



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_11_15_2021

Monday, November 15, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 15, 2021 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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

November 1, 2021 APC Minutes

Documents: [APC Minutes - November 1, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items.

ITEMS OF BUSINESS

2111-ODP-24 & 2111-SPP-24

Sycamore Glen

South of & adjacent to 159th St & west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen PUD District.

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

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

Plan Commission Order 21-02

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Eagletown Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Order 21-02](#) | [Exhibit 3: Declaratory Resolution Eagletown](#) | [Exhibit 4: Eagletown EDA Map](#) | [Exhibit 5: Comprehensive Plan Map](#)

Plan Commission Order 21-03

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution revising the Aurora allocation areas of the East Side Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Order 21-03](#) | [Exhibit 3: Declaratory Resolution Aurora](#) | [Exhibit 4: Aurora EDA Map](#) | [Exhibit 5: Comprehensive Plan Map](#)

Plan Commission Order 21-04

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to terminate and dissolve the Lantern Commons Allocation Area of the Lantern Commons Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Order 21-04](#) | [Exhibit 3: Declaratory Resolution Lantern Commons](#) | [Exhibit 4: Lantern Commons EDA Map](#) | [Exhibit 5: Comprehensive Plan Map](#)

PUBLIC HEARING ITEMS

No Items of Business.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2108-PUD-22 [CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Urban Apples PUD District.

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

2111-PUD-26 [CONTINUED]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2111-PUD-28 [CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

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

WITHDRAWN ITEMS

2110-PUD-24 [CONTINUED]

Hittle at ThirtyOne PUD Amendment I

West of and Adjacent to US 31 and South of 191st Street

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT

PLAN COMMISSION MEMBER TRAINING IN PERSON SESSION (NOT RECORDED)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 15, 2021
2111-ODP-24 & 2111-SPP-24
Exhibit 1

Petition Number: 2111-ODP-24 & 2111-SPP-24

Project Name: Sycamore Glen

Subject Site Address: South of and adjacent to 159th Street and west of Towne Road (the "Property")

Petitioner: Coronado Development Corporation

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan & Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen Planned Unit Development (PUD) District.

Current Zoning: Sycamore PUD

Current Land Use: Vacant / Agriculture

Approximate Acreage: 28.66 acres +/-

Property History: Sycamore Glen PUD ([Ord. 21-14](#), 07/26/2021)

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
4. Landscape Plan
5. Construction Standards Waiver Request Letter

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Sycamore Glen PUD District.

Ordinance 21-14, Sycamore Glen PUD (2104-PUD-13), was approved at the July 26, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 19, 2021, Technical Advisory Committee meeting.



REVIEW COMMENTS

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

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

The plans comply.

- 5) Proposed name of subdivision.
- 6) Names and addresses of the owner, owners, land surveyor or land planner.
- 7) Title, scale, north arrow and date.
- 8) 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.
- 9) Easements (locations, widths and purposes). (Article 8.3)
- 10) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 15, 2021
2111-ODP-24 & 2111-SPP-24
Exhibit 1

- 13) 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%).
 - 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - 15) Building setback lines. (Article 4.14)
 - 16) Legend and notes.
 - 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - 18) Other features or conditions which would affect the subdivision favorable or adversely.
 - 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - 20) 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.
 - 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 22) 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.
 - 23) 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.
 - 24) Misc.
-



OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 25) Title, scale, north arrow and date.
- 26) Proposed name of the development.
- 27) 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.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.
- 30) 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.
- 31) 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.
- 32) 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.
- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 36) Location and dimensions of all existing structures and paved areas.
- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).



- 38) Location of all Floodplain areas within the boundaries of the property.
 - 39) Names of legal ditches and streams on or adjacent to the site.
 - 40) 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.
 - 41) Identify buildings proposed for demolition.
 - 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 43) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) and Sycamore Glen PUD District (Ord. 21-14).

- 44) Minimum Lot Area: 16,900 (Ord. 21-14)
 - 45) Minimum Lot Frontage: 50 feet
 - 46) Minimum Building Setback Lines:
 - a) Front Yard: 21 feet (Ord. 21-14)
 - b) Side Yard: 12 feet
 - c) Rear Yard: 20 feet (Ord. 21-14) The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.
 - 47) Minimum Lot Width: 100 feet; The Minimum Lot Width along the east perimeter of the real estate shall be one hundred and five (105) feet. (Ord. 21-14)
 - 48) Maximum Building Height: 2 ½ stories
-



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

The plans comply.

- 49) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 50) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 51) 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.
- 52) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Sycamore Glen PUD, Ord. 21-14)

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

- 53) Accessory Use and Building Standards (Article 6.1)
- 54) Architectural Standards (Article 6.3 and Ord. 21-14)

Comment: Not applicable for ODP and SPP review. Will be reviewed during Building Permit review.

- 55) Building Standards (Article 6.4)



56) Fence Standards (Article 6.5)

57) Height Standards (Article 6.6)

58) Landscaping Standards (Article 6.8 and Ord. 21-14)

a) Preservation and Replacement of Trees:

- i) Tree Preservation Easement: A tree preservation easement shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement.
- ii) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

b) General Landscaping Design Standards:

i) Placement:

1. Minimum Distance from Sidewalk and Curb:

- (a) Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

c) Detention and Retention Areas:

- i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.



iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

d) Street Trees:

i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. 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.

e) Lot Landscaping (Ord. 21-14): Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

i) All Single-family Residential Lots shall be landscaped with the following plant materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.

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

f) External Street Frontage Landscaping Requirements:

g) Buffer Yard Requirements (Ord. 21-14): Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified or enhanced below.

i) A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are adjacent to the perimeter.

1. A minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

h) Buffer Yard Requirements (Article 6.8(N)):

59) Lighting Standards (Article 6.9)

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Outside Storage and Display (Article 6.12)



62) Outdoor Café and Eating Areas (Article 6.13)

63) Parking and Loading Standards (Article 6.14)

64) Setback Standards (Article 6.16)

Comment: Please see District Standards.

65) Sign Standards (Article 6.17)

66) Vision Clearance Standards (Article 6.19)

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

i) Forty (40) feet from intersections of Collectors or Local Streets.

67) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Sycamore Glen PUD, Ord. 21-14)

The plans comply.

68) Block Standards (Article 8.1)

69) Easement Standards (Article 8.3)

70) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

71) Open Space and Amenity Standards (Article 8.6 and Ord. 21-14): Shall apply except as otherwise modified or enhanced below.

a) Minimum Open Space: Shall be enhanced to require a minimum of twenty (20) percent, as generally shown on the Concept Plan and shall include the common area along the west perimeter of the site as illustrated on the Concept Plan. (Ord. 21-14)



- b) Foundation: A fountain shall be installed within the pond. (Ord. 21-14)
- c) Path Connection: A ten (10) foot wide pedestrian access easement shall be provided to the property to the south of the Real Estate and a five-foot path/sidewalk shall be installed as generally illustrated on the Concept Plan. The final location is subject to existing and final engineering. If the path is prevented from being installed (no connection is provided / required to the south at the time of construction plan approval the path shall not be required. (Ord. 21-14).
- d) Qualifying Site Features (Article 8.6(G)):
 - i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the Use and benefit of the public as an amenity to the development.
 - ii) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within Common Areas or recorded preservation or conservation easements.

72) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
 - i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
 - iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- b) Perimeter/External Pedestrian Network Standards:



- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

73) Storm Water Standards (Article 8.8)

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

a) Improvement Standards:

- i) Cul-de-sac Design: Where a street does not extend beyond the boundary of the development and its continuation is not required, as set forth herein, for access to adjoining property, its terminus shall comply with the following:
 - 1. Maximum Length: 600 feet, measured along the centerline from the intersection at origin to the center of the circle. Where a cul-de-sac extends from another cul-de-sac or dead-end street, the total maximum length of both streets shall not exceed this maximum.

Comment: If the waiver request is approved (see Exhibit 5) by the APC, then this item will be compliant.

75) Street Light Standards (Article 8.10)

76) Street Sign Standards (Article 8.11)

77) Surety Standards (Article 8.12)

78) Utility Standards (Article 8.13)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 15, 2021
2111-ODP-24 & 2111-SPP-24
Exhibit 1

DEPARTMENT COMMENTS

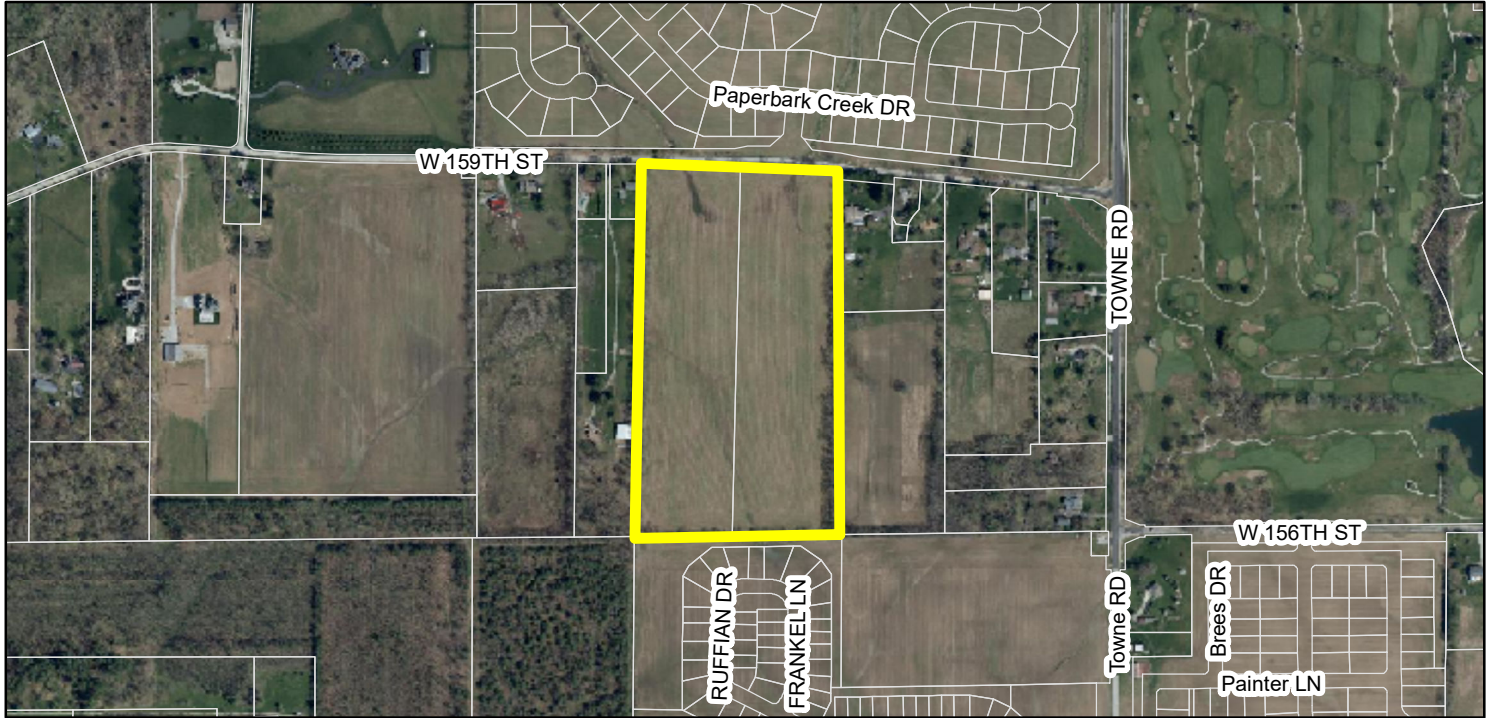
- 1) **Action Item 1:** Approve the requested construction standard waivers, as outlined in **Exhibit 5.**
- 2) **Action Item 2:** If the Plan Commission has approved the requested construction standard waivers (Action Item 1 above), then the plans will be fully compliant and the Department recommends approving the petition with the condition that all necessary approvals shall be obtained from the Westfield Public Works Department, Westfield Fire Marshal, and the Hamilton County Surveyor's Office prior to approval of a Secondary Plat.
- 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.



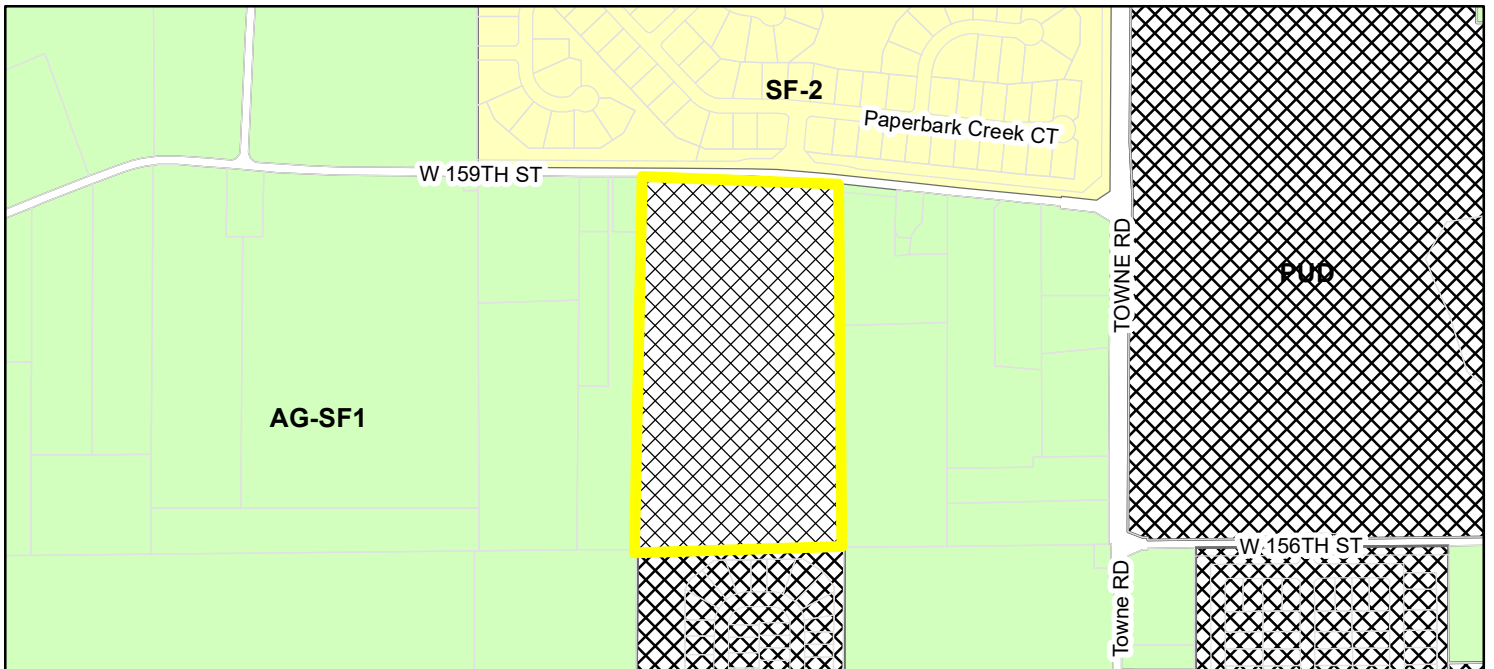
Property Location Map
Sycamore Glen
Overall Development Plan & Primary Plat
2111-ODP-24 & 2111-SPP-24



Aerial Location Map



Zoning Map



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



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
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7965 East 106th Street
Fishers, IN 46038-2505
www.stooppelwerth.com

Johnathon Nail – City Engineer
Westfield Department of Public Works
2728 East 171st Street
Westfield, IN 46074

RE: Sycamore Glen – Primary Plat Waiver Request

The petitioner for the single-family development, to be known as Sycamore Glen, has requested two (2) waivers, as follows:

1. UDO – Chapter 8 Design Standards: 8.9.G.3.a
To allow the maximum cul-de-sac length to exceed 600’.
2. Westfield Standards & Specifications
Section 02501 Standards of Roadway Geometric Design 1.2.A.1.f
To allow an island within the cul-de-sac bulb.

Thank you,

Gordan D. Kritz
Land Planner
Stooppelwerth & Associates, Inc.

November 1, 2021

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING



November 9, 2021

Subject: Sycamore Glen Cul-de-sac Variances

To: APC Members

Mayor
Andy Cook

City Council
Joe Edwards
Scott Willis
Jake Gilbert
Scott Frei
Mike Johns
Cindy L. Spoljaric
Troy Patton

Clerk Treasurer
Cindy J. Gossard

I have reviewed the Detailed Development Plans for the Sycamore Glen project and determined that the requested variance to the standard limiting cul-de-sacs to less than 600 feet in length and prohibiting interior landscaping islands is acceptable. As such, I approve this variance to allow a cul-de-sac length greater than 600 feet and permit a landscaped island within the cul-de-sac as illustrated in the Detailed Development Plans.

Sincerely,

A handwritten signature in black ink that reads "Johnathon Nail".

Johnathon Nail
City Engineer
City of Westfield

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, November 1, 2021 Meeting

Presented for approval: November 15, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Monday November 1, 2021 at Westfield City Hall.

Active Links for this Meeting:

November 1, 2021 BZA Agenda & Exhibits

November 1, 2021 YouTube Video

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:12

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: Matthew Deck.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- October 18, 2021 APC Minutes.

Motion: McCarty motioned to approve the October 18, 2021 APC minutes as presented.
Maue seconded. Motion passed. Vote 8-0.

APPROVAL OF 2022 SCHEDULE OF MEETINGS

Motion: Kelleher motioned to approve 2022 Schedule of APC Meetings.
Burkman seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2111-ODP-24

2111-SPP-24

[PUBLIC HEARING]

YouTube Time: 4:37

Sycamore Glen

South of & adjacent to 159th St & west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen PUD District.

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

Petitioner Presentation

Public Hearing for 2111-ODP-24 & 2111-SPP-24 opened at 7:07 p.m.

- No Public Comments.

Public Hearing for 2111-ODP-24 & 2111-SPP-24 closed at 7:10 p.m.

2111-PUD-26

[PUBLIC HEARING]

YouTube Time: 15:24

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

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

Petitioner Presentation

Public Hearing for 2111-PUD-26 opened at 7:26 p.m.

- Two Public Comments.

Public Hearing for 2111-PUD-26 closed at 7:33 p.m.

2111-PUD-27

[PUBLIC HEARING]

YouTube Time: 57:40

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Petitioner Presentation

Public Hearing for 2111-PUD-27 opened at 8:10 p.m.

- Three Public Comments.

Public Hearing for 2111-PUD-27 closed at 8:19 p.m.

2111-PUD-28

[PUBLIC HEARING]

YouTube Time: 1:46:28

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

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

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

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

Petitioner Presentation

Public Hearing for 2111-PUD-28 opened at 8:56 p.m.

- No Public Comments.

Public Hearing for 2111-PUD-26 closed at 8:57 p.m.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 &

2108-SPP-18

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21

[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2108-PUD-22

[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

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

2110-PUD-24

[CONTINUED]

Hittle at ThirtyOne PUD Amendment I

West of and Adjacent to US 31 and South of 191st Street

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

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

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

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

REPORTS/COMMENTS

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

ADJOURNMENT

YouTube Time: 2:35:15

McCarty motioned to adjourn the meeting.

Burkman seconded.

Motion passed. Vote 8-0.

The meeting adjourned at 9:35 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Order Number: 21-02

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to indicate that the Redevelopment Commission's Declaratory Resolution, to remove certain parcels from the Eagletown Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Order 21-02
Exhibit 3: Declaratory Resolution
Exhibit 4: Eagletown EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The associated Declaratory Resolution (see **Exhibit 3**) to amend the Eagletown Economic Development Area (the "Eagletown EDA", see **Exhibit 4**) is being presented at the Westfield Redevelopment Commission's November 15th, 2021, meeting (immediately prior to this APC meeting).

PROCEDURAL

The Plan Commission's function for this item is to determine that the Declaratory Resolution conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying the Declaratory Resolution, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.



PROJECT OVERVIEW

Project Description

The Declaratory Resolution proposes to amend the Eagletown EDA by removing certain residential parcels which were included in Section 1 of the Gristmill Trails and Gristmill Villas Subdivisions (see **Exhibit 4** and **Exhibit 5**), and to provide that during any period of time that any parcels of property are assessed as residential property under the rules of the Indiana Department of Local Government Finance, such parcels shall not be considered part of the Economic Development Area or the Allocation Area.

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that the Declaratory Resolution conforms to the Comprehensive Plan. As shown in **Exhibit 5**, the Eagletown EDA spans several land use classifications, with the removed properties being mostly located within the "Employment Corridor" land use classification. This land use classification is described in the Highway Corridors section of the Comprehensive Plan. While Residential Uses are not considered appropriate within the Highway Corridor, the recent residential development of the parcels makes it unlikely that they will be redeveloped for Commercial Uses in the near future.

DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 21-02 as presented.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

**ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION DETERMINING THAT THE AMENDED DECLARATORY
RESOLUTION FOR THE EAGLETOWN ECONOMIC DEVELOPMENT AREA APPROVED
AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN FOR THE CITY OF WESTFIELD**

WHEREAS, on November 15, 2021, the Westfield Redevelopment Commission (the “Redevelopment Commission”) approved and adopted a resolution (the “Resolution”) approving certain amendments to the declaratory resolution and development plan for the Eagletown Economic Development Area (the “2021 Amendments”), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 *et. seq.*, and all acts supplemented and amendatory thereto (collectively, the “Act”);

WHEREAS, Section 16(a) of the Act provides that following adoption of a resolution by the Commission that designates an economic development area, the Commission shall submit the resolution and supporting data to the Plan Commission and the Plan Commission may determine whether the Declaratory Resolution and the Plan conform to the plan of development for the unit and approve or disapprove the Declaratory Resolution and the Plan;

WHEREAS, the determination of the Plan Commission pursuant to Section 16(a) of the Act does not and shall not constitute a change in the current zoning or a variance thereof or the approval of any future use of the site of the Project and, any rezoning, variance or other use of the site of the Project is subject to all applicable laws and ordinances regarding zoning, variance and land use;

WHEREAS, the Redevelopment Commission has submitted the Resolution and supporting data to this Plan Commission.

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT ORDERED BY THE PLAN COMMISSION, AS FOLLOWS:

1. The Resolution and the 2021 Amendments conform to the plan of development for the City of Westfield, Indiana.
2. This Plan Commission hereby approves the Resolution and the 2021 Amendments. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the 2021 Amendments pursuant to Ind. Code 36-7-14-16.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution and the 2021 Amendments with the minutes of this meeting.

SO RESOLVED BY THE WESTFIELD PLAN COMMISSION this 15th day of November, 2021

WESTFIELD ADVISORY PLAN COMMISSION

Voting For

Voting Against

Abstain

Robert Horkay

Robert Horkay

Robert Horkay

Ginny Kelleher

Ginny Kelleher

Ginny Kelleher

Andre Maue

Andre Maue

Andre Maue

Victor McCarty

Victor McCarty

Victor McCarty

David Schmitz

David Schmitz

David Schmitz

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Kristen Burkman

Kristen Burkman

Kristen Burkman

Mike Johns

Mike Johns

Mike Johns

ATTEST:

Kevin Todd, Director of Community Development

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. __-2021**

**RESOLUTION OF THE
WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE
EAGLETOWN ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) of the City of Westfield (the “City”), the governing body of the Westfield Department of Redevelopment (the “Department”) and the Westfield Redevelopment District (the “District”), exists and operates under the provisions of Indiana Code 36-7-14 and 36-7-25 *et seq.*, as amended from time to time (the “Act”); and

WHEREAS, the Commission previously adopted and confirmed resolution 10-2008, as has been amended from time to time, (collectively, the “Declaratory Resolution”), establishing an economic development area known as the Eagletown Economic Development Area (the “Economic Development Area”) and approving a development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Declaratory Resolution established the Economic Development Area as an allocation area (the “Allocation Area”) within the Area in accordance with Section 39 of the Act; and

WHEREAS, the Commission desires to amend the Declaratory Resolution and the Economic Development Area Plan to: (i) remove certain parcels of residential property, as described on Exhibit A attached hereto, from the Economic Development Area and the Allocation Area; and (ii) to provide that during any period of time that any parcels of property are assessed as residential property under the rules of the Indiana Department of Local Government Finance, such parcels shall not be considered part of the Economic Development Area or the Allocation Area (collectively, the “2021 Amendments”); and

WHEREAS, the Commission has reviewed and considered the 2021 Amendments and the supporting data at a meeting of the Commission held on the date below; and

WHEREAS, the Commission desires to approve the 2021 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission as follows:

1. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Economic Development Area in the manner provided for in the 2021 Amendments and to continue to develop the Economic Development Area pursuant to the Act.

2. The Declaratory Resolution and the Plan, as amended by this Resolution, conform to the comprehensive plan of development for the City of Westfield.

3. The 2021 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan, as well as the purposes of the Act.

4. The findings and determinations set forth in the Declaratory Resolution are hereby reaffirmed.

5. The parcels described in Exhibit A are hereby removed from the Economic Development Area and the Allocation Area, and it is the desire of the Commission to ensure that all parcels of property assessed as residential property under the rules of the Indiana Department of Local Government Finance (collectively, "Residential Parcels") are *not* to be considered as part of the Economic Development Area or Allocation Area. Accordingly, the Commission finds that during any period of time that any parcels of property within the geographic boundaries of the Economic Development Area are assessed as residential under the rules of the Indiana Department of Local Government Finance, such parcels shall not be part of the Economic Development Area or Allocation Area.

6. The 2021 Amendments are hereby in all respects approved.

7. This Resolution and data in support thereof shall be submitted to the Westfield Plan Commission (the "Plan Commission") and the Westfield Common Council (the "Council") pursuant to the Act. If approved by the Plan Commission and the Council, the 2021 Amendments shall be the subject of a public hearing held by the Commission, which public hearing shall be publicly noticed in the manner provided for by the Act.

Adopted the 15th day of November, 2021.

WESTFIELD REDEVELOPMENT COMMISSION
HAMILTON COUNTY, INDIANA

By: _____
President

By: _____
Vice President

By: _____
Secretary

By: _____
Member

By: _____
Member

EXHIBIT A

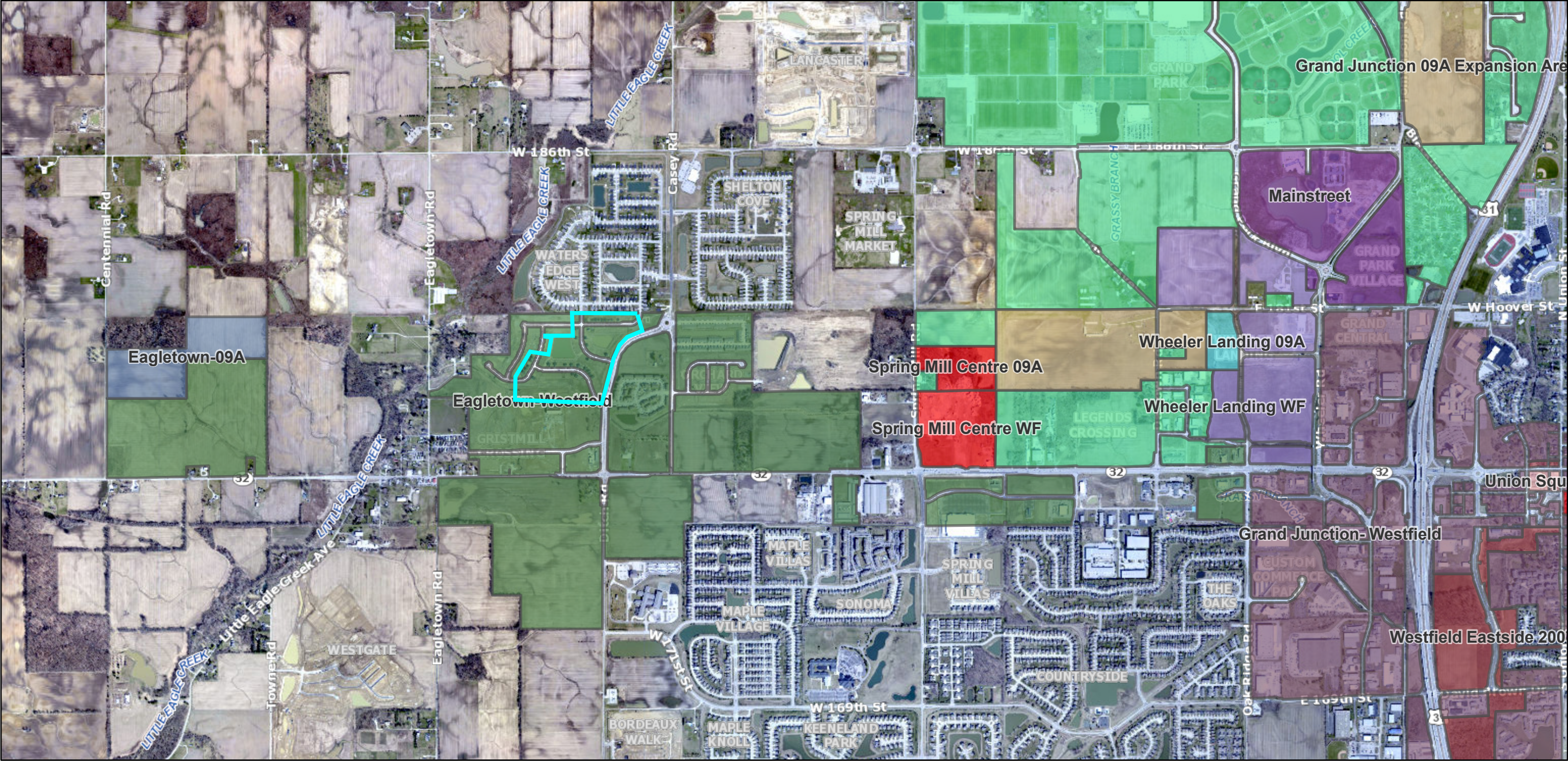
[Parcels to be Removed from Economic Development Area and Allocation Area]

[illegible]

[illegible]

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08-05-33-00-04-001.000	510 - One Family Dwelling Platted
08-05-33-00-04-002.000	510 - One Family Dwelling Platted
08-05-33-00-04-003.000	510 - One Family Dwelling Platted
08-05-33-00-04-004.000	510 - One Family Dwelling Platted
08-05-33-00-04-006.000	510 - One Family Dwelling Platted
08-05-33-00-04-008.000	510 - One Family Dwelling Platted
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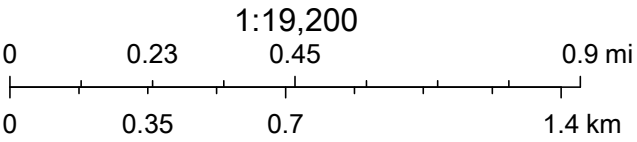
Eagletown EDA



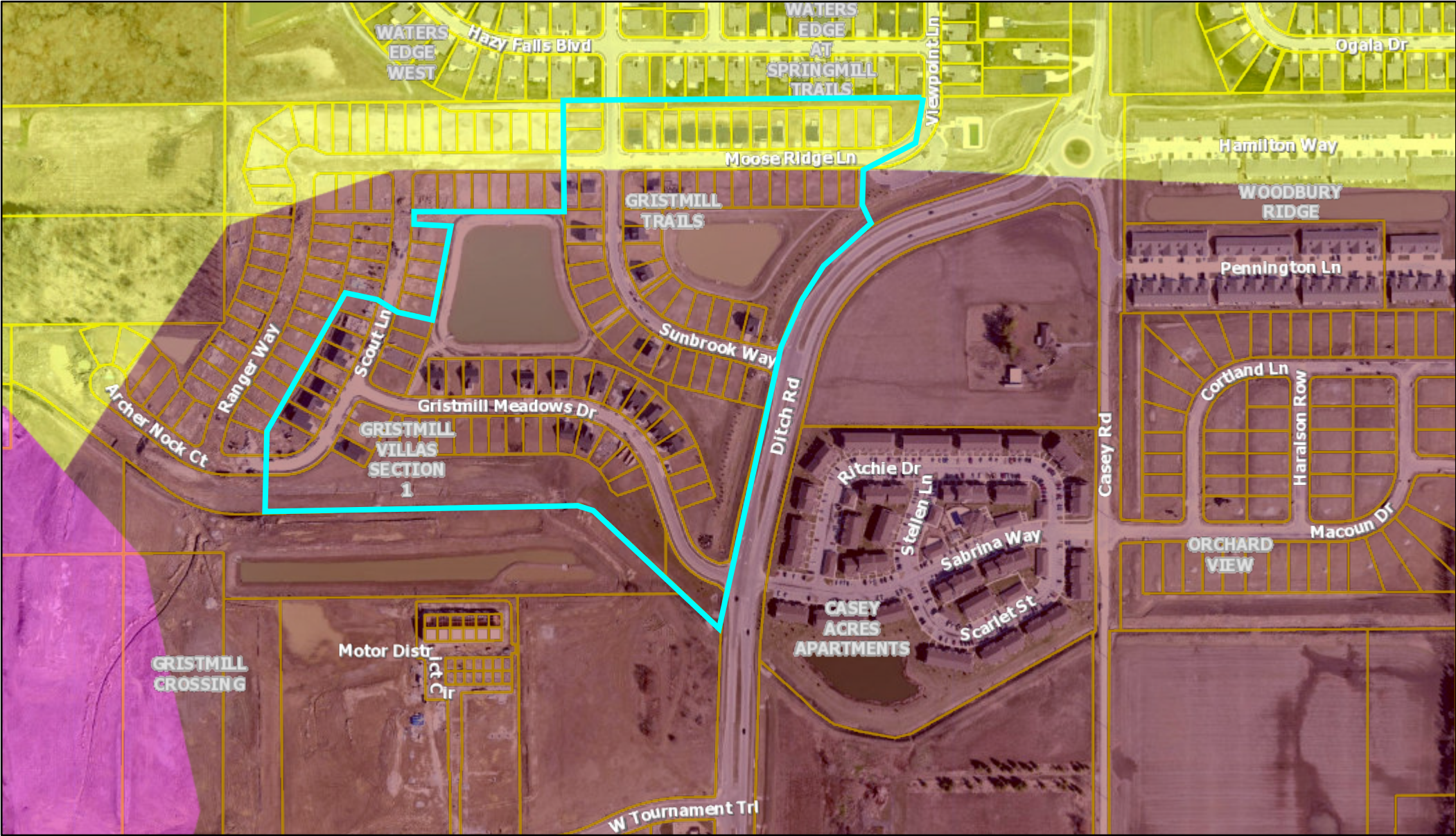
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- TIF Districts
- | | | |
|--------------------|--------|--------|
| 90906 | 90914 | 909A04 |
| 90902E | 90906E | 90915 |
| 90905 | 90908 | 909A01 |
| <all other values> | | |

General Area to be removed from EDA



Comprehensive Plan Map



11/12/2021, 1:53:50 PM

Concept Plan

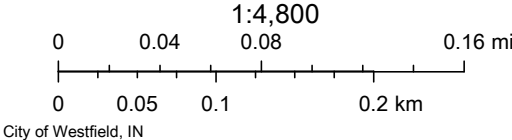
New Suburb

Regional C; Regional Com

Village

Parcels

Parcels to be removed from EDA



**ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION DETERMINING THAT THE AMENDED DECLARATORY
RESOLUTION FOR THE EAST SIDE ECONOMIC DEVELOPMENT AREA APPROVED
AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS
TO THE COMPREHENSIVE PLAN FOR THE CITY OF WESTFIELD**

WHEREAS, on November 15, 2021, the Westfield Redevelopment Commission (the “Redevelopment Commission”) approved and adopted a resolution (the “Resolution”) approving certain amendments to the declaratory resolution and development plan for the East Side Economic Development Area (the “2021 Amendments”), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 *et. seq.*, and all acts supplemented and amendatory thereto (collectively, the “Act”);

WHEREAS, Section 16(a) of the Act provides that following adoption of a resolution by the Commission that designates an economic development area, the Commission shall submit the resolution and supporting data to the Plan Commission and the Plan Commission may determine whether the Declaratory Resolution and the Plan conform to the plan of development for the unit and approve or disapprove the Declaratory Resolution and the Plan;

WHEREAS, the determination of the Plan Commission pursuant to Section 16(a) of the Act does not and shall not constitute a change in the current zoning or a variance thereof or the approval of any future use of the site of the Project and, any rezoning, variance or other use of the site of the Project is subject to all applicable laws and ordinances regarding zoning, variance and land use;

WHEREAS, the Redevelopment Commission has submitted the Resolution and supporting data to this Plan Commission.

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT ORDERED BY THE PLAN COMMISSION, AS FOLLOWS:

1. The Resolution and the 2021 Amendments conform to the plan of development for the City of Westfield, Indiana.
2. This Plan Commission hereby approves the Resolution and the 2021 Amendments. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the 2021 Amendments pursuant to Ind. Code 36-7-14-16.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution and the 2021 Amendments with the minutes of this meeting.

SO RESOLVED BY THE WESTFIELD PLAN COMMISSION this 15th day of November, 2021

WESTFIELD ADVISORY PLAN COMMISSION

Voting For

Voting Against

Abstain

Robert Horkay

Robert Horkay

Robert Horkay

Ginny Kelleher

Ginny Kelleher

Ginny Kelleher

Andre Maue

Andre Maue

Andre Maue

Victor McCarty

Victor McCarty

Victor McCarty

David Schmitz

David Schmitz

David Schmitz

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Kristen Burkman

Kristen Burkman

Kristen Burkman

Mike Johns

Mike Johns

Mike Johns

ATTEST:

Kevin Todd, Director of Community Development

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. __-2021**

**RESOLUTION OF THE
WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE
AURORA ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) of the City of Westfield (the “City”), the governing body of the Westfield Department of Redevelopment (the “Department”) and the Westfield Redevelopment District (the “District”), exists and operates under the provisions of Indiana Code 36-7-14 and 36-7-25 *et seq.*, as amended from time to time (the “Act”); and

WHEREAS, the Commission previously adopted and confirmed certain resolutions, as have been amended from time to time, establishing an economic development area known as the East Side Economic Development Area (the “Economic Development Area”) and approved a development plan for the Economic Development Area (the “Plan”) pursuant to the Act. By virtue of Resolution 8-2008, adopted on April 30, 2008, and later confirmed following a public hearing on the matter (the “Declaratory Resolution”), the Commission amended the Economic Development Area and the Plan to designate the Aurora 1 Allocation Area (the “Allocation Area”), in accordance with Section 39 of the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and the Plan to: (i) terminate and dissolve the Aurora 1 Allocation Area; (ii) to designate certain parcels of property within the Economic Development Area, which parcels are identified in Exhibit A attached hereto and incorporated herein, as an allocation area, to be known as the “Aurora 3 Allocation Area,” pursuant to Section 26 of the Act; and (iii) to provide that during any period of time that any parcels of property are assessed as residential property under the rules of the Indiana Department of Local Government Finance, such parcels shall not be considered part of the Economic Development Area or the Allocation Area (collectively, the “2021 Amendments”); and

WHEREAS, the Commission has reviewed and considered the 2021 Amendments and the supporting data at a meeting of the Commission held on the date below; and

WHEREAS, the Commission desires to approve the 2021 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission as follows:

1. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Economic Development Area in the manner provided for in the 2021 Amendments and to continue to develop the Economic Development Area pursuant to the Act.

2. The Declaratory Resolution and the Plan, as amended by this Resolution, conform to the comprehensive plan of development for the City of Westfield.

3. The 2021 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan, as well as the purposes of the Act.

4. The findings and determinations set forth in the Declaratory Resolution are hereby reaffirmed.

5. The Aurora 1 Allocation Area is hereby terminated and dissolved.

6. The parcels described in Exhibit A are designated as Aurora 3 Allocation Area pursuant to Section 26 of the Act for purposes of the allocation and distribution of property tax revenues for the purposes and in the manner provided in the Act. Any taxes imposed on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 26, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 26, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into the allocation fund for the Aurora 3 Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 26(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 26(b)(4) of the Act.

7. The allocation provisions herein relating to the Aurora 3 Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Aurora 3 Allocation Area. The base assessment date for the Aurora 3 Allocation Area, comprised of the parcels of property described in Exhibit A, is January 1, 2021.

8. The Commission hereby finds that the adoption of the foregoing allocation provisions will result in new property taxes that would not have been generated but for the adoption of the allocation provisions. Specifically, the capture of new property taxes in the Aurora 3 Allocation Area as tax increment will assist the Commission in its capacity to fund or bond for future projects in the, including, without limitation, public infrastructure improvements to support the development of the Aurora 3 Allocation Area and the surrounding Economic Development Area, which will generate new property taxes.

9. It is the desire of the Commission to ensure that all parcels of property assessed as residential property under the rules of the Indiana Department of Local Government Finance (collectively, "Residential Parcels") are *not* to be considered as part of the Economic Development Area or Allocation Area. Accordingly, the Commission finds that during any period of time that any parcels of property within the geographic boundaries of the Economic Development Area are assessed as residential under the rules of the Indiana Department of Local Government Finance, such parcels shall not be part of the Economic Development Area or Allocation Area.

10. The 2021 Amendments are hereby in all respects approved.

11. This Resolution and data in support thereof shall be submitted to the Westfield Plan Commission (the "Plan Commission") and the Westfield Common Council (the "Council") pursuant to the Act. If approved by the Plan Commission and the Council, the 2021 Amendments shall be the subject of a public hearing held by the Commission, which public hearing shall be publicly noticed in the manner provided for by the Act.

Adopted the 15th day of November, 2021.

WESTFIELD REDEVELOPMENT COMMISSION
HAMILTON COUNTY, INDIANA

By: _____
President

By: _____
Vice President

By: _____
Secretary

By: _____
Member

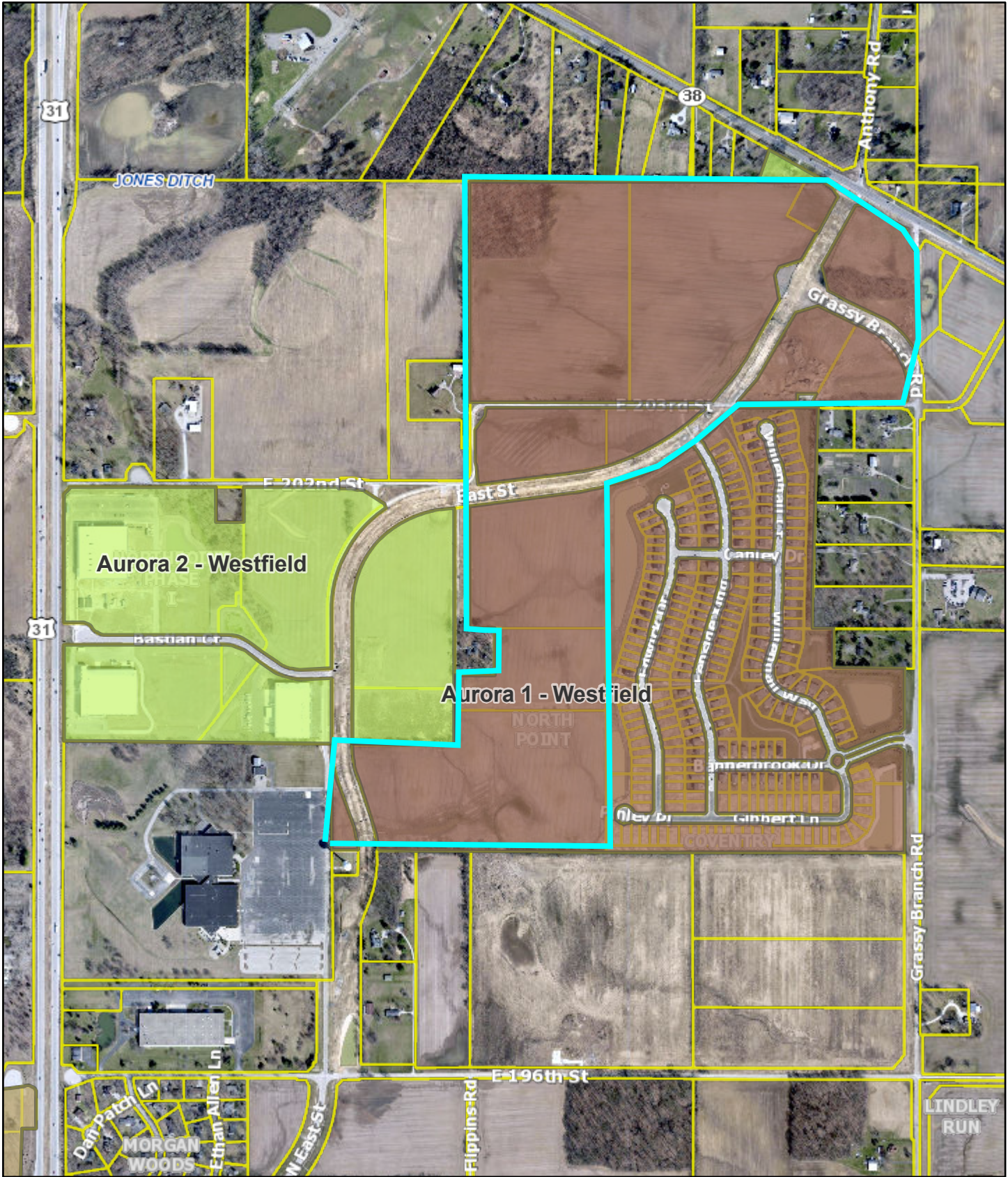
By: _____
Member

EXHIBIT A

[Parcels to be Designated as the Aurora 3 Allocation Area]

09-06-19-00-00-004.000	100 - Ag - Vacant lot		
09-06-19-00-00-004.001	100 - Ag - Vacant lot		
09-06-19-00-00-004.102	400 - Comm. - Vacant land		
09-06-19-00-00-004.202	400 - Comm. - Vacant land		
09-06-19-00-00-004.302	400 - Comm. - Vacant land		
09-06-19-00-00-004.402	400 - Comm. - Vacant land		
09-06-19-00-01-001.004	100 - Ag - Vacant lot		
09-06-19-00-01-001.115	400 - Comm. - Vacant land		
09-06-19-00-01-001.125	400 - Comm. - Vacant land		
09-06-19-00-01-001.205	400 - Comm. - Vacant land		
09-06-19-00-01-001.206	100 - Ag - Vacant lot		
09-06-19-00-01-001.215	400 - Comm. - Vacant land		

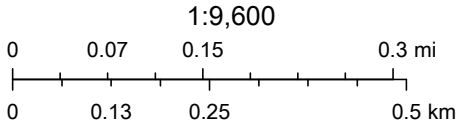
Aurora EDA Map



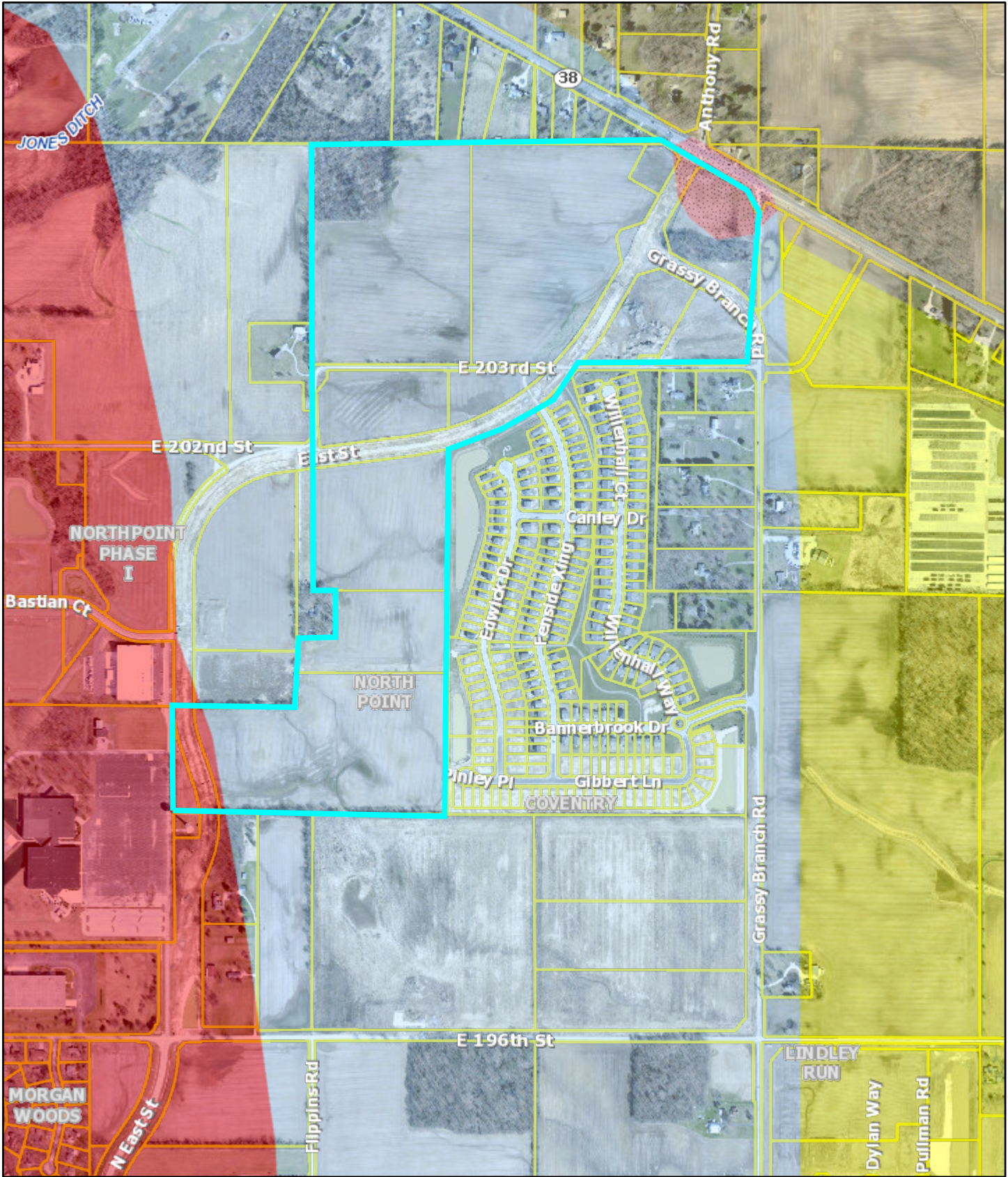
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- TIF Districts
- 909A06E
 - 90904
 - 90907
- Parcels

Aurora 3 Allocation Area to be created

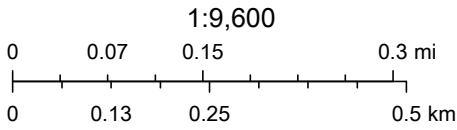


Comprehensive Plan Map



11/12/2021, 2:12:23 PM

- Concept Plan
- New Suburb
 - New Rural
 - Bus Park
 - Local Com
 - EMPLOY
 - Parcels



City of Westfield, IN

 Aurora 3 Allocation Area to be created



Order Number: 21-04

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to indicate that the Redevelopment Commission's Declaratory Resolution, to terminate and dissolve the Lantern Commons Allocation Area of the Lantern Commons Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Order 21-04
Exhibit 3: Declaratory Resolution
Exhibit 4: Lantern Commons EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The associated Declaratory Resolution (see **Exhibit 3**) to amend the Lantern Commons Economic Development Area (the "Lantern Commons EDA", see **Exhibit 4**) is being presented at the Westfield Redevelopment Commission's November 15th, 2021, meeting (immediately prior to this APC meeting).

PROCEDURAL

The Plan Commission's function for this item is to determine that the Declaratory Resolution conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying the Declaratory Resolution, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.



PROJECT OVERVIEW

Project Description

The Declaratory Resolution proposes to amend the Lantern Commons EDA by terminating and dissolving the Lantern Commons Allocation Area (the “Allocation Area”, see **Exhibit 4**).

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that the Declaratory Resolution conforms to the Comprehensive Plan. As shown in **Exhibit 5**, the Lantern Commons EDA is located within the “Employment Corridor” land use classification. This land use classification is described in the Highway Corridors section of the Comprehensive Plan. While Residential Uses are not considered appropriate within the Highway Corridor, the existing homes in the area are not anticipated to be redeveloped for Commercial Uses in the near future. The undeveloped parcel could be added into another EDA in the future.

DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 21-04 as presented.**
- 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.

APC Order: 21-04

**ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION DETERMINING THAT THE AMENDED DECLARATORY
RESOLUTION FOR THE LANTERN COMMONS ECONOMIC DEVELOPMENT AREA
APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION
CONFORMS TO THE COMPREHENSIVE PLAN FOR THE CITY OF WESTFIELD**

WHEREAS, on November 15, 2021, the Westfield Redevelopment Commission (the “Redevelopment Commission”) approved and adopted a resolution (the “Resolution”) approving certain amendments to the declaratory resolution and development plan for the Lantern Commons Economic Development Area (the “2021 Amendments”), all pursuant to and in accordance with Indiana Code 36-7-14 and Code 36-7-25 *et. seq.*, and all acts supplemented and amendatory thereto (collectively, the “Act”);

WHEREAS, Section 16(a) of the Act provides that following adoption of a resolution by the Commission that designates an economic development area, the Commission shall submit the resolution and supporting data to the Plan Commission and the Plan Commission may determine whether the Declaratory Resolution and the Plan conform to the plan of development for the unit and approve or disapprove the Declaratory Resolution and the Plan;

WHEREAS, the determination of the Plan Commission pursuant to Section 16(a) of the Act does not and shall not constitute a change in the current zoning or a variance thereof or the approval of any future use of the site of the Project and, any rezoning, variance or other use of the site of the Project is subject to all applicable laws and ordinances regarding zoning, variance and land use;

WHEREAS, the Redevelopment Commission has submitted the Resolution and supporting data to this Plan Commission.

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT ORDERED BY THE PLAN COMMISSION, AS FOLLOWS:

1. The Resolution and the 2021 Amendments conform to the plan of development for the City of Westfield, Indiana.
2. This Plan Commission hereby approves the Resolution and the 2021 Amendments. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the 2021 Amendments pursuant to Ind. Code 36-7-14-16.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution and the 2021 Amendments with the minutes of this meeting.

SO RESOLVED BY THE WESTFIELD PLAN COMMISSION this 15th day of November, 2021

WESTFIELD ADVISORY PLAN COMMISSION

Voting For

Voting Against

Abstain

Robert Horkay

Robert Horkay

Robert Horkay

Ginny Kelleher

Ginny Kelleher

Ginny Kelleher

Andre Maue

Andre Maue

Andre Maue

Victor McCarty

Victor McCarty

Victor McCarty

David Schmitz

David Schmitz

David Schmitz

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Kristen Burkman

Kristen Burkman

Kristen Burkman

Mike Johns

Mike Johns

Mike Johns

ATTEST:

Kevin Todd, Director of Community Development

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. __-2021**

**RESOLUTION OF THE
WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE
LANTERN COMMONS ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) of the City of Westfield (the “City”), the governing body of the Westfield Department of Redevelopment (the “Department”) and the Westfield Redevelopment District (the “District”), exists and operates under the provisions of Indiana Code 36-7-14 and 36-7-25 *et seq.*, as amended from time to time (the “Act”); and

WHEREAS, the Commission has previously adopted and confirmed certain resolutions, as have been amended from time to time, (collectively, the “Declaratory Resolution”), establishing an economic development area known as the Lantern Commons Economic Development Area (the “Economic Development Area”) and approving a development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Declaratory Resolution established the Economic Development Area as an allocation area (the “Allocation Area”) within the Area in accordance with Section 39 of the Act; and

WHEREAS, the Commission desires to amend the Declaratory Resolution and the Economic Development Area Plan to terminate and dissolve the Lantern Commons Allocation Area (collectively, the “2021 Amendments”); and

WHEREAS, the Commission has reviewed and considered the 2021 Amendments and the supporting data at a meeting of the Commission held on the date below; and

WHEREAS, the Commission desires to approve the 2021 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission as follows:

1. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Economic Development Area in the manner provided for in the 2021 Amendments and to continue to develop the Economic Development Area pursuant to the Act.
2. The Declaratory Resolution and the Plan, as amended by this Resolution, conform to the comprehensive plan of development for the City of Westfield.

3. The 2021 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan, as well as the purposes of the Act.

4. The findings and determinations set forth in the Declaratory Resolution are hereby reaffirmed.

5. The Lantern Commons Allocation Area is hereby terminated and dissolved.

6. The 2021 Amendments are hereby in all respects approved.

7. This Resolution and data in support thereof shall be submitted to the Westfield Plan Commission (the "Plan Commission") and the Westfield Common Council (the "Council") pursuant to the Act. If approved by the Plan Commission and the Council, the 2021 Amendments shall be the subject of a public hearing held by the Commission, which public hearing shall be publicly noticed in the manner provided for by the Act.

Adopted the 15th day of November, 2021.

WESTFIELD REDEVELOPMENT COMMISSION
HAMILTON COUNTY, INDIANA

By: _____
President

By: _____
Vice President

By: _____
Secretary

By: _____
Member

By: _____
Member

EXHIBIT A

[Allocation Area to be Terminated]

Parcel Number				Deeded Owner	
09-09-12-02-01-001.000				Yang, Ta Lang & Linh Leha	
09-09-12-02-01-002.000				Yang, Ta Lang & Linh Leha	
09-09-12-02-01-003.000				Pringle, Lindsay M	
09-09-12-02-01-004.000				Bruce, Melvin C & Marilyn S	
09-09-12-02-01-005.000				Porter, Paul & Angela Gapinski jtrs	
09-09-12-02-01-006.000				Long, John	
09-09-12-02-01-007.000				Green Bay LLC	
09-09-12-02-01-008.000				Hinshaw, Teresa Elaine Trustee of Elaine Hinshaw Trust	
09-09-12-02-01-009.000				Gapinski, Rebecca L & Brian C Coon h&w	
09-09-12-02-01-010.000				Sommer, Joel S Trust	
09-09-12-02-01-010.001				Sommer, Joel S Trust	
09-09-12-02-01-011.000				Sommer, Joel S Trust	
09-09-12-02-01-012.000				Reed, Jennifer & Eric Alan Sherer w&h	
09-09-12-02-01-013.000				Agee, Greg & Sara h&w	
09-09-12-02-01-014.000				Christianson, A1Gwendolyn S & John D mc	
09-09-12-02-01-015.000				Honig, Christina	
09-09-12-02-01-016.000				Honig, Christina	
09-09-12-02-01-017.000				Norris, Nicole R	
09-09-12-02-01-018.000				Pucci, David	
09-09-12-02-01-019.000				Yang, Ta Lang & Linh Leha	
09-09-12-02-01-020.000				Yang, Ta Lang & Linh Leha	
09-09-12-00-00-013.000				Lantern Commons Master LLC	

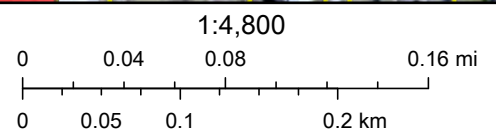
Lantern Commons EDA Map



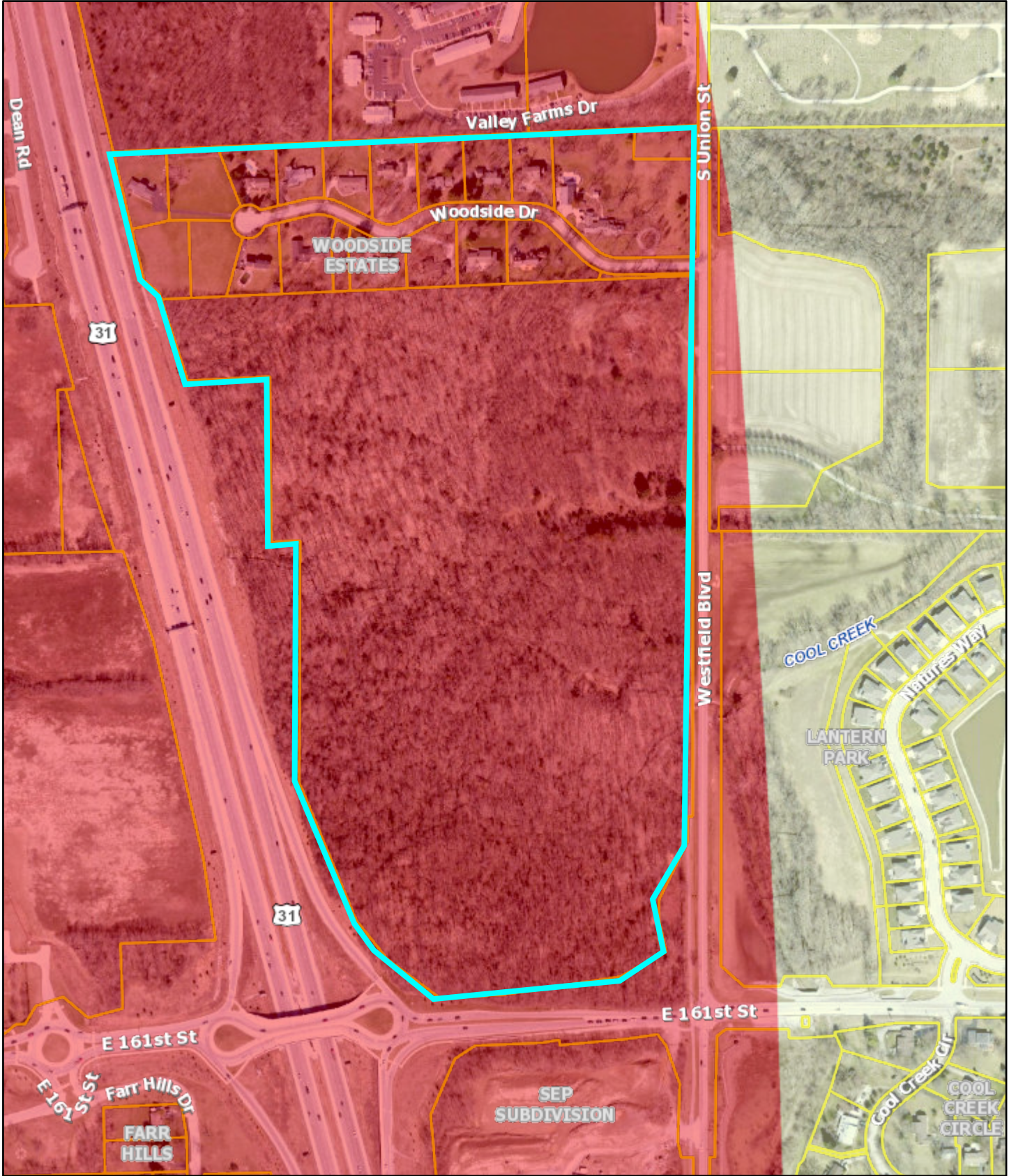
11/12/2021, 2:42:55 PM

- TIF Districts
- 90906
 - 90902E <all other values>
 - 90903 Parcels
 - 90903E

Existing EDA to be terminated and dissolved



Comprehensive Plan Map

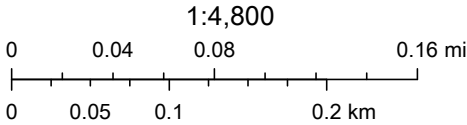


11/12/2021, 2:41:34 PM

Concept Plan

- Exist Subu; Exist Suburb
- EMPLOY
- Parcels

Existing EDA to be terminated and dissolved



City of Westfield, IN



Order Number: 21-03

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") to indicate that the Redevelopment Commission's Declaratory Resolution, revising the Aurora allocation areas of the East Side Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Order 21-03
Exhibit 3: RDC Declaratory Resolution
Exhibit 4: Aurora EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The associated Declaratory Resolution (see **Exhibit 3**) to amend the Aurora allocation areas of the East Side Economic Development Area (the "Aurora EDA", see **Exhibit 4**) is being presented at the Westfield Redevelopment Commission's November 15th, 2021, meeting (immediately prior to this APC meeting).

PROCEDURAL

The Plan Commission's function for this item is to determine that the Declaratory Resolution conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying the Declaratory Resolution, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.



PROJECT OVERVIEW

Project Description

The Declaratory Resolution proposes to amend the Aurora EDA by terminating and dissolving the Aurora 1 Allocation Area, designating the non-residential parcels of the Aurora 1 Allocation Area to be part of the Aurora 3 Allocation Area (see **Exhibit 4**), and to provide that during any period of time that any parcels of property are assessed as residential property under the rules of the Indiana Department of Local Government Finance, such parcels shall not be considered part of the Economic Development Area or the Allocation Area.

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that the Declaratory Resolution conforms to the Comprehensive Plan. As shown in **Exhibit 5**, the affected areas of the Aurora EDA are located mostly within the “Business Park” land use classification. This land use classification is described in the Business Park section of the Comprehensive Plan. The parcels being removed from the Aurora EDA entirely are all part of the Coventry Residential subdivision. While Residential Uses are not considered appropriate within the Highway Corridor, the recent residential development of the parcels makes it unlikely that they will be redeveloped for Commercial Uses in the near future.

DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 21-03 as presented.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

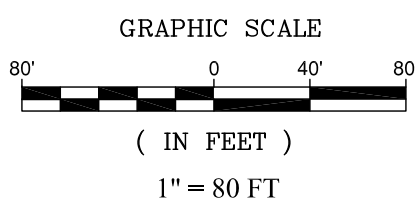
PRIMARY PLAT / OVERALL DEVELOPMENT PLAN for SYCAMORE GLEN

WESTFIELD, INDIANA
Sycamore Glen PUD

Inst. # 2021059166



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074



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 OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE WPPUD. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSO.

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

AN EXISTING TRIBUTARY (LOCATED IN BENT CREEK SECTION 4) TO THE JOHN EDWARDS DRAIN WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THIS OPEN DITCH RUNS NORTHWESTERLY THROUGH BENT CREEK SECTION 4 AND DISCHARGES TO THE JOHN EDWARDS DRAIN.

SANITARY WILL BE PROVIDED FROM A STUB LOCATED AT THE ENTRANCE OF BENT CREEK SECTION 3 - ON THE NORTH SIDE OF 159th STREET.

WATER WILL BE PROVIDED FROM AN EXISTING LINE ALONG THE NORTH SIDE OF 159th STREET.

TOTAL SITE = 28.666ac±
TOTAL LOTS = 31
DENSITY = 1.08 u/a

TOTAL COMMON AREA = 6.7ac± (23.3%)

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

STREET DATA

VANTAGE COURT	1,602.66 L.F.
TOTAL	1,602.66 L.F.

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 89 degrees 03 minutes 56 seconds East (assumed bearing) 674.27 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 00 degree 13 minutes 56 seconds East 1226.56 feet; thence North 89 degrees 03 minutes 56 seconds East 16.50; thence North 00 degree 13 minutes 56 seconds East 329.63 feet to the centerline of 159th Street; thence South 89 degrees 46 minutes 19 seconds East 522.23 feet; thence South 84 degrees 08 minutes 56 seconds East 253.49 feet to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 00 degree 18 minutes 22 seconds West 1515.23 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being South 89 degrees 03 minutes 56 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence South 89 degrees 03 minutes 56 seconds West along aforesaid south line 811.21 feet to the place of beginning, containing 28.666 acres, more or less.

INDEX

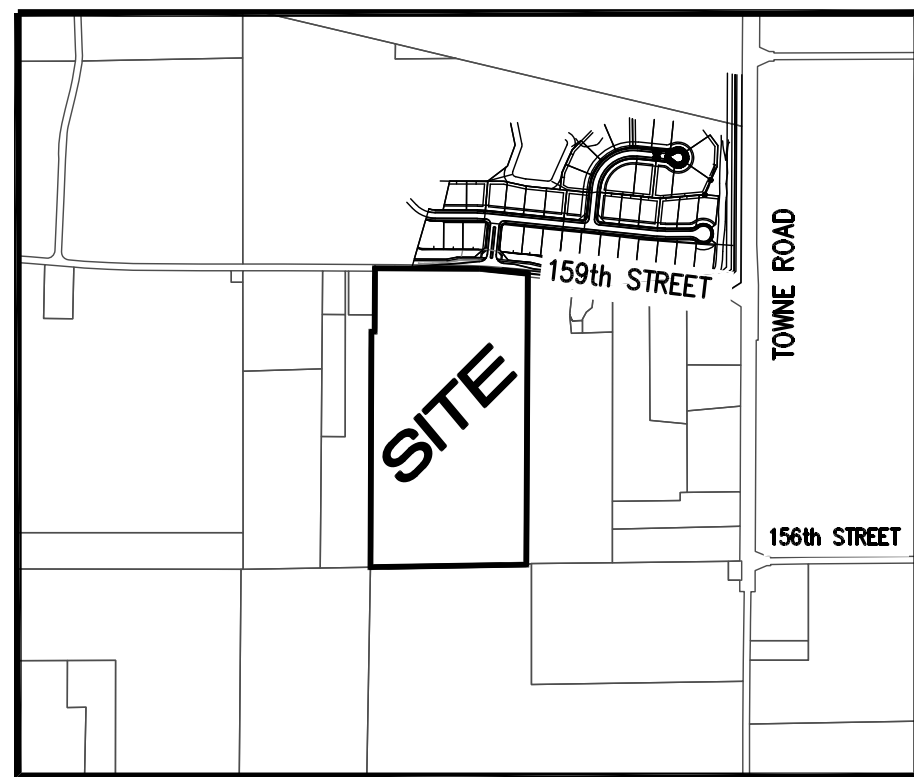
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C104	PRIMARY PLAT / DEVELOPMENT PLAN
L101-L105	LANDSCAPE PLAN

INDEX

SHT.	REVISIONS
ALL	REVISED PER TAC COMMENTS 11-5-21
C103-104 / L101-102	ADJUSTED EXISTING TREE LINE TO BE OUT OF PROPOSED D.&U.E.'s

CURVE TABLE

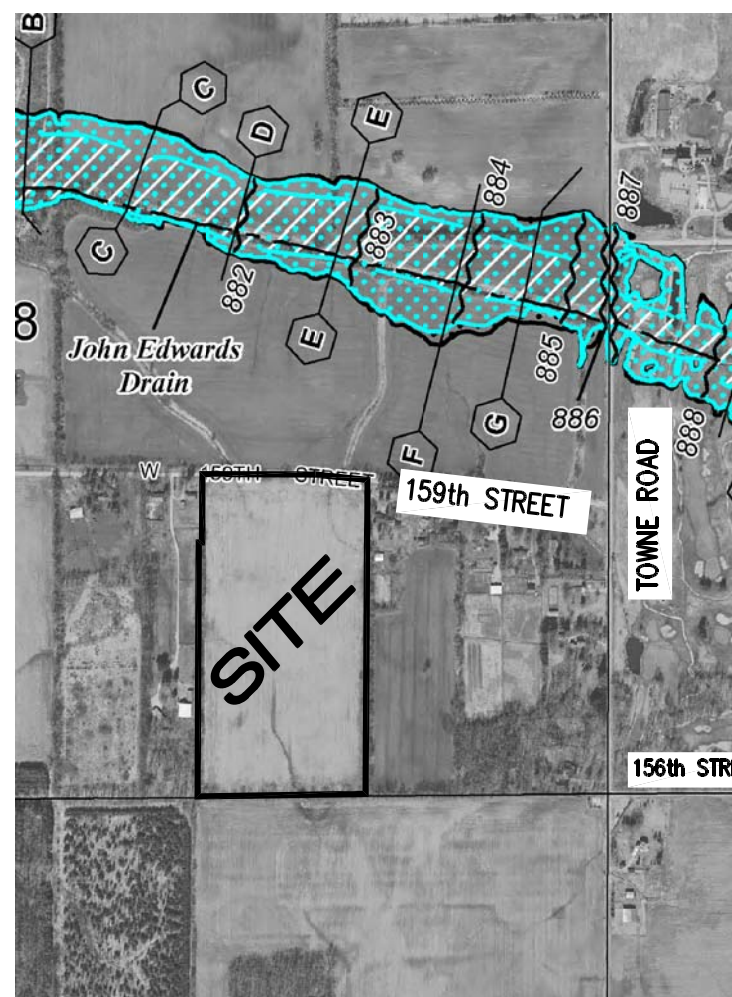
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	83.42'	150.00'	42.82'	N22°22'24"E	82.35'	31°51'48"
C2	133.39'	200.00'	69.28'	S19°11'56"W	130.93'	38°12'43"
C3	64.48'	300.00'	32.37'	N6°15'02"E	64.36'	12°18'54"
C4	563.92'	1000.00'	289.68'	S3°44'50"E	556.48'	32°18'37"
C5	410.23'	200.00'	329.73'	N38°51'30"E	342.00'	117°31'15"



LOCATION MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: 1"=500'
Br / CrA

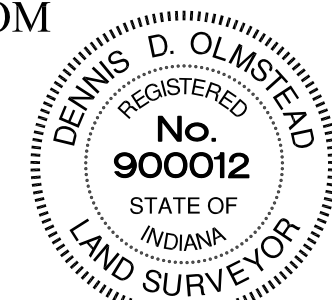


FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM
18057C0115G DATED NOVEMBER 19, 2014

NFIP
PANEL 0115G
FIRM
FLOOD INSURANCE RATE MAP
HAMILTON COUNTY,
INDIANA
AND INCORPORATED AREAS
PANEL 115 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HAMILTON COUNTY 18050 0115 G
WESTFIELD CITY OF 18053 0115 G
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.
FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NUMBER
18057C0115G
MAP REVISED
NOVEMBER 19, 2014

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


10/01/2021
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012



Know what's below.
Call before you dig.



STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

PRIMARY PLAT

ZONING SYCAMORE GLEN PUD



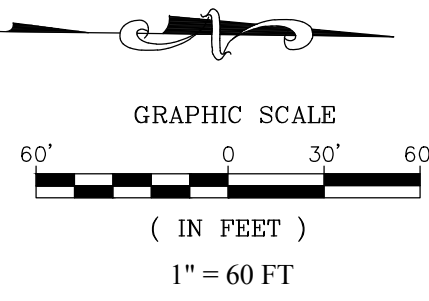
- LEGEND

 - 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE
 - FORCEMAIN
- LEGEND

 - EXISTING TREE LINE
 - SANITARY CLEANOUT
 - STORM SEWER LINE; MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
- LEGEND

 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
- LEGEND

 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX
 - TILE RISER



Know what's below.
Call before you dig.

EXISTING CONDITIONS

PREPARED FOR:

SYCAMORE GLEN

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION: 8

TOWNSHIP: 18N

RANGE: R3E

DRAWN BY: GDK

CHECKED BY: GDK

SHEET NO.

C100

S & A JORN NO. 89210RCM

STOEPEL WERTH

ALWAYS ON

7965 E. 106th Street, Fishers, IN 46038-2505

Phone: (317) 849-5935 Fax: (317) 849-5942

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 10/01/21

DENNIS D. OLMSTEAD

REGISTERED

No. 900012

STATE OF INDIANA

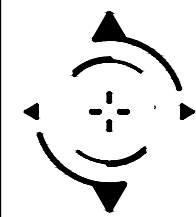
LAND SURVEYOR

REVISIONS

DATE

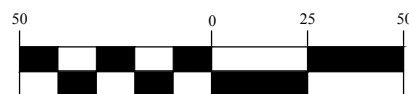
BY

LAF



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
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PO BOX 647
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CONTACT: MARTIN SHORT
PHONE: (317) 557-4922
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

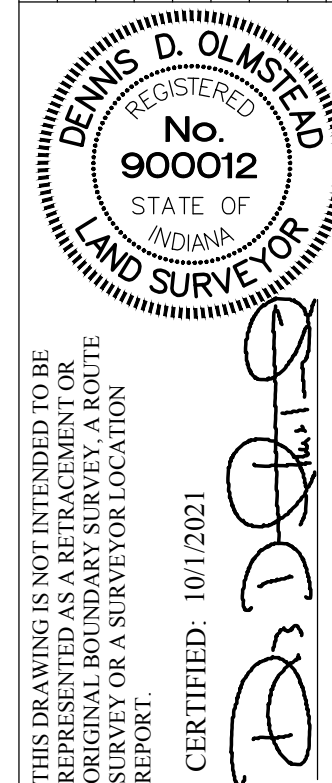
SYCAMORE GLEN

PRIMARY PLAT

ZONING: SYCAMORE GLEN PUD

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT

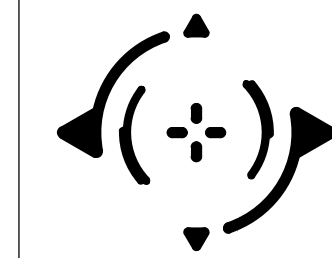


THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR A PROFESSIONAL
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 10/1/2021

D. Olmstead

STOEPPELWERTH



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

PRIMARY PLAT

PREPARED FOR:
SYCAMORE GLEN

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:
8

TOWNSHIP:
18N

RANGE:
R3E

DRAWN BY:
LAF

CHECKED BY:
GDK

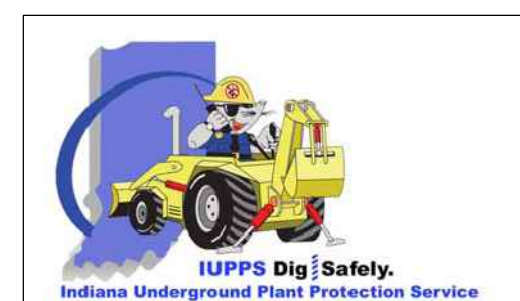
SHEET NO.
C101

S & A JOB NO.
89210RCM

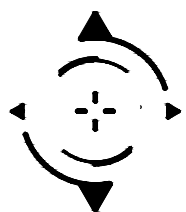
TOTAL SITE = 28.666ac±
TOTAL LOTS - 31
DENSITY - 1.08 u/a
TOTAL COMMON AREA = 6.7ac± (23.3%)

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.
** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.



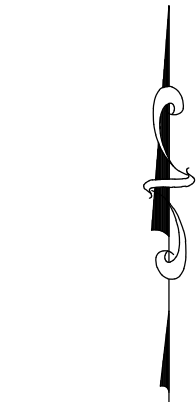
Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SYCAMORE GLEN

PRIMARY PLAT

ZONING: SYCAMORE GLEN PUD

SHEET C101

TOTAL SITE = 28.666ac±
TOTAL LOTS - 31
DENISTY - 1.08 u/a
TOTAL COMMON AREA = 6.7ac± (23.3%)

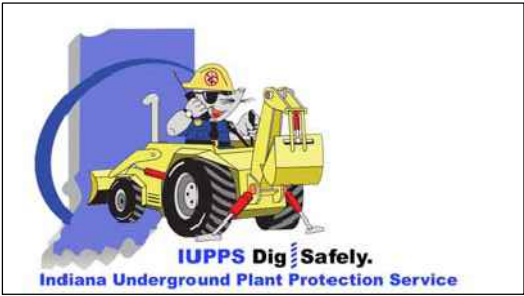
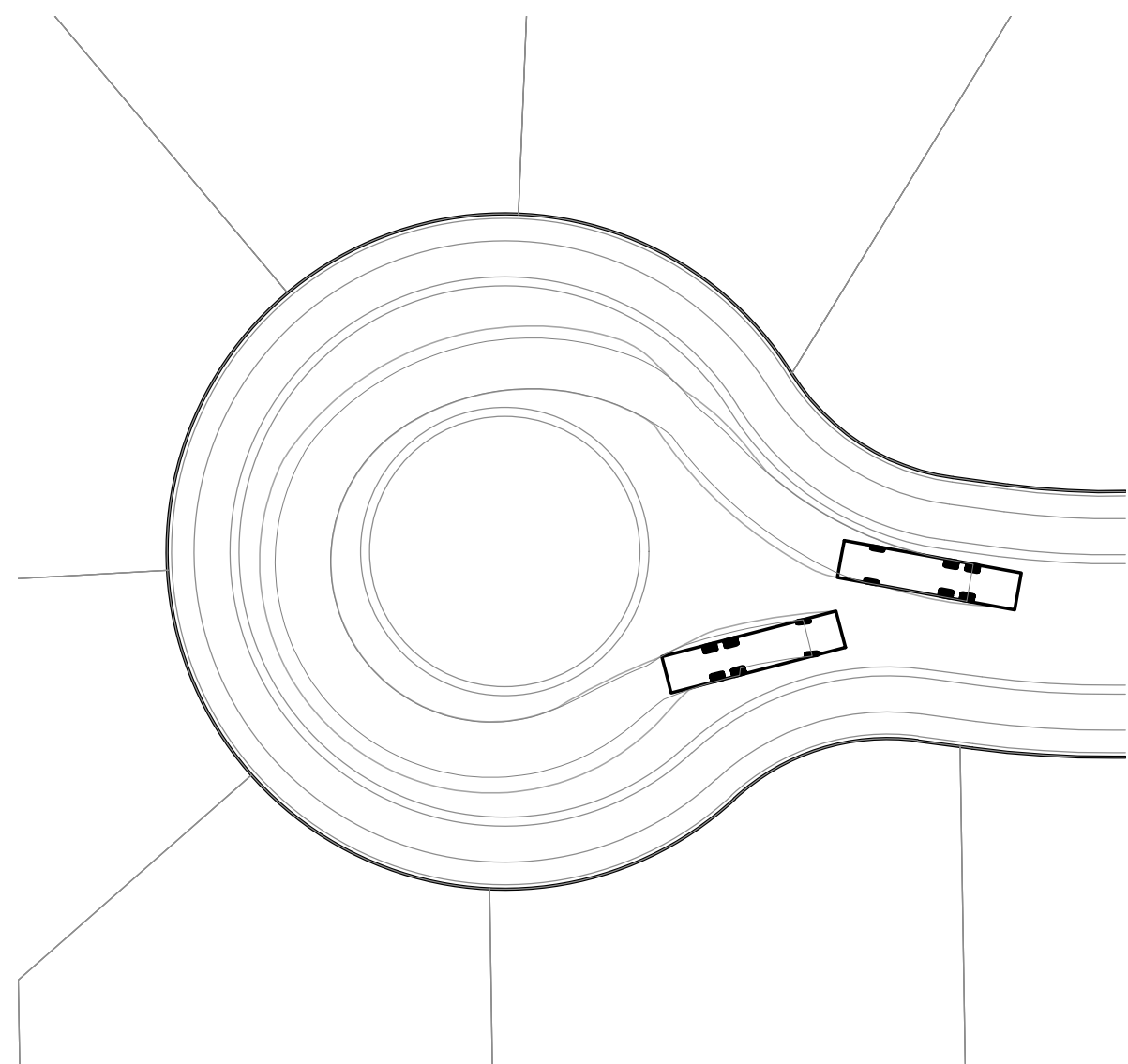
Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.
** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- P.S.E. PERPETUAL STORMWATER EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- T.P.E. TREE PRESERVATION EASEMENT

Heitz, Patrick G
Zoning AG-SF1



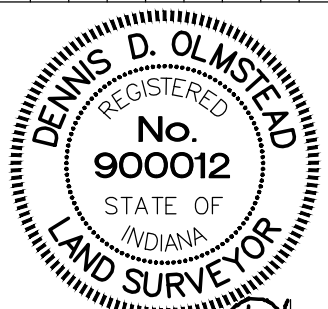
Callahan, Patrick J & Melissa A
Zoning AG-SF1

SW COR., SE 1/4
SEC. 8-T18N-R3E

Koss, Karen Jo
Zoning AG-SF1

Kimblewick
by Del Webb
Zoning PUD

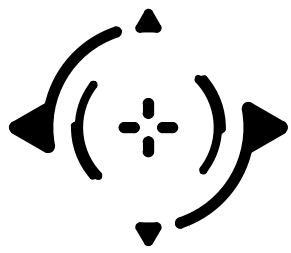
Carmel Lutheran Church Missouri Synod Inc
Zoning AG-SF1



THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 10/01/2021

STOEPPELWERTH



PRIMARY PLAT

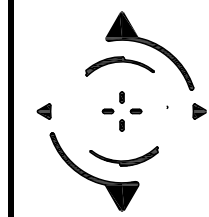
SYCAMORE GLEN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.

C102

S & A JOB NO.
89210RCM



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

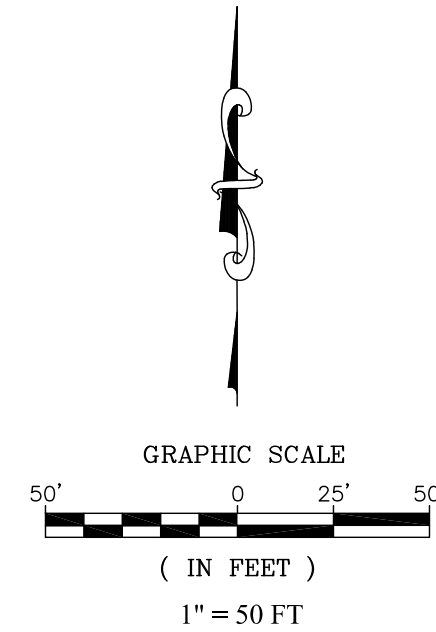
DEVELOPMENT PLAN

ZONING: SYCAMORE GLEN PUD

SHEET C103



- LEGEND
- 30 LOT NUMBER
 - S.E.E. SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R.D.E. REGULATED DRAINAGE EASEMENT
 - P.S.E. PERPETUAL STORMWATER EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - B.L. BUILDING LINE
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - T.P.E. TREE PRESERVATION EASEMENT
 - * HANDICAP RAMP
 - ☆ STREET LIGHT

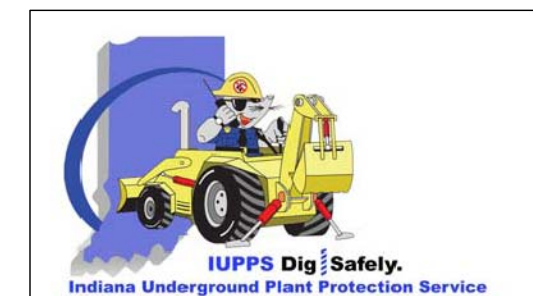


- LEGEND
- S30 — EXISTING CONTOUR
 - W — EXISTING WATER LINE
 - — PROPOSED SANITARY SEWER
 - — PROPOSED STORM SEWER
 - W — PROPOSED WATER LINE
 - — FLOW LINE
 - — BURIED ELECTRIC LINE
 - — OVERHEAD ELECTRIC LINES
 - — BURIED TELEPHONE LINE
 - — TELEPHONE LINE
 - — BURIED CABLE T.V. LINE
 - — CABLE T.V. LINE
 - — GAS LINE
 - — WATER LINE
 - — SANITARY SEWER LINE; MANHOLE
 - — FORCEMAIN
 - — EXISTING TREE LINE
 - — SANITARY CLEANOUT
 - — STORM SEWER LINE; MANHOLE & END SECTION
 - — CURB INLET
 - — BEEHIVE OR ROUND INLET
 - — SQUARE FLAT INLET
 - — FENCE LINE
 - — SET NAIL, UNLESS OTHERWISE NOTED
 - — SET CAPPED REBAR STAMPED S&A FIRM #0008
 - — SET PIPE UP 1\"/>

TOTAL SITE = 28.66ac±
TOTAL LOTS - 31
DENISTY - 1.08 u/a
TOTAL COMMON AREA = 6.7ac± (23.3%)

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.
** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.



Know what's below.
Call before you dig.

STOEPPELWERTH

REGISTERED LAND SURVEYOR

NO. 900012

STATE OF INDIANA

CERTIFIED: 10/01/21

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

SYCAMORE GLEN

WASHINGTON TOWNSHIP

SECTION: 8

TOWNSHIP: 18N

RANGE: R3E

DRAWN BY: LAF

CHECKED BY: GDK

SHEET NO.

C104

S & A JOHN D. 89210RCM

BY: GDK

LAF

DATE: 11-15-21

REVISIONS:

ADD. EX. TREE LINE TO BE OUT OF D&U.E.s

REVISED PER TAC COMMENTS



THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

NOTE:

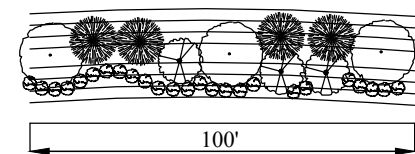
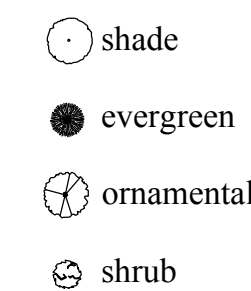
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- TREES SHALL BE 10 TO TREES OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE UPWID. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.
- ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE LANDSCAPED WITH THE FOLLOWING PLANT MATERIALS: TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHTEEN (18) SHRUBS
- AT A MINIMUM THE LOTS ESTABLISHED FRONT YARD SHALL BE SOODED AND THE REMAINDER OF THE LOT SHALL BE SEEDED
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- A MINIMUM FIFTY (50) FOOT WIDTH BUFFER SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE WHERE LOTS ARE ADJACENT TO THE PERIMETER
- A MINIMUM 20' WIDE TREE PRESERVATION AREA SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE FOR THE TERMS OF THE UDO.
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OF COMMON AREA
(6.71ac+ common area x 10 = 67 trees)
- 4:00 FRONTAGE LANDSCAPE, ALONGS 195TH STREET SHALL INCLUDE 4 EVERGREEN / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDEVELOPED MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

TREE AND SHRUB SPECIES MAY VARY DEPENDING ON AVAILABILITY AT TIME OF ORDERING/PLANTING, BUT SHALL COMPLY WITH WESTFIELD ORDINANCE

THE LOCATION OF PROPOSED TREES ALONG WEST PROPERTY LINE ARE SUBJECT TO CHANGE. PROPOSED TREES WILL BE CONCENTRATED IN AREAS WHERE GAP IN THE TREE LINE EXISTS.

*SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



159th STREET BUFFER
3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND

LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☼ | STREET LIGHT |
| ☼ | LAKE FOUNTAIN |

- 
 PROPOSED SANITARY SEWER
 PROPOSED STORM SEWER
 PROPOSED WATER LINE



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PRAIRIE AND POLLINATOR PLANTINGS

SHEET L102

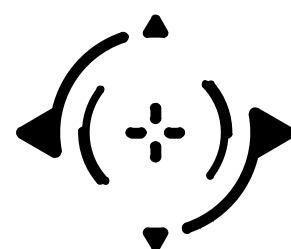


Know what's below.
Call before you dig.

[illegible]

STOEPPELWERTH

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



LANDSCAPE PLAN

SYCAMORE GLEN

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8	TOWNSHIP: 18N	RANGE: 3E
---------------	------------------	--------------

SHEET NO.

L101

S & A JOB NO.
89210RCM



THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

[illegible]

PRAIRIE AND POLLINATOR PLANTINGS

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
- STREET SHADE TREES SHALL BE NO TREES OR SHRUBS PLANTED UNDER ANY STRUCTURES OR FENCES EXCEPT, IN DRAINAGE AREAS, UNLESS OTHERWISE ACCEPTED BY THE WPPWD. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.
- ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE LANDSCAPED WITH THE FOLLOW PLANT MATERIALS: TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHTEEN (18) SHRUBS
- THE MINIMUM LOT SIZE TO BE ESTABLISHED FROM A ROAD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED
- PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- A MINIMUM PLANTING 50' BUFFER SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE
- WHERE LOTS ARE ADJACENT TO THE PERIMETER
- A MINIMUM 20' WIDE TREE PRESERVATION AREA SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE PER THE TERMS OF THE UDO.
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OF COMMON AREA (6.71ac ± common area x 10 = 67 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG 159TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND 15' UNDEVELOPED MOUND
- STREET TREES: 50° C.O. AVERAGE / 25° C.O. MIN. / 60° C.O. MAX

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

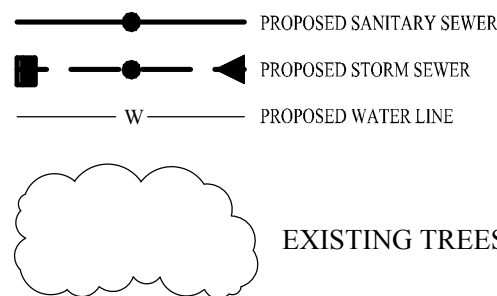
TREE AND SHRUB SPECIES MAY VARY DEPENDING ON AVAILABILITY AT TIME OF ORDERING/PLANTING, BUT SHALL COMPLY WITH WESTFIELD ORDINANCE

THE LOCATION OF PROPOSED TREES ALONG WEST PROPERTY LINE ARE SUBJECT TO CHANGE. PROPOSED TREES WILL BE CONCENTRATED IN AREAS WHERE GAP IN THE TREE LINE EXISTS.

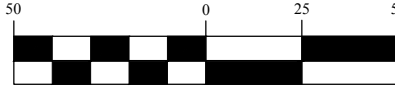
SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☼ | STREET LIGHT |



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

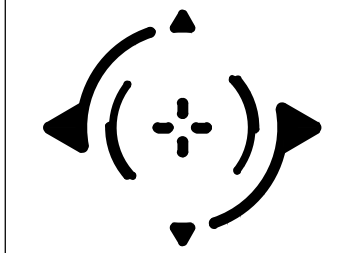


Know what's below.
Call before you dig.

11-15-21	ADJ. EX. TREE LINE TO BE OUT OF D&UE. ³	GDK LAF BY
11-5-21	REVISED PER TAC COMMENTS	
DATE	REVISIONS	



STOEPPELWERTH



LANDSCAPE PLAN

SYCAMORE GLEN

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8	TOWNSHIP: 18N	RANGE: 3E
---------------	------------------	--------------

DRAWN BY: LAF	CHECKED BY: GDK
------------------	--------------------

SHEET NO.

I 102

L102

S & A JOB NO.
89210RCM



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

THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING

SECTION 02800 – STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horchestnut, Red	<i>Aesculus x carnea 'Bristol'</i>
Katsuztree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa 'Sterling Silver'</i>
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinkapin	<i>Quercus muhlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus var.</i>
Hawthorn Var.	<i>Crataegus crusgalli</i> var.
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Amur	<i>Acer ginnata</i> (single stem)
Maple, Hedge	<i>Acer campestre</i>
Maple, Paperbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Serviceberry	<i>Amelanchier</i> var.

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

NOTE:

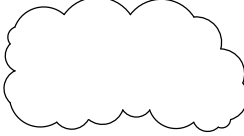
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE WPWD. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.
- ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE LANDSCAPED WITH THE FOLLOW PLANT MATERIALS: TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHTEEN (18) SHRUBS
- AT A MINIMUM THE LOTS ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- A MINIMUM FIFTY (50) FOOT WIDTH BUFFER SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE WHERE LOTS ARE ADJACENT TO THE PERIMETER
- A MINIMUM 20' WIDE TREE PRESERVATION AREA SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE PER THE TERMS OF THE UDO.
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OF COMMON AREA (6.71ack common area x 10 = 67 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG 159TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDOULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

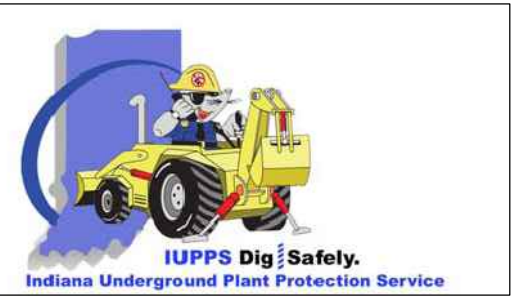
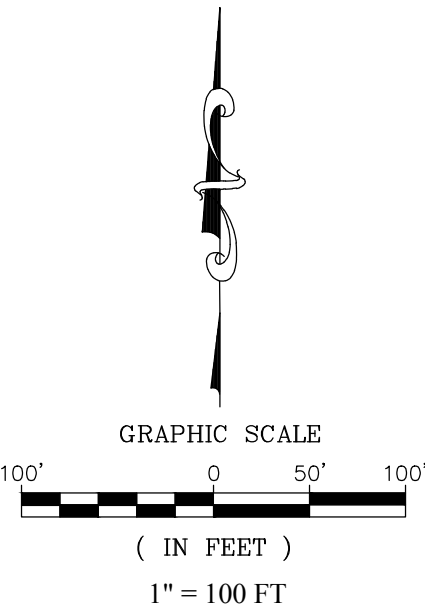
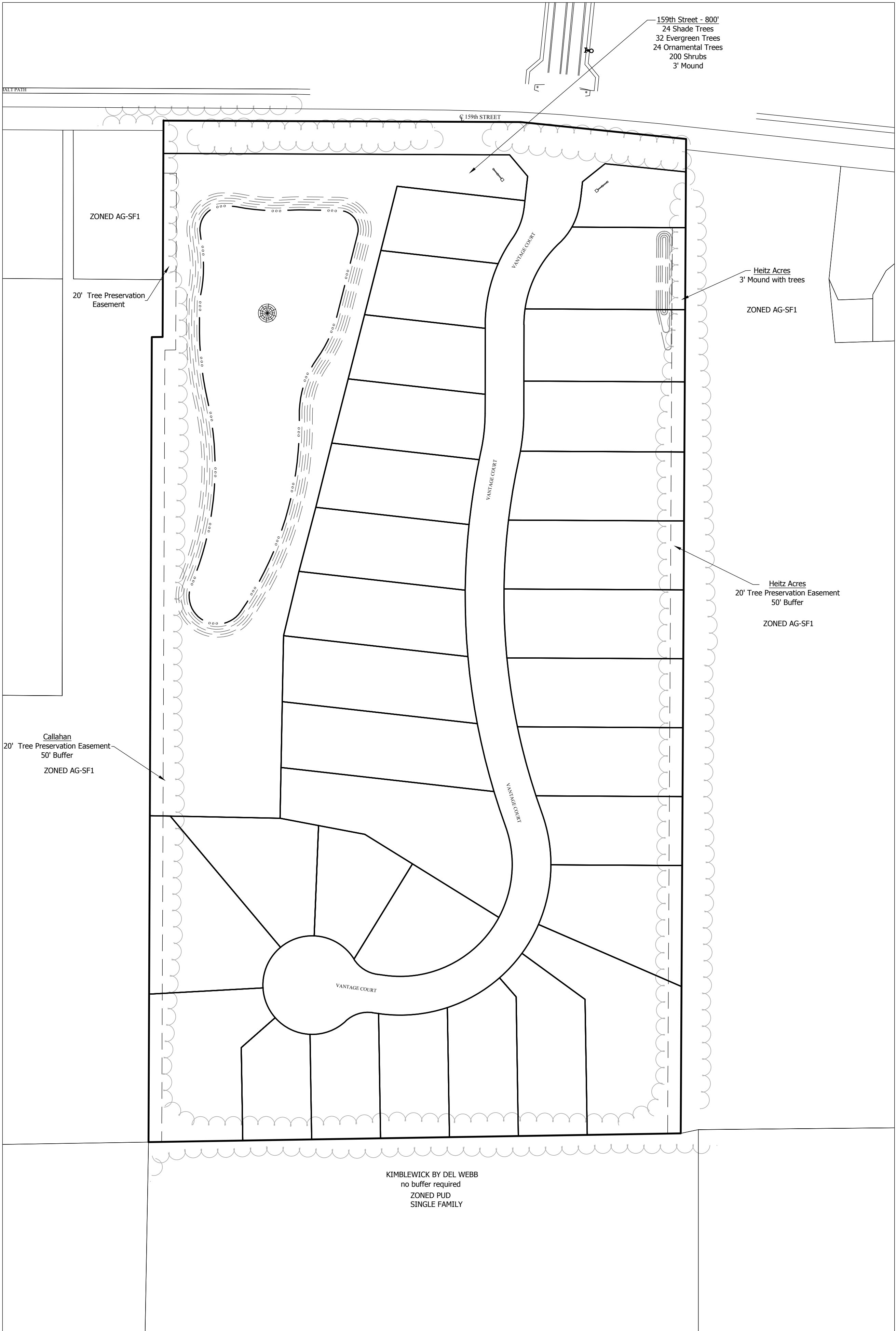
TREE AND SHRUB SPECIES MAY VARY DEPENDING ON AVAILABILITY AT TIME OF ORDERING/PLANTING, BUT SHALL COMPLY WITH WESTFIELD ORDINANCE

THE LOCATION OF PROPOSED TREES ALONG WEST PROPERTY LINE ARE SUBJECT TO CHANGE. PROPOSED TREES WILL BE CONCENTRATED IN AREAS WHERE GAP IN THE TREE LINE EXISTS.

SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



EXISTING TREES



Know what's below.
Call before you dig.

LANDSCAPE PLAN				SYCAMORE GLEN				WASHINGTON TOWNSHIP				HAMILTON CO., INDIANA			
PREPARED FOR:				TOWNSHIP				RANGE:				BY:			
8				18N				3E				LAF			
DRAWN BY:				CHECKED BY:				SHEET NO.				L103			
LAF				GDK											
S & A JORDNO				89210RCM				DATE				11-5-21			
REVISED PER TAC COMMENTS				REVISIONS				LAF				BY			

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 10/01/2021

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

SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING

SECTION 02800 – STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horechestnut, Red	<i>Aesculus x carnea 'Briotii'</i>
Katsurtree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa 'Sterling Silver'</i>
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinkapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>

Table 2
Alternative/ Substitute Trees
Small Tree List

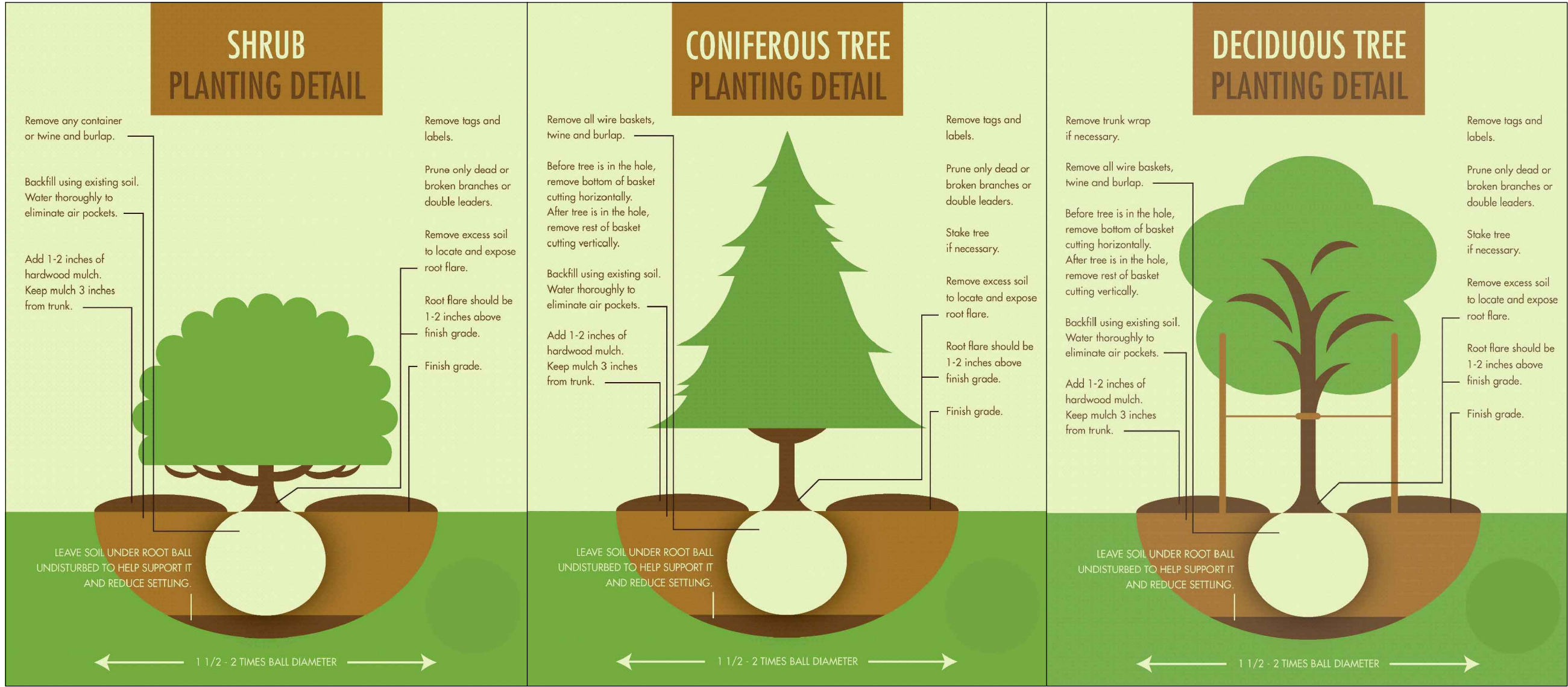
Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus</i> var.
Hawthorn Var.	<i>Crataegus crusgalli</i> var.
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Amur	<i>Acer ginnala</i> (single stem)
Maple, Hedge	<i>Acer campestre</i>
Maple, Paperbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Serviceberry	<i>Amelanchier</i> var.

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation



Street Trees (2")

- Acer saccharum 'Legacy' - 12 (Legacy Sugar Maple)
- Celtis occidentalis 'Prairie Pride' - 14 (Prairie Pride Hackberry)
- Liriodendron tulipifera - 12 (Tulip Tree)
- Quercus bicolor - 18 (Swamp White Oak)
- Ulmus x 'Morton' - 9 (Accolade Elm)

Shade Trees (2")

- Acer rubrum 'Autumn Flame' - 11 (Autumn Flame Red Maple)
- Cladastrus kentukea - 10 (Yellowwood)
- Diospyros virginiana - 4 (American Persimmon)
- Liquidambar styraciflua 'Worplesdon' - 16 (Worplesdon Sweetgum)

Evergreen Trees (6")

- Abies balsamea var phanerolepis - 19 (Canaan Fir)
- Juniperus virginiana 'Carnaeartii' - 33 (Carnaeri Juniper)
- Picea abies - 30 (Norway Spruce)

Ornamental Trees (2")

- Cercis canadensis - 18 (Eastern Redbud)
- Cornus Kousa - 10 (Kousa Dogwood)
- Prunus virginiana 'Canada Red' - 16 (Canada Red Chokecherry)

Shrubs (18")

- Aronia melanocarp 'Autumn Magic' - 44 (Autumn Magic Black Chokecherry)
- Hydrangea paniculata 'Bulk' - 66 (Quick Fire Hydrangea)
- Syringa meyeri 'Palibin' - 55 (Dwarf Korean Lilac)
- Viburnum x burkwoodii - 35 (Burkwood Viburnum)

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 OR SHRUBS PLANTED, NOR ANY STRUCTURES OR FENCES ERRECTED, IN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE ACCEPTED BY THE WPWD. THERE SHALL BE NO TREES WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.
- ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE LANDSCAPED WITH THE FOLLOW PLAT MATERIALS: TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHTEEN (18) SHRUBS
- AT A MINIMUM THE LOTS ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDDED
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- A MINIMUM FIFTY (50) FOOT WIDTH BUFFER SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE WHERE LOTS ARE ADJACENT TO THE PERIMETER
- A MINIMUM 20' WIDE TREE PRESERVATION AREA SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE PER THE TERMS OF THE UDO.
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OF COMMON AREA (6.71ac common area x 10 = 67 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG 159TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNCLUTTING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



*Street Lights shall be frosted glass if the option is reasonably available from the electric service provider.





STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

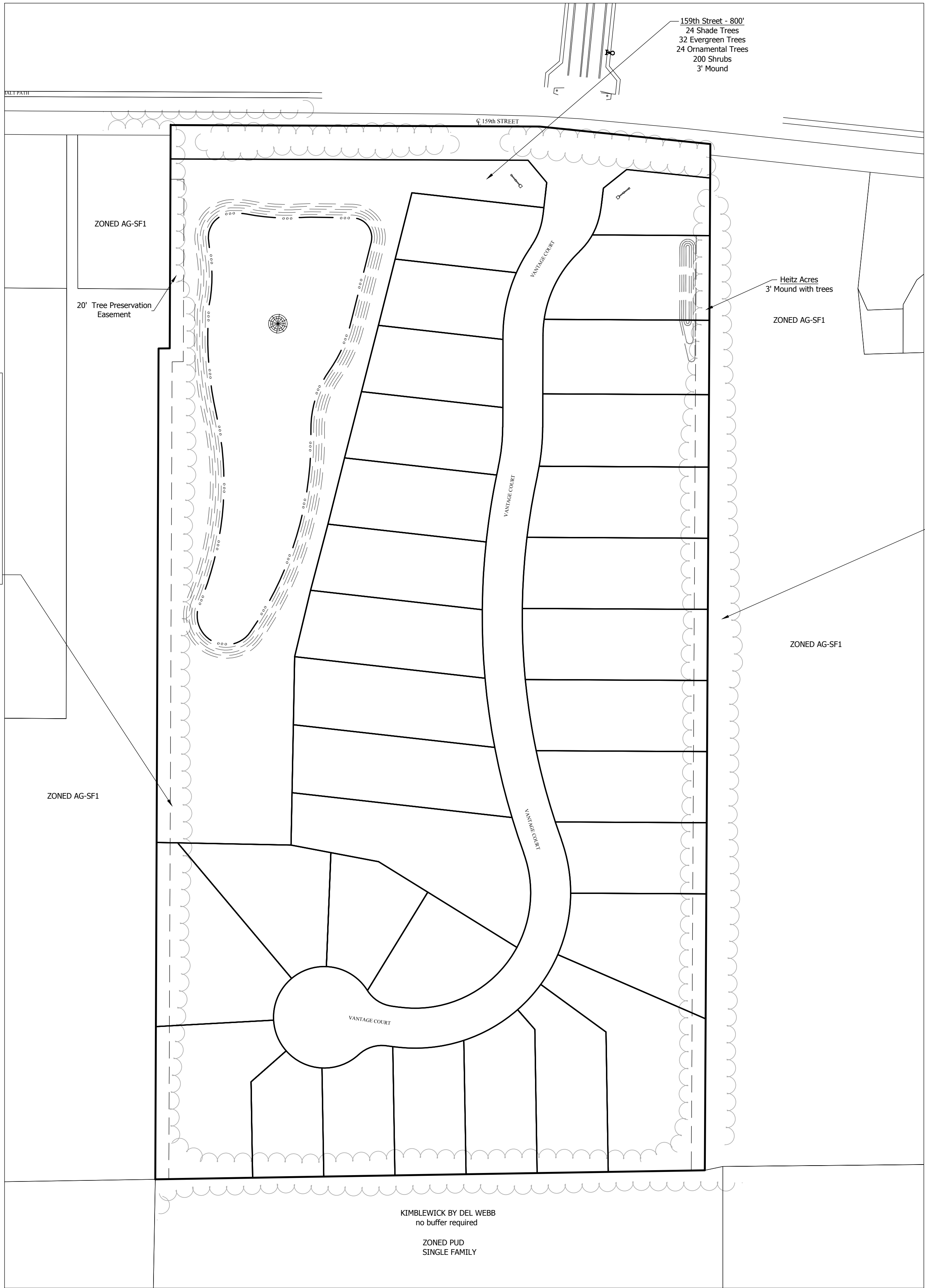
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

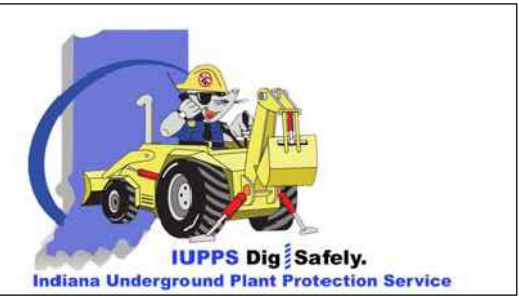
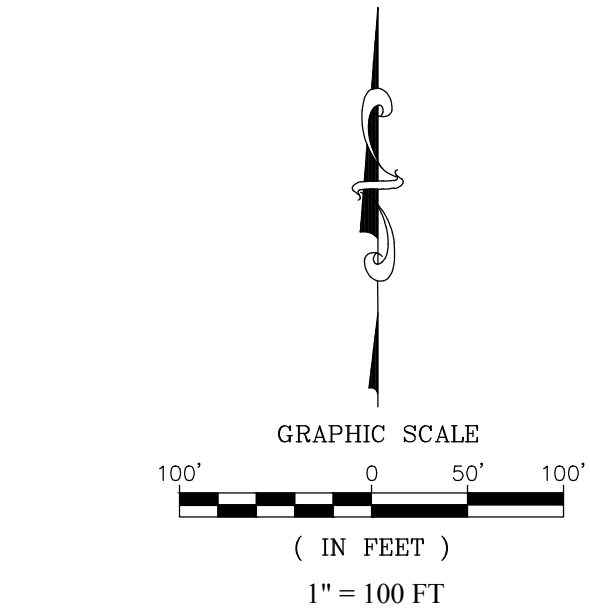
LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING

West Boundary Existing Tree Count			
Species (Common Name)	Quantity	Size	Location
Hickernut Hickory	2	42" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Northern Red Oak	1	72" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Shag Bark Hickory	7	36" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	1	60" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Northern Red Oak	4	14" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	3	12" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	3	16" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	3	16" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Skippery Elm	3	18" Circumference	West Boundary within 700 feet from the Southwest Property Corner
White Mulberry	1	30" Circumference	West Boundary within 700 feet from the Southwest Property Corner
White Mulberry	3	12" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	30	10" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Bitternut Hickory	1	14" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Bitternut Hickory	6	16" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Black Oak	1	60" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Sugar Maple	8	16" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Sugar Maple	6	16" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Sugar Maple	1	36" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	6	20" Circumference	West Boundary within 700 feet from the Southwest Property Corner
American Linden	1	22" Circumference	West Boundary within 700 feet from the Southwest Property Corner
White Mulberry	10	16" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Red Mulberry	2	12" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Black Cherry	2	20" Circumference	West Boundary within 700 feet from the Southwest Property Corner
Species (Common Name)	Quantity	Size	Location
Black Cherry	2	22" Circumference	West Boundary within 700 feet from the Northwest Property Corner
White Ash	1	20" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Chinquapin Oak	1	30" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Chinquapin Oak	1	18" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Northern Red Oak	3	16" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Bigtooth Maple	10	24" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Bigtooth Maple	6	18" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Bigtooth Maple	11	30" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Eastern Red Cedar	1	26" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Hackberry	1	50" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Hackberry	2	18" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Walnut	1	72" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Walnut	1	42" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Walnut	1	30" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Walnut	3	24" Circumference	West Boundary within 700 feet from the Northwest Property Corner
Total Tree Count on Property along West Boundary Line			
147			
Total Trees (147 + 279)			
526			
Notes:			
a) Trunk Measurements taken at 4.5 feet above grade.			
b) Approx. 200+ additional, small, trees/saplings (less than 2" caliper) are present - but not included above.			
c) 150 +/- "dead or damaged" trees were found. These trees are not included in this inventory.			
d) Trees located along the north or south property lines were not included above.			



East Boundary Existing Tree Count			
Species (Common Name)	Quantity	Size	Location
Persemon	1	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Amur Honey Suckle	1	24" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Persemon	1	26" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Persemon	1	26" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Fox Grape	1	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Oregon Crab Apple	1	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
White Mulberry	2	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
White Cedar	4	24" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	2	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	3	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	1	36" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Black Cherry	1	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Walnut	2	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Silver Maple	1	66" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Calery Pear	1	12" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Oregon Crab Apple	1	60" Circumference	East Boundary within 200 Feet of Northeast Property Corner
White Mulberry	1	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Black Cherry	1	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
White Mulberry	1	60" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Honey Locust	3	36" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Honey Locust	3	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	27	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	2	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	3	24" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	1	72" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	2	60" Circumference	East Boundary within 200 Feet of Northeast Property Corner
White Mulberry	3	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
White Mulberry	3	60" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Shingle Oak	3	24" Circumference	East Boundary within 200 Feet of Northeast Property Corner
American Elm	3	12" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Sugar Berry	3	20" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Honey Locust	5	36" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Honey Locust	3	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Honey Locust	1	24" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Sugar Maple	2	30" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Calery Pear	1	20" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Bitter Nut Hickory	4	18" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Maple	3	26" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Bitter Nut Hickory	1	24" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Bitter Nut Hickory	1	20" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Maple	3	60" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Hackberry	1	16" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Shag Bark Hickory	3	36" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Shag Bark Hickory	10	30" Circumference	East Boundary within 200 Feet of Northeast Property Corner
Species (Common Name)	Quantity	Size	Location
Hackberry	26	14" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Black Oak	1	46" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Hackberry	6	30" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Buckthorne	1	36" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Buckthorne	1	18" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Buckthorne	1	14" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Amur Honey Suckle	6	18" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Hackberry	24	18" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Black Oak	3	18" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Tulip	1	30" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Bitter Nut Hickory	9	20" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Bitter Nut Hickory	29	36" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Shag Bark Hickory	6	20" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Black Oak	1	50" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
American Elm	1	44" Circumference	East Boundary 600 to 1000 feet from Northeast Property Corner
Amur Honey Suckle	6	20" Circumference	East Boundary within 400 feet from South East Property Corner
Bitter Nut Hickory	10	26" Circumference	East Boundary within 400 feet from South East Property Corner
Bitter Nut Hickory	19	24" Circumference	East Boundary within 400 feet from South East Property Corner
Black Oak	4	24" Circumference	East Boundary within 400 feet from South East Property Corner
American Linden	6	24" Circumference	East Boundary within 400 feet from South East Property Corner
Black Oak	2	20" Circumference	East Boundary within 400 feet from South East Property Corner
Total Tree Count on Property Along East Boundary Line			
279			



Know what's below.
Call before you dig.

LANDSCAPE PLAN

SYCAMORE GLEN

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: 3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. L105

S & A JOB NO. 89210RCM

STOEPELWERTH

A L W A Y S O N

7965 East 106th Street, Fishers, IN 46038-2565

Phone: (317) 849-5935 Fax: (317) 849-5942

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 10/01/2021

DENNIS D. OLMSSTEAD

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

REVISIONS

DATE

BY