westfield does not need more of the same and that's exactly what is before you tonight. A fresh, interesting and unique approach to development is needed and this area of Westfield literally rolls out the red carpet for this to happen. Let's not squander a high assessed value guarantee. Let's be the leaders of a new and dynamic approach that elevates and optimizes a strategic opportunity for the city of Westfield.

Best Regards,
Kristen Burkman

*Ms. Howard - Please place this letter as a remonstrance against both the Davis and Chance PUDs. Many thanks!

Pamela Howard

From: Judy Crandall <hoosier824jc@gmail.com>
Sent: Tuesday, January 16, 2018 11:00 AM
To: APC
Subject: Davis PUD (Waterford)

Dear Mayor, APC Members and City Council Members,

Thank you and I greatly appreciate the significant amount of time and effort the members are spending on this proposal for the Davis PUD (Waterford).

My name is Judy Davis Crandall and part owner in this property. Our family has been part of this community for over 80 years and we continue farm, pay taxes and be a part of this community. Due to the growth in this area which is part of the New Suburban Southwest as per the Comprehensive Plan it is become increasing difficult to farm this property. We would like the opportunity as farmers and landowners to sell our property as everyone else has had up until this point. I hope everyone understands that if you have purchased property in this area you have purchased it from farmers such as us and you would not be here without this opportunity.

I believe Paul Estridge is a man of great integrity, character, capability, reputation and a respected developer. He has made every effort to comply with the Comprehensive Plan, APC members, City Council and neighbors of this community. This project is not a cookie cutter project; it is a semi custom home project. It is one that has been well thought through in the design and architecture. It is our understanding that the Comprehensive Plan is not law but rather it is intended to serve as a guide in making land use decisions. It is there to ensure that development occurs in a way that is contiguous with development in the area. Our property is bordered on all sides with Harmony, Centennial, West Rail, and Derby Ridge. In close proximity is Liberty Ridge, Bent Creek, Central Christian Church and now with the approval of Westchester and the introduction with the Chance PUD. We understand as per the Comprehensive Plan that density is supposed to get less dense the farther west of Ditch, North of 146th and south of state road 32.

Other things to consider is the fact that overcrowding in schools keep coming up. The school system has provided input through TAC meetings and it has raised no issues. Also, the fact is that a little under half of these homes proposed in this area are “empty nesters”. So there will no children going into the school system.

Please keep in mind, where are all the teachers, firemen, police officers and other residents going to find affordable housing? We don’t need million dollar homes in this area; there is nothing to support it as some people want you to believe.

People are also talking about traffic on 161st street. There is no entrance to this neighborhood on 161st. If anything they will use Ditch or 156th mostly.

Please send this proposal on to the City Council with a positive recommendation.

Thank you for your time.

Judy Crandall

15124 Kampen Circle

Carmel, In 46033 (our address is Carmel but we are in the Westfield area where we pay taxes to Westfield, utilities, etc

Pamela Howard

From: Ken Kingshill <kenkingshill@gmail.com>
Sent: Tuesday, January 16, 2018 12:21 PM
To: APC
Subject: Davis PUD

Dear APC Members:

I oppose the Davis PUD for the same reasons that the Tamarack PUD was rejected two years ago. Extending Harmony to the north simply is not a good fit for the area. This land is surrounded on three sides by large estate lots with custom homes. The Comprehensive Plan clearly states that as we move west from Ditch Road and north from 146th Street, density should decrease and lot sizes should increase. This was to preserve the character of the area. Harmony is appropriate between 146th Street and 156th Street, but it needs to stop there. It does not complement the character of the area between 156th and 166th Streets.

If you are inclined to move this PUD forward, please require larger lot sizes and that lots on Ditch Road and 161st street face the streets rather than back up to them. This will have the additional beneficial effect of reducing the number of lots that can be located on the parcel, thereby reducing density.

Thank you for your consideration.

Ken Kingshill

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 11:14 AM
To: Council Members; Andy Cook; APC; phoward@westfieldin.gov
Subject: Waterford PUD

Officials of Westfield,

I am not for the Waterford PUD on the Davis's land. It does not in any way fit into the properties that are already in this area. It shows no sign of the housing becoming less dense or being in context with what is already in this area as the Comprehensive Plan states. The Comp. Plan does state that. This PUD also does not have adequate buffering to the RURAL neighbors that it would impact. There is suppose to be a transition from the city to the country and this plan does not at all meet those standards. This plan has many faults besides what I've just stated and should not be considered for approval to ruin the country.

Mindy Martin
1839 W 166 St.
Westfield IN. 46074
mindy.martin@att.net

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 12:07 PM
To: Council Members; Andy Cook; APC
Subject: Waterford PUD

Town officials,

I am not for the Waterford PUD. It is not in any way a plan that needs to be put in the country. Especially with how the Comprehensive Plan states that it is completely wrong for this area.

Nate Martin
1839 W 166 St
Westfield IN 46074

Pamela Howard

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Tuesday, January 16, 2018 10:30 AM
To: APC; Pamela Howard; Andy Cook; Council Members
Subject: Chance & Davis PUD

Advisory Plan Commission,

Our neighborhood is tired of developers submitting the same recipes to cook up bland "cookie cutter" subdivisions over and over. The Chance & Davis PUDs are not context-sensitive with the neighborhood. Development in this area should be designed around protected greenspace rather than aim for the bare minimum needed to bargain for approval.

Please work with the developers to reduce the density, increase open space, and preserve the natural areas that make this area of Westfield unique.

Sincerely,

Rebecca Moyer
Rural Southwest Resident

Pamela Howard

From: Richard Passman <rpassman@indy.rr.com>
Sent: Tuesday, January 16, 2018 11:09 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Comments that apply to 2 Agenda items for APC meeting tonight

Westfield-Washington Advisory Plan Commission Members

I live at 151st & Shelborne Road.

I recently attended the public meeting where the plans for Waterford were presented (at 161 & Ditch road). I understand there is another PUD for 166 and Ditch. The Waterford plan appeared to have very nice homes, but it put as many of these homes as possible onto the site. It was designed to look great when you were inside the development, but it was not clear what it would look like from the outside looking in, because we only saw a plan view. All the homes faced the inside; backs of all homes facing out. It appeared to me that every possible square foot was either retention ponds or lots. Buffer areas were planned, but not detailed at that time. **Please delay approval of these two proposals. The pattern that I have seen, is that the first proposal is one that is best for the developer, and that they improve the proposal only after the APC and the public insist on changes / improvements.**

I am very concerned by the rapid pace of development in the this area (SW quadrant). There are already developments under construction or planned seemingly everywhere, as I drive NE toward Westfield. I believe this area is attractive because it has a rural atmosphere, but that rural atmosphere will be lost forever if we don't enforce the transition from dense housing developments to rural farms. Developments in this area (where these two are proposed) really should embody a noticeable transition to lower density. The developer compares his development to Centennial to show that it is lower density, but being slightly lower density than Centennial I not enough. Refer to Autumn Woods Drive, south of 146th st, just west of Ditch as an example. That lower density type of development would make a reasonable transition to the existing small rural farms and 3 plus acre home sites that currently define this area. We were told that if they increase open area, then the lot size reduces – that is because they want to keep the same large number of homes per site. These "transition" developments must have a significantly reduced home density, otherwise, they simply continue the typical home development pattern right through the rural area.

Thank you,

Richard Passman

Pamela Howard

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Tuesday, January 16, 2018 10:02 AM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Cindy Spoljaric
Subject: Davis PUD, APC meeting January 16, 2018

APC members, Mayor Cook, Westfield City Council Members,

My name is Carol Davis Whitson and I am one of the co-owners of the 80 acre Davis PUD which is west of Ditch Road, between 156th and 161st Streets. Our family has been in the area over 80 years.

1. Paul Estridge and his team have carefully planned this development to meet the guidelines of the Westfield Comprehensive Plan.

2. In this PUD, the lot square footage is greater than those of the existing and planned PUD's to the east, west, north and south of the 80 acres.

3. The density is also less than the surrounding neighborhood PUD's.

4. The city of Westfield will be receiving tax money from the homes that will be sold and occupied in this PUD over the next several years which the city will use for roads, schools, utilities, etc. for Westfield's benefit.

Please approve this PUD.

Thank you.

Carol Davis Whitson

Pamela Howard

From: Terry Wilds <terry@tpcmech.com>
Sent: Tuesday, January 16, 2018 10:59 AM
To: acook@iwestfield.in.gov
Cc: Pamela Howard; gkelleher@westfield.in.gov; cwoodard@westfiels.in.gov; Bob Smith; swillis@westfield.in.gov; amaue@westfield.in.gov
Subject: FW: David PUD - Chapman Parcels
Attachments: IMG_2994.jpg; IMG_2995.jpg; IMG_2964.jpg; IMG_2962.jpg

See attached and below, thank you, having email issues this a.m.
Thank you.

Terry L.Wilds
President
Tank and Piping Contractors,Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com

From: Terry Wilds
Sent: Tuesday, January 16, 2018 10:26 AM
To: councialmembers@westfield.in.gov
Cc: acook@westfield.in.gov
Subject: David PUD - Chapman Parcels

First of all, thank you for your time .

Building at 15919 Ditch Road in 1981 was a great decision for my family. The school system was not in great shape , my oldest daughter who entered the 1st grade in 1983 had more than ½ her class mates on the Federal / State school lunch program.
We didn't see or hear a snow plow till about 1985. That night in 85, we heard a terrible noise coming down the chip and tar road. It was actually a large grader plowing the road , the drifts were 2-4 feet high. It was like seeing Santa for the first time.

If it wouldn't have been for the Davis family clearing the ALL roads in order to feed and tend to their livestock, I'm not sure exactly what everyone would have done then, and after that.
Last night we heard a snow plow go up and down Ditch Road about 4 times. I thought he may have been lost. But times have changed and certainly for the better.

The Davis family have a great piece of property and there can be a much better development built. The so called high end Estridge development lacks many of the requirements as previously set forth in the Comprehensive Plan for the area.
I have attached several pictures that are from the Harmony project, the backs of the homes are facing Ditch Road about 120 foot of the roadway. Is this what you what to see in our area ? Our area along with every piece of dirt left in Westfield is worth more than fabricated housing.
Why is the East side of U.S. 31 , held to a higher standard. You chosen people along with the Mayor, need to DEMAND more and not less.
Estridge is backed by finical investors whom do not live in our area. They live in Carmel or Zionsville and they want nothing built in their areas that look like the proposed homes. **This is about a return on THEIR investment..**
Paul Estridge spoke about having 4 sided stone and architure, but the proposed PUD calls for nothing. We/ us/you are only going to get what you stick them with. I'm a contractor as well, it's the mentality of most contractors, push, push, and promise. Then, do what you want when passed.
When I showed Paul Estridge the pictures of these homes that face Ditch and what they look like. His comment was, where are these taken from, they don't look good at all. EXACTALLY my point.
That's what I'm saying, hold them accountable, there's only so much dirt and water left. It's worth a lot, and it demands quality built projects that want to keep families in the area.
We have lived there when there was nothing, why should I toy with the idea of moving ? Because I don't want to look at substandard houses . Cheap construction that's looks great for the first couple years, but not for the LONG haul.

In 1981 we were a small town. You had to drive to do anything or to get to a mall. I hate the Carmel attitude, but let's act like were them some what and demand more not less. We have a lot to be proud of.

In closing I'm a poor typist and writer, But there's something I tell people each week at least 2-3 times in conversations. Building in Westfield and sending my 3 children to Westfield schools, was a blessing and the best thing that could have ever happened to my family, and we believe that.

There was a day when Westfield couldn't beat any school at ANY sport, girls or boys. Look how far we have come… Please don't go backwards. Strive for the best.
Thank you.

Terry L.Wilds
President
Tank and Piping Contractors,Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com

Pamela Howard

From: tracey.aiken@gmail.com
Sent: Tuesday, January 16, 2018 6:39 AM
To: APC
Subject: Stop irresponsible developments

Please vote NO to these two new developments, Davis and Chance tonight.
Thank you,
Tracey Aiken

Sent from my iPhone

Pamela Howard

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, January 15, 2018 4:37 PM
To: APC
Cc: Jim Ake; Chuck Lehman
Subject: Davis and Chapman parcels proposed PUDs

Dear Council members,

I attended the neighborhood meeting at Harmony last Wednesday. I am opposed to the PUDs being proposed, on the Davis and Chapman parcels, because they are developments that ar not context-sensitive to adjoining long term residential properties. These PUDs do not reflect guidelines of the Comprehensive Plan as it is described for the Southwest New Suburban area. Concerns are density is too high, open space is negligible, little to no transition with minimal buffers, landscape and architectural standards are well below average pricepoints and natural buffers are not reflected, just to name a few.

This developer needs to be held to a much higher standard, using more of the Conserancy approach that embraces the Comprehensive Plan. The architectural standards described by the developer at the meeting are not even reflected in the PUDs, so-called green space in the plan shown actually overlapped the back yards of lots and at the meeting there was no mention of the Chapman parcel PUD, yet we see that it's also on your agenda for Tuesday.

Seriously, there is SO much development going on right now and SO much more being proposed, it's being shoved down our throats! All in the same area! Someone said at the meeting, "could you just take your developments north of 32 where there's all kinds of room and leave us alone?! It's like a massive land grab, one which is quickly changing the landscape from farms and rural settings to lit up parking lots and crowded neighborhoods that have taken away our "sense of place".

The APC and the Town Council need to agree to communicate better and remember who they're serving and why. Last week's debacle was so stinging of disrespect and manipulation no one can trust the "process" anymore. I can keep on writing these letters, but I don't trust the process. SAD

Sincerely,
Lisabeth Armstrong

Pamela Howard

From: Cook Family <cookhouse3841@comcast.net>
Sent: Monday, January 15, 2018 8:52 PM
To: APC; Council Members; Pamela Howard; Andy Cook
Subject: Davis PUD

Good evening,

We have the following concerns after attending the neighbor meeting and reviewing the PUD online:

- Per the Comprehensive Plan: "The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properities, equestrian uses and artisan farms. While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should context-sensitive." 145 lots on 80 acres is not in context to the large-lot residential that is surrounding this on 3 of the 4 sides.

- Architectural minimums need to be increased in order to hit the $520,000-$700,000 price range Paul Estridge quoted. 1800-2000 square minimums would mean $375 plus/square foot based on his quoted home prices. The math doesn't make sense. While we welcome a higher price point on the west side, the character exhibits seem to be the same product they are already building in Harmony with a few new elevations. One just needs to look to Viking Meadows or Bent Creek, the PUD detail did not support the conceptual for the area and the lowest standard is built.

- Buffering needs to be enhanced on the east, west and north sides.

- 25% open space, which includes the back yards of the homes along Ditch. West Rail has 37% not including residential back yards. This should be the absolute minimum for this parcel.

- Schools are already at capacity, with improvements/additions not complete until 2020.

Thank you for your time,

Derek and Cherie Cook

Pamela Howard

From: John Daly <john@golitkodaly.com>
Sent: Monday, January 15, 2018 2:19 PM
To: APC
Subject: Davis & Chapman

Dear Board Members:

Sorry to have to keep objecting but it seems like the developers always submit an awful plan in the hopes that making it less awful means that it will be acceptable. Here are a few of our least favorite things as noted by Conservancy members:

***Comprehensive Plan Issues:**
-Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.
-Not context sensitive to long term residential properties.

-Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.

-Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same.

-Encourage quality and useable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

-Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

-Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

-Encourage diversity in lot sizes and lot layout-more of the same…

***Buffering:** (major issue on east, west and north sides of project)

-creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses and between existing uses and new development-IS NOT REFLECTED IN PLAN.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the $700,000 range and this would be a step up from the existing Harmony neighborhood. Most of the character exhibits provided are currently houses built in Harmony. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, $375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work!!

*The **Bulk and Density Standards** are below those identified in the UDO for SF3 in many areas.

*The **Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to.

Really not much land left in Westfield. Please get it right.

Thank You.

John P. Daly

15936 Little Eagle Creek Avenue

Westfield Indiana, 46074

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

GOLITKO & DALY
9450 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
PH: (317) 566-9600

WORK INJURY LAWYERS

Pamela Howard

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Monday, January 15, 2018 10:31 PM
To: APC
Cc: Mark Keen; Chuck Lehman; Robert Horkay; Steve Hoover; Cspolijaric@westfield.in.gov; Joe Edwards; Jim Ake
Subject: 1801-PUD-01 [PUBLIC HEARING] Davis PUD - Letter of Support - January 16 APC meeting

Honorable Advisory Plan Commission,

I am writing in support of the above development on the agenda January 16, 2018.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Also part owner of two other properties in Hamilton county. Our family has been in the area for over 80 years. We have seen significant changes in that time-frame and have benefited through access to shopping, improved schools, roads, healthcare, recreation, and general quality of life. I am the third generation to own the property in our family and benefit from the land and these changes. All of these changes are from increased population and increased development that brings people to the community that we enjoy and all want to see prosper.

I am in support for many reasons and would like to see the area continue to grow in an organized, planned way that continues the positive trend improving the quality of life for area residents and visitors. A few reasons are:

1. The proposed development is planning homes at the upper end of area home prices and positively impacts property values in the area.

2. The same home values positively impact property tax income to the community to enable further investment in schools, and infrastructure. I am a proud graduate of Westfield High School as is my father and my 5 siblings

3. Density for the project is less than other development either planned or already in the area now.

Thank you for the opportunity to communicate my support.

Respectfully

Joe Davis

Pamela Howard

From: John Davis <johnjdavis52@gmail.com>
Sent: Monday, January 15, 2018 5:56 PM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen
Subject: Davis PUD - in support

To all the APC members and City council members.

I'm in support of the Davis PUD that's up for review this date 1/16/2018. I hope this (Davis) PUD has a favorable conclusion like the Westchester PUD did last week.

John Davis

15515 Towne Road

Westfield, IN 4074-9678

Pamela Howard

From: dub164@aol.com
Sent: Sunday, January 14, 2018 9:59 AM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Fwd: Davis Farms PUD/Waterford

To all,

Thank you once again for your continued support and consideration. I apologize for the length of my e-mail but it is important to be as thorough as possible with this process. After my initial review of the Davis PUD, (located at 161st and Ditch) also known as Waterford I wanted to communicate several issues I have identified.

First and foremost I think it is important to refer to the Comprehensive Plan for the area. It says the following:

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and **a central core of large-lot residential and rural properties, equestrian uses and artisan farms.** While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be **context-sensitive.**

As development moves south from SR 32, north from 146thStreet, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. **These lands should be developed according to rural standards.**

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.

***Comprehensive Plan Issues:**
-Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.
-Not context sensitive to long term residential properties.

-Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.

-Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same and there is little to no language to support the higher end architecture.

-Encourage quality and usable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move

west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

-Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

-Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

-Encourage diversity in lot sizes and lot layout-more of the same…
-Rural subdivisions and conservation subdivisions are encouraged in this area-NO EFFORT HAS BEEN MADE IN THIS PLAN TO PURSUE THIS REQUIREMENT.

***Buffering:** (major issue on east, west and north sides of project)
-creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS, there is no transition to the large rural residences that surround this parcel.

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses and between existing uses and new development-IS NOT REFLECTED IN PLAN.

Please recognize that we own the majority of the western border of this project. We are running a tree nursery business on our property which is our livelihood. Large dangerous equipment is frequently in the nursery involved with the care, planting, and digging activities with the trees. As a result there are also large open holes throughout the property from the removal of nursery stock. We have livestock on our property which requires special buffer considerations as well. We have a two acre pond which is an attractive nuisance and creates additional liability with neighboring properties. This must all be thought through prior to any development plan being approved for the area. These items create a dangerous situation with the adjoining neighborhood and require a more significant and thoughtful buffer than the proposed 30 foot buffer along the backs of homes.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the $700,000 range and this would be a step up from the existing Harmony neighborhood. He indicated that there was a recognized market for the higher priced homes on this side of Westfield. Most of the character exhibits provided are currently houses built in Harmony which have an average sale price well below $700,000. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, $375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work and the detail does not support the verbal commitments. We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to. The same could potentially occur with this PUD in its current state.

*The **Bulk and Density Standards:**
-are below those identified in the UDO for SF3 in many areas.
-The proposed density is not transitional and does not meet the open space standards in the area. West Rail to the east has 37% open space. The open space number needs to increase as you move west as per the comprehensive plan.
-This density does not fit this area. The plan has too many lots included at 145 and simply offers more of the same product in the area with the current detail.

*The **Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

This builder/developer is capable of much better. We need to start holding these folks to a higher standard for the benefit of our community and for the protection of our property values. Thank you for your ongoing support. We are Westfield and we are worth it! Let's raise the bar.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
317-867-3691

Pamela Howard

From: Beverly Emmert <craftiemom1@yahoo.com>
Sent: Monday, January 15, 2018 3:33 PM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen
Subject: Davis PUD -01

First let me start off by saying that I hope everyone had a blessed Christmas and a great start to the new year.

My name is Bevrly Davis Emmert and I was born and raised her in Westfield Indiana. I have seen Westfield change a lot over the 59 years .

I have seen the old Library close and a new one takes its place. One stop light town to several stop lights. A new High School and I can go on and

on. I was raised on Springmill road, this used to be hardly ever used. An out of the way road with houses counting maybe 10 to hundreds around

there now. And the shopping Center on 161st and Springill that turned out to be the best thing now for that area.

It has all been progress right and mind blowing now. I believe that this is really inevitable , but people now days have heard of Westfild Indiana, with

out having to say just north of Carmel. I am proud to be called a Westfield resident, this city is fibrant and full of life around on all sides of Westfield.

I ask you to please vote yes for this Davis PUD -01.

I Ibellieve that this will is a good combination of still being in the country to a city life with all emineties , shopping, school ,gas station very close to

everyone and very useful with a great priceline to many individuals.

And to conclude I want to thank each and everyone of you for taking your time to read this letter and serve on the city council.

Thank you

Beverly Davis Emmert

Pamela Howard

From: Adam Goodnight <agoodnig@umail.iu.edu>
Sent: Tuesday, January 16, 2018 9:19 AM
To: Andy Cook; APC; Council Members
Subject: Chance and Davis Developments

All,

I personally do not think Westfield needs anymore residential development at this time in this particular area. The should remain fairly rural to not impact the quality of life of those who moved here years ago. However, I would like to make the following comments on the two proposed neighborhoods being reviewed tonight. For the Davis PUD, I believe all of the lots should be required to be larger as those noted in lots 69-145 to decrease density. Ideally, they would be as large as possible to encourage open space and decrease density significantly as noted by "new suburban." I think they could increase them significantly while still allowing it to make financial sense. Again, set the bar higher as you move further west, not more of the same. As for the Chance PUD, again, lot sizes should be increased to minimize density according to the plan, especially since they will likely acquire the property west of this parcel at some point and add even more housing. I would also like to see all of the trees on the northwest corner remain untouched, which could be done without changing the plan too much (it would also decrease homes by about 12-15 as well while still providing some wooded lots. This would also help the transition to the current "rural" setting.

Thank you,

1801-PUD-01 [PUBLIC HEARING]
Davis PUD
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-52 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary

1801-PUD-02 [PUBLIC HEARING]
Chance PUD
Southwest Corner of Ditch Road and 166th Street
Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-53 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary

Pamela Howard

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, January 15, 2018 11:53 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis PUD

To Whom it May Concern,

I am writing opposed to this PUD. Although I appreciate the higher level of architecture, there needs to be better buffering with the rural neighbors and larger lot sizes. This is just an extension of the harmony neighborhood to the south.

Thank you,
Stacy Hall

1/16/2018

Advisory Plan Commission

Westfield IN 46074

Davis PUD

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Davis which are built on small lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small with few amenities. We need more housing options with more amenities. We would like to see homes in the $750,000 range with larger lots and more buffering. Who is going to pay that price for a home on a 14,000 sq. ft. lot. Westfield already has enough of this type of homes being built.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the comprehensive plan for Westfield and certainly not of us neighbors.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, January 15, 2018 11:47 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Davis PUD

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. As stated on page 8 in the comprehensive plan, there is a desire that Westfield retain its unique sense of identity and not become indistinguishable from any of the other communities in the metropolitan area. While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character that can be identified for the purpose of planning. Chief among these elements are the significant natural areas and open space found in Westfield – Washington Township. As you review new development proposal, please keep in mind the importance of preserving the natural areas and open space found in Westfield.

Buffering

The width and content of the buffers currently in the PUD fail to preserve the property values of the adjoining large lot residences. Buffer width should be increased to at least 50 feet. Reforestation buffers should be used to achieve a natural looking environment and preserve the neighborhood's character. Consider the following:

- The comprehensive plan emphasizes the importance of buffers and states a preference for reforestation buffers in this area. Refer to the following:
  - Page 42 --- "Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions)."
  - Page 41 --- "Ensure proper land use transitions between dissimilar types of residential development."
  - Page 11 --- "It is important that existing uses, especially residences, be properly buffered from new development that has a different character."
  - Page 12 --- "Encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development."

- Note that Bent Creek provides a 50' buffer with the existing residence to the north and locates substantial open space along the property line shared with the residence to the west. Derby Ridge includes a minimum rear yard setback of 50' along the northern property line and commits to tree preservation easements along shared property lines. Westchester includes commitments to considerably increase buffering beyond what is required by the UDO, Liberty Ridge provides a substantial reforestation buffer with the adjacent residence (100' ?).

- Beyond helping preserve the neighborhood's character, reforestation buffers are essential for maintaining the diversity & abundance of wildlife that the current residents value. Scientific studies (example) have found that "Abundance and richness of development-sensitive species were lowest in greenway segments containing more managed area." Planners can facilitate conservation of development-sensitive species by limiting the mowed and landscaped surfaces adjacent to new development. Please encourage buffers and open space that promote a natural habitat.

Density

The current PUD proposes a density of 1.8 DUA. Given that the comprehensive plan calls for density to be reduced as development moves west of Ditch Road, the density of the Davis PUD should fall below the the 1.7 DUA approved for the West Rail PUD located immediately east. Density should be reduced with the intent of blending towards the lower densities recently approved to the west (Westchester @ 1.1 DUA and Bent Creek @ 1.2 DUA).

Open Space

Open space and/or lot sizes should be increased. Much of the 25% open space provided in the current proposal consists of right-of-ways located along external streets. This type of open space offers no recreational value and is not usable by the residents. The comprehensive plan calls for open space to consist of "usable areas or valuable natural areas. Open space should not consist only of land that is left over in the site plan review process." Furthermore, the proposed 25% benchmarks poorly against nearby developments: West Rail 30% and Westchester 30% + golf course. Open space should increase as development moves west of Ditch Road.

Architecture

The character exhibits included with the PUD shows 13 homes. Only 2 of the homes show front-load garages. Is the developer committing to no more than 15% front-load garages? If not, what % of front-load garages is the developer committing to? In addition, the character exhibits show a number of architectural features. What aspects of the character exhibits does the Director feel are essential to the designs? Would non-masonry homes *without* a change in dominant exterior material be consistent with the intended architecture to be constructed in the District? Would garage entries without additional enhancements such as the windows and pergolas shown on the concept plan be consistent with the intended architecture? Only 2 of the homes in the exhibit are single-story --- does this represent a commitment to no more than 15% single story residences? Too often we have found that we only get what is committed to in writing. Please encourage the developer to provide more precise language to ensure that the character exhibits are an accurate depiction of what will be built.

Lack of Context with Existing Neighborhood

The existing residences that adjoin the PUD are rural in character. These clusters of large lot residences provide a more open, natural feel than the typical suburban setting. The comprehensive plan stresses that new development should work within this context --- not try to change it. As stated on page 40, "While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive." The proposed PUD fails to adapt the development to the setting. Multiple neighborhood meetings, several rounds of public comment, and months of APC meetings have made it clear that development in this area should provide for the transition between residential and rural environments in a way that does not adversely affect the surrounding landscape's character. There are a number of opportunities for improvement:

- Commit to a landscaping plan that is natural looking and in context with area.
    - For example, West Rail provides wildflower meadows and prairie plantings for passive recreation opportunities.
- Commit to completing any compensatory mitigation for wetland impacts within the PUD (on-site rather than off-site compensation).
    - Comprehensive Plan, page 19 --- "Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space." & "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed."
- Create connections between open spaces to preserve views and provide wildlife corridors.
    - Comprehensive Plan, page 19 --- "Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties."
- Utilize undisturbed open space as buffering.
- Create vegetated buffers along existing streams and proposed drainage swales.
- Require Dark Sky friendly lighting, meaning lighting standards that minimize glare while reducing light trespass.

Failure to Preserve Natural Features

On page 19, the Comprehensive Plan calls for new development to "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed." Note that the current proposal fails to preserve the stream located at the northwestern corner of the Davis parcel. This stream is visible on-site and identified on Westfield's flex map. The USGS National Map and Hydrography data set show this stream continuing into the uncropped area that extends to the south.

In conclusion, please encourage the petitioner to introduce reforestation buffers, reduce density, increase open space, and preserve the natural features found on the parcel.

Thank you,

Greg Moyer

15001 Shelborne Rd

Pamela Howard

From: Stephen Stafford <staffordhouse92@att.net>
Sent: Monday, January 15, 2018 3:29 PM
To: Council Members; Andy Cook; APC; Kevin M. Todd, AICP; Jesse Pohlman
Subject: Davis and Chapman Parcels

Dear Mayor, council members, & APC board members:
There is documented evidence that Westfield's Comprehensive Plan was to address the unique, rural Southwest New Suburban area. The agreed on notion was keep the area open and rural. Those planned intentions focus on a diverse **MIX** of residential properties, open space, equestrian uses, and special niche farms. That MIX is fast becoming a word only.

Our neighborhood is like the earth in Stephen King's story, *Langoliers.* The story is about the earth being eaten up by some kind of alien, insatiable force that cannot be controlled. The result is complete destruction of the land as people know it.

Westfield is actually living the story. Developers are set on destroying what we thought Westfield would be when we moved here. Worse than that, many of our elected officials seem too weak to live by the standards we, the people who elected them, want to maintain. While there are several councilors and board members who are not afraid to stand up and demand better developments, there are those who cannot (or is it will not) see the result of having limits put on development.

We encourage you to ensure, by holding to high standards and comprehensive planning, that Westfield does not become overbuilt and ugly. We do believe you are aware of the problems posed by the currently proposed northward expansion along Ditch Road. If you don't, then that's even more of a problem. Residents look to you for wise consideration of all PUDs. If you are aware, then the problem is one of motivation. Are you willing to stick your community's need for high standards?

We urge you to vote against the proposed plan for the Davis PUD. More than likely, the developer expects to continue chewing up land and use the Chapman parcel for an equally dense, poorly buffered development.

If Westfield is to continue to be a great place to live, you must keep the development the bar high. Otherwise, present and future residents will be running from the *Langoliers*.

Thank you,
Cynthia & Steve Stafford

Pamela Howard

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Monday, January 15, 2018 9:15 PM
To: APC
Cc: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Pamela Howard
Subject: Davis and Chance PUDs

Dear APC members,

I am writing to express my views on the Davis and Chance PUD's coming before you Tuesday, January 16, 2018.

The Comp Plan gets cited by developers to justify what they are presenting. I believe the actual language regarding the Southwest New Suburban area is pretty clear:

"While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be **context-sensitive."**

"As development moves south from SR 32, north from 146thStreet, and west from Ditch Road, **the density should decrease and open space should increase**."

"The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents."

Both the Davis PUD and Chance PUD have insufficient green space and are overly dense. The developer attempts to count "landscape easements" on the back of lots as green space and buffer. This is ridiculously unfair and is flat out cheating. Additionally, while the developer claims the homes in the Davis PUD will be $700K, the architectural language in the PUD in no way supports this. Same with Chance. Fronts of homes should face the roads as was just done in the Westchester and Liberty Ridge PUD's.

Mr. Estridge was prepared to build million plus dollar homes on the Simon golf course property. Why can't he offer an innovative custom product on the Davis parcel? There are no custom neighborhoods west of 31. Why not offer something novel for Westfield— perhaps a custom neighborhood with a central equestrian center? Estridge is clearly capable of this. Estridge claimed at the neighbor meeting that the market was "soft" for $750K to $1Million homes, but he was ready to build them in Carmel. Chatham has to keep holding lotteries for their lots, the demand is so high. His marketing claims seem to change with his desired product.

Finally, the buffering for the DuBois property is woefully inadequate. A reforestation buffer of a minimum of 100 feet should be required. Anything less will seriously impact the DuBois property value. Additionally a lesser buffer would violate the Comp Plan and common sense transition from high density to low density, rural properties.

Westfield can't simply can't approve each and every development request for every parcel in this area— especially if they continue to be so dense, with minimal green space and improper context. The bar needs to be very high to receive approval. These proposals don't come close. Please reject these proposed PUD's.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181