



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 03_05_2018

Monday, March 05, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 05, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 20, 2018

Documents: [APC Minutes - February 20, 2018](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1802-PUD-04

Oak Ridge Pointe PUD District Amendment

Southwest Corner of SR 32 and Oak Ridge Road

Weihe Engineers requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Illustrative Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Ordinance 18-01](#) | [Exhibit 7: Ordinance 11-09](#) | [Exhibit 8: Project Narrative](#)

1802-PUD-05

Compton PUD District

15626 Springmill Road

Dr. Adam Compton by Page Law and Weihe Engineers requests a change in zoning of 0.88 acres +/- from the AG-SF1 District to the Compton PUD District to allow for the construction of an office building.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Landscaping Plan](#) | [Exhibit 5: Proposed Elevations](#) | [Exhibit 6: Proposed Ordinance 18-02 \(Compton PUD District\)](#) | [Exhibit 7: Issue List and Responses](#)

PUBLIC HEARING ITEMS

1803-ODP-03 & 1803-SPP-03 [PUBLIC HEARING]

Springmill Trails

Northwest Corner of SR 32 and Ditch Road

Weihe Engineers requests Primary Plat and Overall Development Plan review of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.

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

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

1803-ODP-04 & 1803-SPP-04 [PUBLIC HEARING]

Springmill Villas (formerly known as Maple Knoll East)

East of Spring Mill Road and South of State Road 32

Maple Knoll Developer, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 88 lots on 38.09 acres +/- in the Maple Knoll PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Maple Knoll PUD District Map](#) | [Exhibit 4: Primary Plat](#) | [Exhibit 5: Presentation Slides](#) | [Exhibit 6: Public Comment](#)

1803-PUD-07 [PUBLIC HEARING]

Hall and House PUD District Amendment

Wheeler Road, approximately 450 south of State Road 32

Clancy's Inc. By American Structurepoint, Inc. requests an amendment to the Hall and House PUD District to allow for the construction of a 6,000 square-foot restaurant.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Draft PUD Ordinance](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Landscaping Plan](#)

CONSENT AGENDA ITEMS

1802-DDP-05

Grindstone Charley's

17470 Wheeler Road

Clancy's Inc. by American Structurepoint, Inc. requests a Detailed Development Plan review for a new 6,000 square foot restaurant and site improvements on 1.76 acres +/- in the Hall and House PUD District.

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

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

1802-DDP-06

Community First Bank

Southwest Corner of SR 32 and Oak Ridge Road

Weihe Engineers requests Detailed Development Plan review of a 5,696 square foot +/- bank on 1.46 acres +/- in the Oak Ridge Point PUD District.

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

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

CONTINUED ITEMS

1801-PUD-01 [CONTINUED]

Davis PUD

West side of Ditch Road between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1802-PUD-05

Project Name: Compton PUD District

Subject Site Address: 15626 Springmill Road (the "Property")

Petitioner: Dr. Adam Compton by Weihe Engineers

Representative: Paul Page of Page Law

Request: Requests a change in zoning of 0.88 acres +/- from the AG-SF1 District to the Compton PUD District to allow for the construction of an Office Building.

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

Current Land Use: Medical Office

Approximate Acreage: 0.88 acres +/-

Property History: 98-V-41 Approval of Variance of Use
99-AP-17 Approval of Site Development Plan

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Landscaping Plan
5. Proposed Elevations
6. Proposed Ordinance 18-02 (Compton PUD District)
7. Issue List and Responses

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the January 8, 2018 City Council meeting. The petition received a public hearing at the February 5, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 15626 Springmill Road on the northwest corner of 156th Street and Springmill Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. The surrounding properties include SF2: Single-Family Low Density District to the north, east and west as well as SF-3 Cluster to the south.



Property Description: A Variance of Use was approved in 1998 allowing the use of a Medical Office on the site (98-V-41). A Site Development Plan and Signage Plan was approved on June 28, 1999 with conditions (99-AP-17). The Property is currently in the process of being rezoned to the Compton PUD District (Ordinance 18-02, *pending*). The proposed PUD Ordinance establishes LB: Local Business as the underlying zoning district. This proposal would allow the existing medical office to expand and allow additional uses in the proposed building.

Permitted Uses: The proposed ordinance defaults to the underlying zoning of the LB: Local Business District and only allows the following uses: General Services Office, Medical Office and Professional Office.

General Regulations: The PUD ordinance (Ordinance 18-02, *pending*) is proposing to reduce setbacks as shown on the Concept Plan (see **Exhibit 3**). Staff has worked with the petitioner to include text changes in the PUD ordinance to reflect the modifications from the Concept Plan.

Development Standards: As proposed, the PUD ordinance is defaulting to the standards of the underlying zoning district with the modifications to the development standards as briefly highlighted below:

Architecture: The proposed ordinance requires the building on the property to be developed in substantial compliance with the proposed building elevations (see **Exhibit 5**). Staff has worked with the petitioner and revised building elevations have been submitted (see **Exhibit 5**).

Landscaping: The proposed PUD ordinance defaults to the UDO's landscaping standards except as otherwise modified on the landscaping plan (see **Exhibit 4**). Staff has worked with the petitioner and a revised landscaping plan has been submitted (see **Exhibit 4**).

MODIFICATIONS SINCE PUBLIC HEARING

Since the February 5, 2018, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review, public hearing comments and APC/Council member comments. The following briefly highlights those revisions (generally listed below in the order in which they appear in the PUD Ordinance), which will be further presented by the petitioner at the March 5, 2018, Plan Commission meeting:

1. The Applicability of Ordinance section was modified to include the voiding of existing variances.
2. The permitted uses in the underlying LB: Local Business District were modified to only allow General Services Office, Medical Office and Professional Office.
3. Text for Service Hours including trash pickup was added to the Permitted Uses section.
4. The Minimum Building Setback Lines were modified for the Front Yard (from Springmill Road) to five (5) feet and for the Front Yard (from 156th Street) to twenty (20) feet.
5. Landscape Plan standards were added to Ordinance 18-02.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the February 5, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

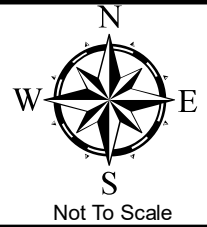
Council Introduction: The petition was introduced at the January 8, 2018, Council meeting.

DEPARTMENT COMMENTS

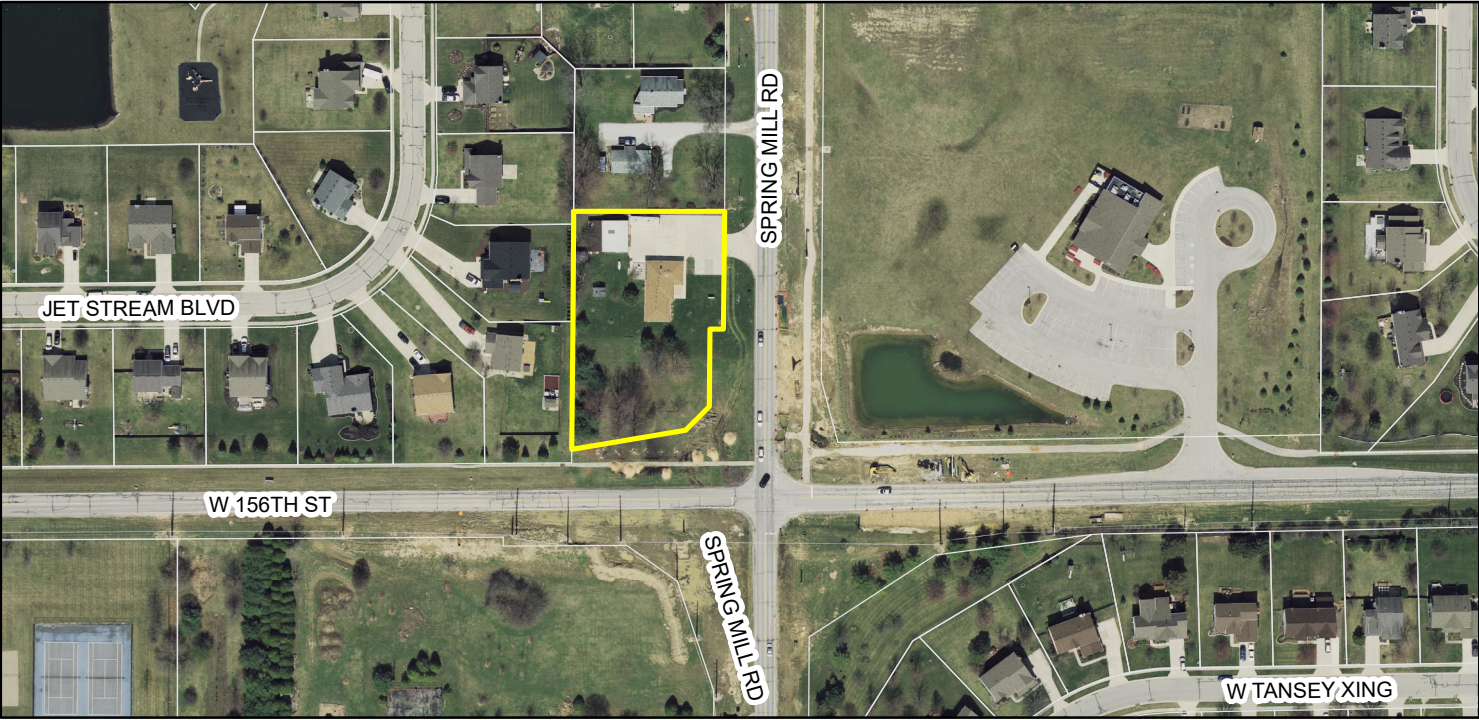
1. **Action:** If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1802-PUD-05.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



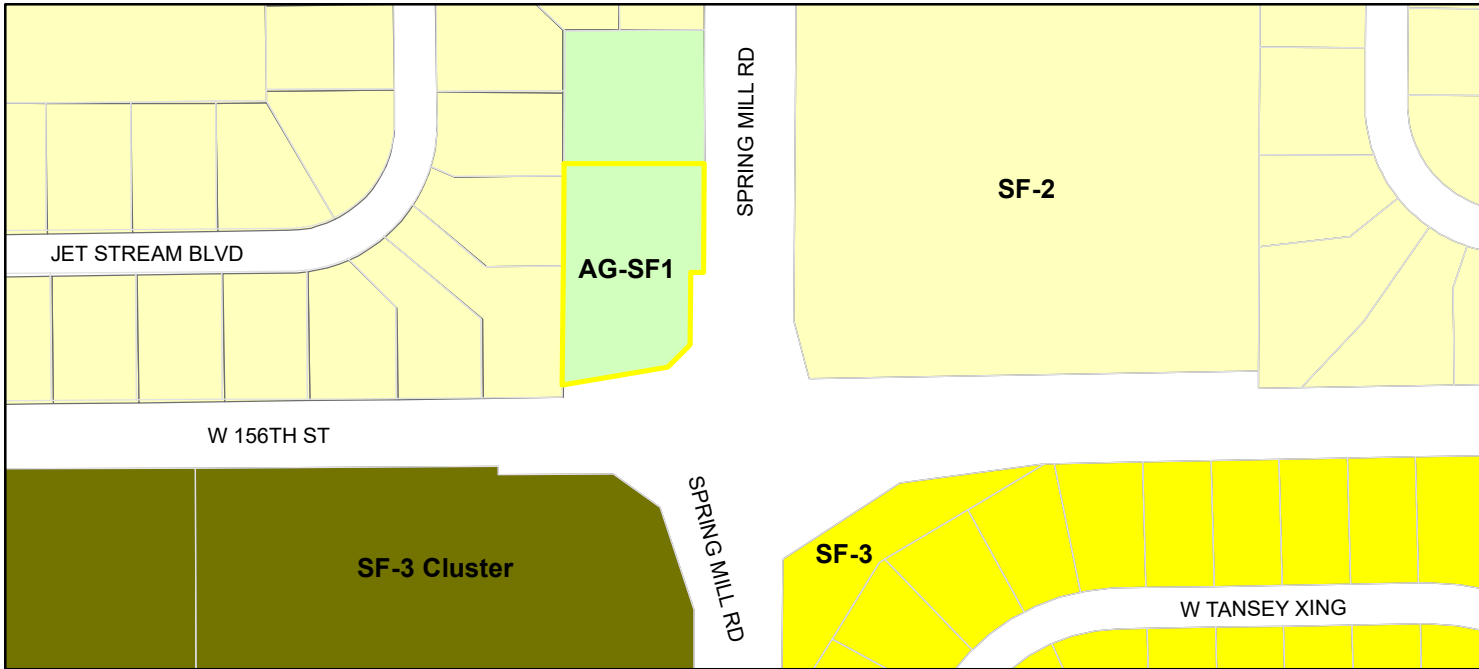
Property Location Map
Compton PUD District
Planned Unit Development
1802-PUD-05



Aerial Location Map

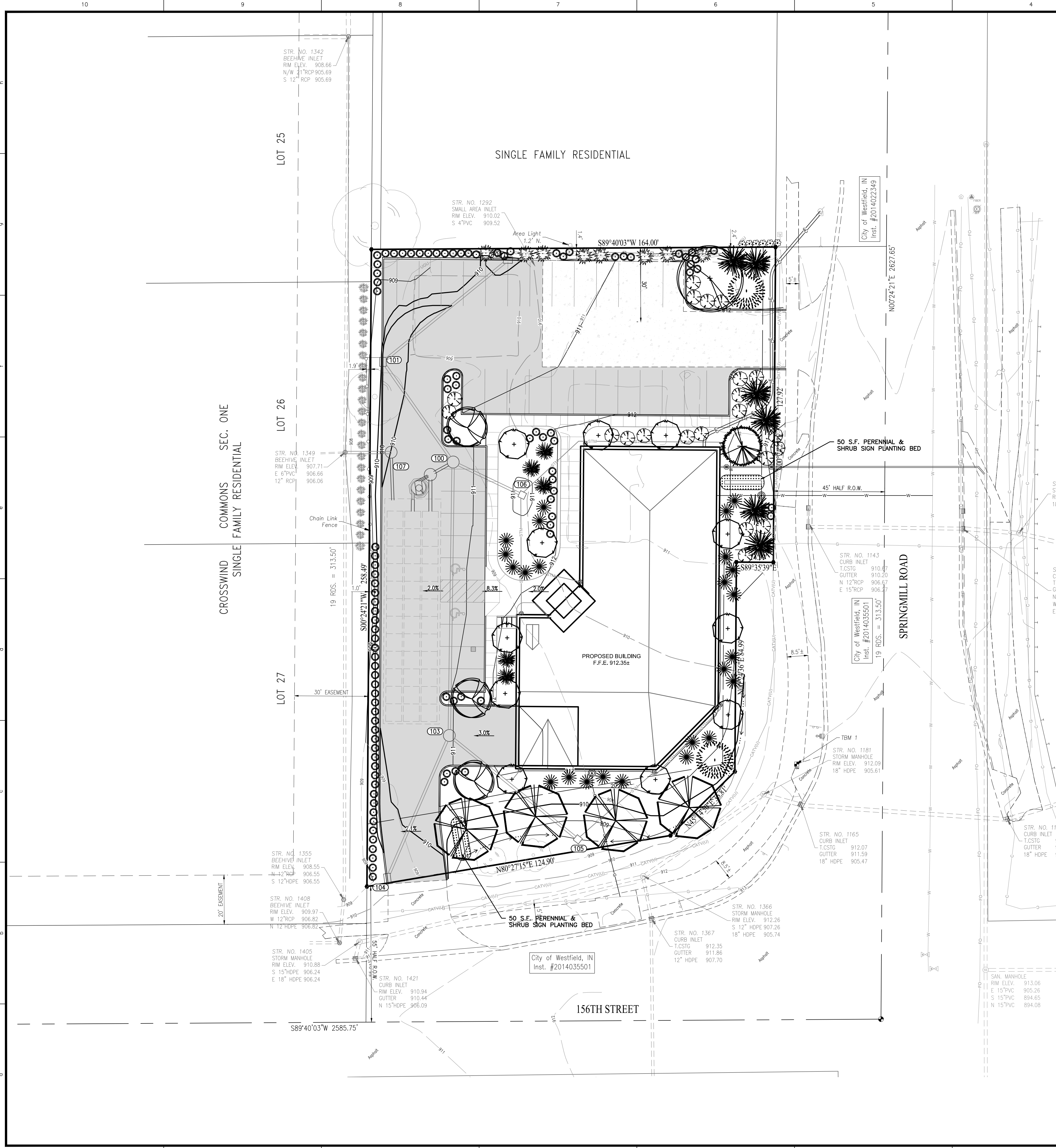


Zoning Map



- | | |
|--|--------------------------|
| Parcel | SF-2 (Single Family - 2) |
| Zoning - All | SF-3 (Single Family - 3) |
| Zoning | SF-3 Cluster |
| AG-SF1 (Agriculture - Single Family - 1) | |

a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
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- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL EXISTING TREES/HALS THAT MAY REQUIRE REMOVAL, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONCE SITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDED BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. ALL APPROVED PRE-DETERMINED HERBICIDES SHALL BE APPLIED IN ALL PLANTINGS AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER BEDS SHALL BE MARKED BY THE CONTRACTOR WITH A HIGHLY VISIBLE WHITE LINE WITH OCCASIONAL WOODEN STAKE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
6. ALL SURFACE PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CLASH WITH CONSTRUCTION TRAFFIC.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. PLANTS SHALL BE GUARANTEED FREE FROM DISEASE AND WEEDS THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTRIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
14. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
15. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
16. PLANTS MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRAPE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
17. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
18. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
20. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.
ISSUED FOR PWD AMENDMENT REVIEW AND APPROVAL		12/21/2017	BJS	W17019180
ISSUED FOR PWD AMENDMENT REVIEW AND APPROVAL		02/28/2018	BJS	DRAWN BY:
REVISED FOR PWD AMENDMENT REVIEW AND APPROVAL		02/28/2018	BJS	DESIGNED BY:
				RAM
				DRAWN BY:
				RAM
				CHECKED BY:
				RAM
				DATE:
				02/28/2018



811

Know what's below.
Call before you dig.

Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW § 8-1-1-26,
IT IS AGAINST THE LAW TO DIGGATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE (811) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 20'

10 20 40



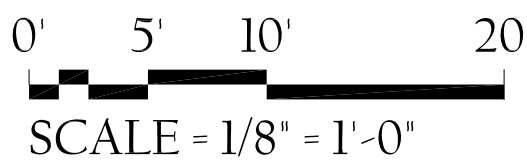
PROPOSED PROJECT
**COMPTON DENTAL
CARE**

15626 SPRING MILL ROAD
WESTFIELD, INDIANA

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN

FEBRUARY 16, 2018
REVISED: FEBRUARY 28, 2018

ELEVATIONS



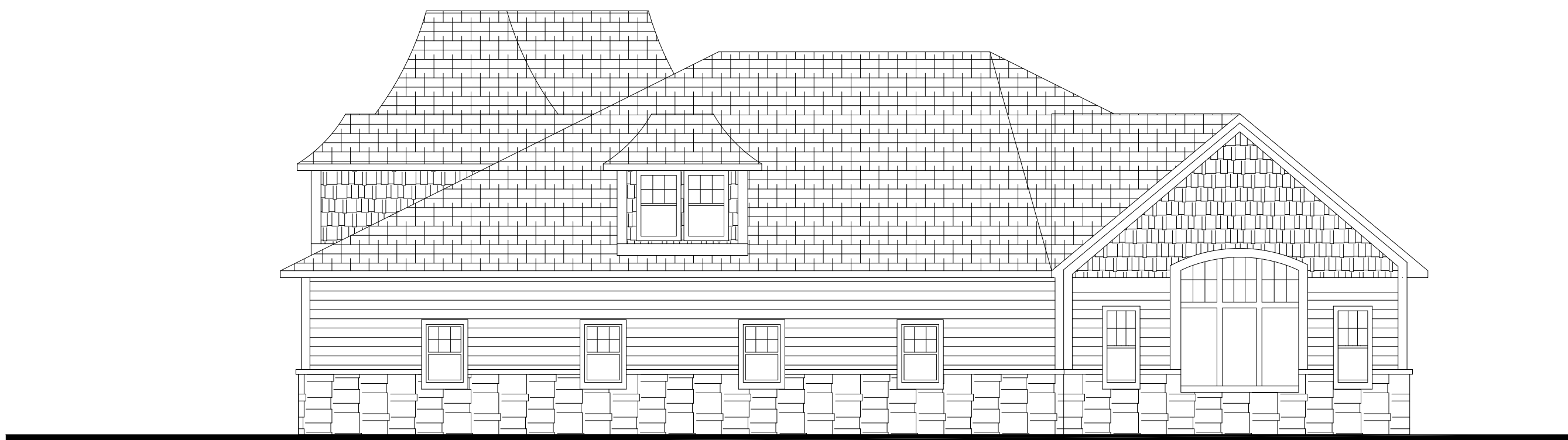
WEST ELEVATION - PARKING ELEVATION



EAST ELEVATION - SPRINGMILL ROAD



NORTH ENTRY - PARKING ELEVATION



SOUTH ELEVATION - 156TH STREET

ORDINANCE NUMBER 18-02

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1802-PUD-05**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1802-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**COMPTON PUD DISTRICT**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 All approvals of existing variances (98-V-41) are hereby rendered void.

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

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District (the "Underlying Zoning District").

Section 5. Permitted Uses. The following uses in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall only be permitted:

- A. Office, General Services
- B. Office, Medical
- C. Office, Professional

- 5.1 Service Hours. Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 11:00 p.m. and 5:00 a.m.

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

A. Minimum Building Setback Line:

- i. Front Yard (From Springmill Road): 5 Feet
- ii. Front Yard (From 156th Street): 20 Feet

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

A. Architectural Standards.

1. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C.** is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance.

B. Landscape Plan Standard.

1. Landscape Exhibit. Section 7.3 and Article 6.8 Landscaping Standard shall not apply, rather landscaping shall be installed in substantial compliance with the Illustrative Landscape Exhibit, attached hereto as **Exhibit D.** Preserved trees in this area shall be credited in accordance with Article 6.8E of the UDO.

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

design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-02** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-02**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-02**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

“I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document unless required by law”

/s/ Paul J. Page

This document prepared by: Paul J. Page, Attorney at Law, 333 E. Ohio Street, #200, Indianapolis, IN 46204.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

ISSUES RAISED REGARDING THE Compton PUD PROPOSAL

The list below includes issues that were raised during the February 5, 2018, Plan Commission public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How will the elevations for the proposed building face the adjacent streets? Will the fronts of the office face the streets? Will the architectural features be more uniformly around the building? **The front of the office will face the streets. The architectural features facing the streets will appear to be more residential than those facing the rear. The rear architectural features will appear residential subject to entrances to each business.**
2. Would the proposed building's architecture match the design of the surrounding neighborhood? **The architectural features of the building are intended to appear residential. It is Dr. Compton's intent to provide a "homelike" atmosphere for his dental clientele.**
3. How will limiting the uses for the Compton PUD District be addressed? Will permitted uses be limited to only office uses? Only medical office (dental) or medical, professional and general uses? **As provided in the PUD, the uses will be limited to Office Medical, Office General Services and Office Professional.**
4. Would this PUD District limit hours of use because of the surrounding neighborhood proximity? **The hours of use would not be limited. However, the uses are limited to Office uses; therefore, intensive after hours usage would not exist on the Property.**
5. Will there be any limitations on signage? **Signage would be in accordance with the Westfield UDO Sign Standards. It is Dr. Compton's intent to build an office with residential features and a "homelike" atmosphere. That would include not having his primary signage on the structure. Dr. Compton's primary signage would include pylon signs at street level.**
6. How will landscaping be addressed against the neighbors? **A preliminary landscape plan has been submitted and provides for significant buffer landscaping against the neighbors.**



Petition Number: 1803-SPP-04 & 1803-ODP-04

Project Name: Springmill Villas (Formerly Maple Knoll East) (the “Property”)

Subject Site Address: East of Spring Mill Road and South of State Road 32

Petitioner: Maple Knoll Developer, LLC

Representative: Nelson & Frankenberger, LLC

Request: Overall Development Plan & Primary Plat review of 88 Multi-Family attached units on 38.09 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD District

Current Land Use: Vacant

Approximate Acreage: 38.09 +/-

Property History: Maple Knoll PUD, Ordinance 04-02, Maple Knoll PUD Amendment, Ordinance 05-22 and Maple Knoll PUD Amendment, Ordinance 14-08

Exhibits:

1. Staff Report
2. Location Map
3. Maple Knoll PUD District Map
4. Primary Plat
5. Site Plan
6. Public Comment

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its February 20, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s March 5, 2018, meeting.



PROJECT OVERVIEW

Location: The Property encompasses approximately 38.09 acres +/- and is east of Spring Mill Road and south of State Road 32 (see **Exhibit 2**). The Property is currently zoned Maple Knoll PUD and is located in the Mixed Use District (see **Exhibit 3**). Adjacent properties to the north are zoned the Maple Knoll PUD District. Adjacent properties to the south are zoned SFA: Single-Family Attached District. Adjacent properties to the east are zoned SF3: Single-Family Medium Density District and to the west are zoned the Maple Knoll PUD District.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: The department is working with the petitioner to ensure compliance.

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

Comments: The department is working with the petitioner to ensure compliance.

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

Comment: The petitioner is coordinating with WPWD.

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

Comment: The department is working with the petitioner to ensure compliance.

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)



- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.

Comment: Please see Maple Knoll PUD Standards Section 12.

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

Comment: The petitioner is coordinating with WPWD and HCSO.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The petitioner is coordinating with WPWD.

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

Comment: The petitioner is coordinating with WPWD and Utility companies.

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

Comment: The petitioner is coordinating with HCSO.



- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment: The department is working with the petitioner to ensure compliance.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: The department is working with the petitioner to ensure compliance.

- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: The department is working with the petitioner to ensure compliance.

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



- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: The petitioner is coordinating with WPWD.

- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

MAPLE KNOLL PUD STANDARDS (Maple Knoll PUD and Ordinance 04-02)

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

- 39) SECTION 10 – Size and Dimensions of Districts: The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:
 - a) Within the Mixed Use Districts, the total number of residences may not exceed 733.
 - b) The total number of residences within all of the Real Estate shall not exceed 1,800.



40) SECTION 11 – PERMITTED USES

41) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

a) Mixed Use District:

i) Lots:

- (1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- (2) Minimum Lot Width at building line: 20 Feet
- (3) Minimum Lot Width at Street: 20 Feet
- (4) Minimum Lot Depth: 60 Feet
- (5) Minimum Lot Area: 1,000 Square Feet
- (6) Front Setback: 0 – 80 Feet
- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana law governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

42) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- a) Shrubs are not required to be planted within woodlands located within buffer yards.



- b) Trees which are in good condition and possessing a caliper of greater than 3” will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
- c) At the Developer’s discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
- d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

43) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

Comment: Will be reviewed when Sign Permit application is submitted.

44) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the “Lighting Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

45) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the “Parking Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

46) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.

47) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District.

Comment: The department is working with the petitioner to ensure compliance.



- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion.

Comment: The department is working with the petitioner to ensure compliance.

DISTRICT STANDARDS:

The plans comply with WC 16.04.050 (Business Districts) except for those items identified as outstanding below:

Comment: Please see number 41.

48) Minimum Frontage Required on Street of Primary Access 660 Feet

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

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

- 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:

Comment: The petitioner is coordinating with WPWD and Fire Department.

- 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)

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

- 53) Accessory Use and Building Standards (Article 6.1)

Comment: Please see Maple Knoll PUD Standards Section 11 and Exhibit 12.

- 54) Architectural Standards (Article 6.3)

Comment: Please see Maple Knoll PUD Standards Section 12 and Exhibit 14.

- 55) Building Standards (Article 6.4)

- a) Single-family Residential Uses: In no case shall there be more than one (1) Principal Building used for residential purposes, and its Accessory Buildings, located on one (1) Lot, except as otherwise permitted herein.
- b) Multi-family Residential Uses: More than one (1) Principal Building used for residential purposes, and its Accessory Buildings, shall be permitted on a Lot in a Multi-family District.

- 56) Fence Standards (Article 6.5)

- 57) Height Standards (Article 6.6)

Comment: Please see Maple Knoll PUD Standards Exhibit 14.

- 58) Landscaping Standards (Article 6.8)

Comment: The department is working with the petitioner to ensure compliance.

- 59) Lighting Standards (Article 6.9)

Comment: Please see Maple Knoll PUD Standards Section 15 and Exhibit 19.



60) Lot Standards (Article 6.10)

Comment: See District Standards.

61) Outside Storage and Display (Article 6.12)

62) Parking and Loading Standards (Article 6.14)

Comment: Please see Maple Knoll PUD Standards Section 16 and Exhibit 20.

63) Performance Standards (Article 6.15)

64) Setback Standards (Article 6.16)

Comment: Please see District Standards.

65) Sign Standards (Article 6.17)

Comment: Please see Maple Knoll PUD Standards Section 14 and Exhibit 18.

66) Vision Clearance Standards (Article 6.19)

a) Vision Clearance: 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) Seventy-five (75) feet from intersections of Expressways or Arterials.

Comment: The department is working with the petitioner to ensure compliance.

DESIGN STANDARDS (Chapter 8 of UDO)

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

67) Block Standards (Article 8.1)



68) Easement Standards (Article 8.3)

Comment: The petitioner is coordinating with WPWD, HCSO and Utility companies.

69) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

70) Open Space and Amenity Standards (Article 8.6)

Comment: Please see Maple Knoll PUD Standards Section 18.

71) Pedestrian Network Standards (Article 8.7)

Comment: The petitioner is coordinating with WPWD. Please see Maple Knoll PUD Standards Section 18.

72) Storm Water Standards (Article 8.8)

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

Comment: The petitioner is coordinating with WPWD. Please see Maple Knoll PUD Standards Section 17 and Exhibit 21.

74) Street Light Standards (Article 8.10)

Comment: The petitioner is coordinating with WPWD and applicable utilities. Please see Maple Knoll PUD Standards Sections 15 and 16 and Exhibits 19 and 20.

75) Street Sign Standards (Article 8.11)

Comment: The petitioner is coordinating with WPWD and applicable utilities.

76) Surety Standards (Article 8.12)

Comment: The petitioner is coordinating with WPWD and applicable utilities.

77) Utility Standards (Article 8.13)

Comment: The petitioner is coordinating with WPWD and applicable utilities.



DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the March 5, 2018, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



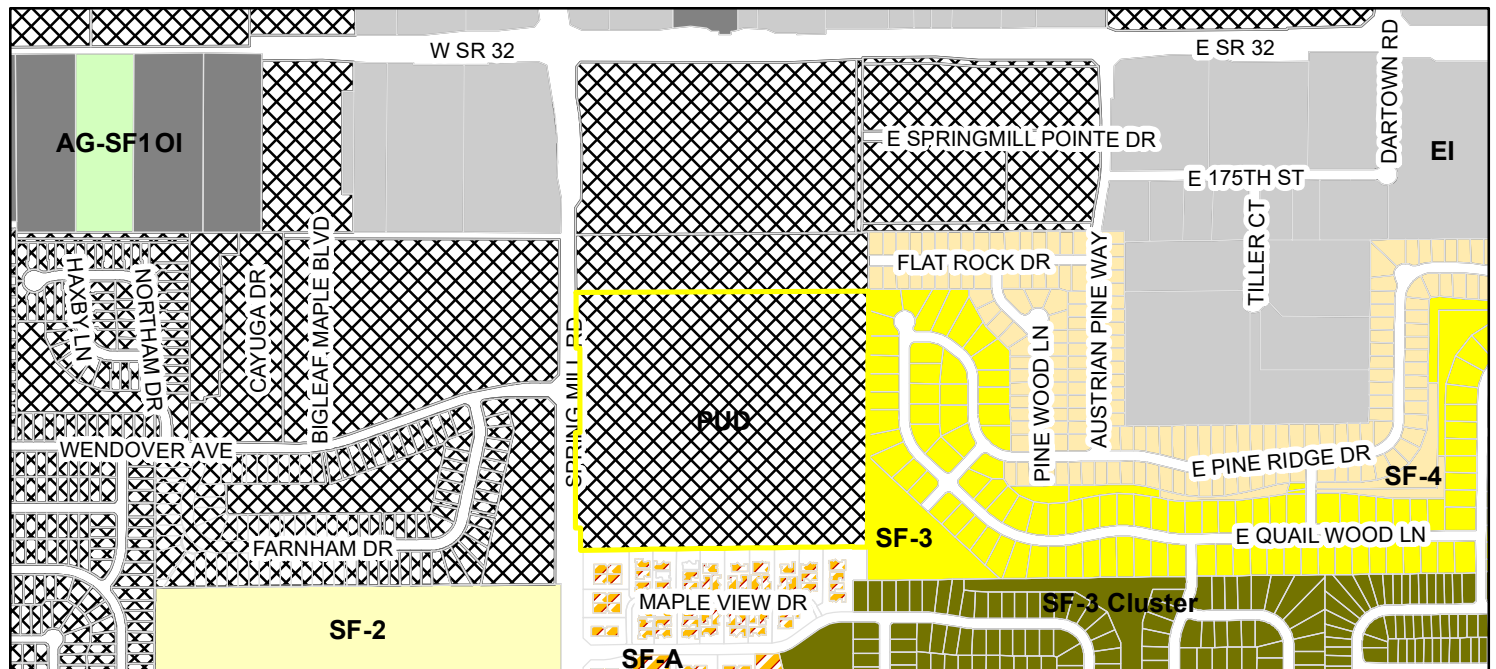
Property Location Map
Maple Knoll East
Overall Development Plan & Primary Plat
1803-ODP-04 & 1803-SPP-04



Aerial Location Map



Zoning Map



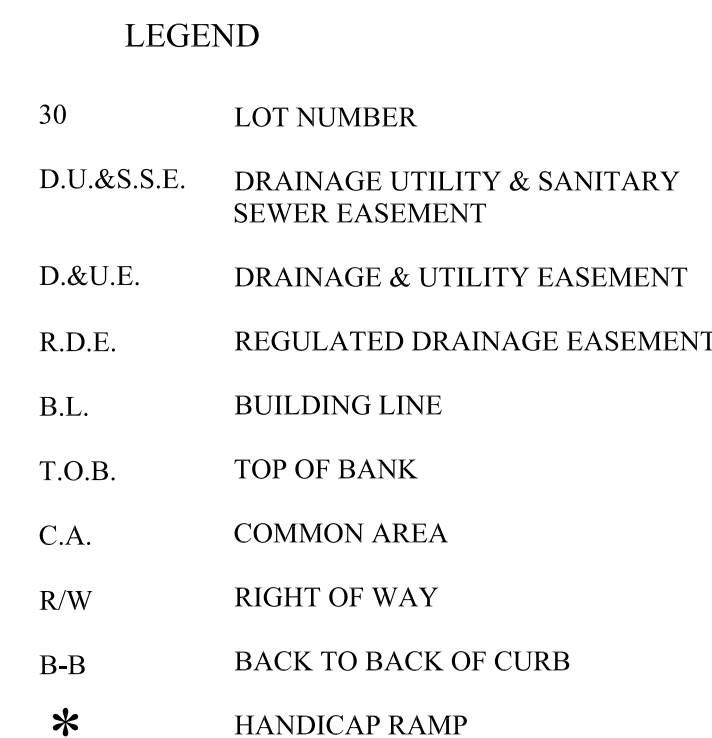
Parcel	PUD (Planned Unit Development)
Zoning - All	SF-2 (Single Family - 2)
Zoning	SF-3 (Single Family - 3)
AG-SF1 (Agriculture - Single Family - 1)	SF-3 Cluster
EI (Enclosed Industrial)	SF-4 (Single Family - 4)
OI (Open Industrial)	SF-A (Single Family - Attached)

THIS INSTRUMENT PREPARED FOR
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

MAPLE KNOLL EAST

PRIMARY PLAT

ZONING PUD

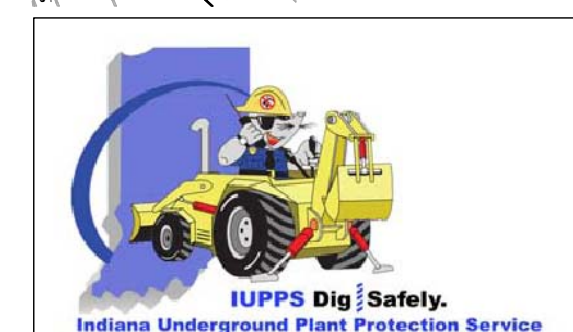
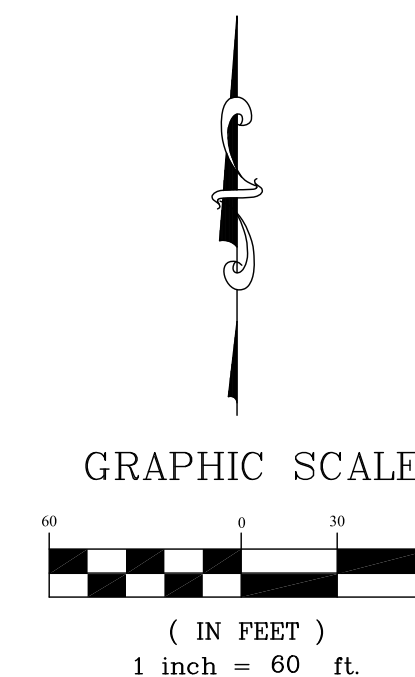


SITE = 38.01Ac±
(10Ac.± OUTLOTS / 28Ac.± RESIDENTIAL)

RESIDENTIAL TOTAL UNITS= 88
28.01Ac.±
TOTAL COMMON AREA= 12.2Ac.±

OPEN SPACE PROVIDED:
12.2Ac.± (43.5%)

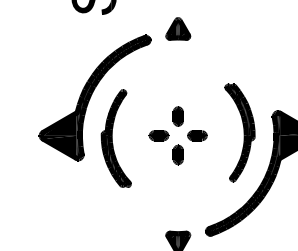
ZONING PUD
FRONT YARD SETBACK - 0'-80'.
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.



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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE

STOEPPELWERTH



PREPARED FOR: **MAPLE KNOLL EAST**
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 2	TOWNSHIP: 18N	RANGE: R3
DRAWN BY: GDK		CHECKED BY: GDK
SHEET NO. C100		
S & A JOB NO. 50690PLA-MF		

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

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIQUIN
PHONE: (317) 863-2053

MAPLE KNOLL EAST

PRIMARY PLAT

ZONING PUD

LEGEND

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

SITE = 38.01Ac±
(10Ac± OUTLOTS / 28Ac± RESIDENTIAL)

RESIDENTIAL TOTAL UNITS= 88
28.01Ac±
TOTAL COMMON AREA= 12.2Ac±

OPEN SPACE PROVIDED:
12.2Ac± (43.5%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'.
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

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

CERTIFIED: 02/02/18

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

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

MAPLE KNOLL EAST

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

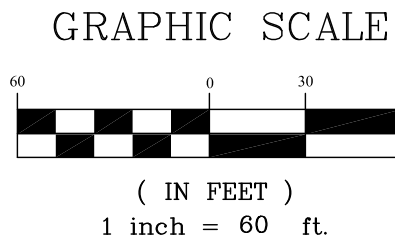
SECTION: 2 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.

C101

S & A JOB NO.
50690PLA-MF



Know what's below.
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Minutes of the February 20, 2018 APC Meeting*Presented for approval: March 5, 2018*

Page 1 of 3

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, February 20, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Scott Willis, and Chris Woodard

Members Absent: Dave Schmitz and Robert Smith

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

APPROVAL OF MINUTES:

Motion: Approve February 5, 2018 Meeting Minutes as presented.

Motion: Graham; Second: Willis. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

APC DISCUSSION

APC members discussed the time limit for public comments. It was confirmed by all members present that the rule will be a limit of three (3) minutes for all speakers making public comments.

ITEMS OF BUSINESS

**1802-ODP-02 &
1802-SPP-02**

Hawthorne Ridge

Northside of 161st Street, between Oak Road and Carey Road

Pulte Homes of Indiana, LLC by HWC Engineering requests Overall Development Plan and Primary Plat review of 51 single-family residential lots on 56.155 acres +/- in the SF2: Single Family Low Density District.

Ernest summarized the request for an Overall Development Plan and Primary Plat review.

Tim Ochs with Ice Miller, representing Pulte, presented a list of additional voluntary commitments the petitioner is proposing to make regarding the development of the subdivision.

Hoover complimented the developer on creating the set of non-required commitments.

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

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Minutes of the February 20, 2018 APC Meeting*Presented for approval: March 5, 2018*

Page 2 of 3

Motion: Approve 1802-ODP-02 and 1802-SPP-02 as presented, with the following condition:

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

Motion: Woodard; Second: Willis. Motion passed. Vote: 6-0-1 (Kelleher abstained).

CONTINUED ITEMS**1706-ODP-03 &
1706-SPP-03****Penske Subdivision***17200 Foundation Parkway*

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

1801-PUD-01**Davis PUD***West side of Ditch Road between 156th Street and 161st Street*

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

1802-PUD-04**Oak Ridge Pointe PUD District Amendment***Southwest Corner of SR 32 and Oak Ridge Road*

Weihe Engineers requests an amendment to the Oak Ridge Pointe PUD District to allow for commercial development.

1802-PUD-05**Compton PUD District***15626 Springmill Road*

Dr. Adam Compton by Page Law and Weihe Engineers requests a change in zoning of 0.88 acres +/- from the AG-SF1 District to the Compton PUD District to allow for the construction of an office building.

WITHDRAWN**1801-PUD-02****Chance PUD***Southwest Corner of Ditch Road and 166th Street*

Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.

REPORTS/COMMENTS

Plan Commission Members.

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Minutes of the February 20, 2018 APC Meeting

Presented for approval: March 5, 2018

Page 3 of 3

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 7:25 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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

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community@westfield.in.gov

Property Location Map

Oak Ridge Pointe PUD District Amendment

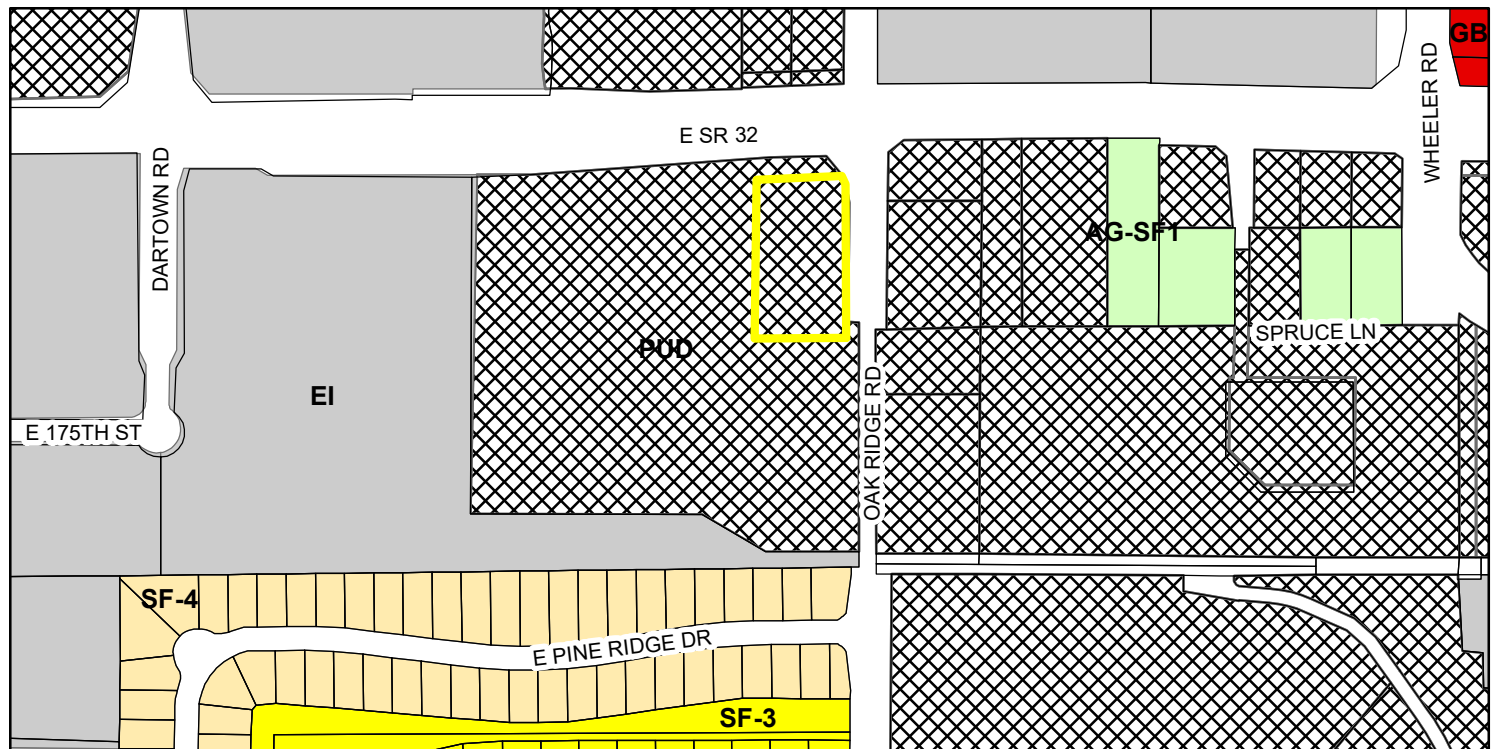
1802-PUD-04



Aerial Location Map



Zoning Map



AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)

GB (General Business)
PUD (Planned Unit Development)

SF-3 (Single Family - 3)
SF-4 (Single Family - 4)



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

All concepts, ideas, plans and details shown are property of StrategicGrowth Advisors and were created, developed, and presented for the use on this project. None of the concepts, ideas, designs, plans and details shall be used by any person, firm or corporation for any purpose whatsoever without the expressed written consent of StrategicGrowth Advisors. The Owner shall be permitted to retain copies for information and reference in connection with this project.

Certification
PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION
PRELIMINARY DOCUMENT

KELTY TAPPY DESIGN, INC.
ARCHITECTURE ♦ PLANNING ♦ URBAN DESIGN
Lincoln Tower Ste. 700
116 East Berry Street
Fort Wayne Indiana 46802
www.KeltyTappy.com
Fax: 260 . 426 . 7772
Phone: 260 . 426 . 7770

Drawn: DJT Checked: DJT

A New Facility for:
Community FIRST
Bank of Indiana
707 E. State Rd. 32
Westfield, IN 46074

Revision No.: Date:

Title

BUILDING ELEVATIONS

Date: Project Number

2-28-2018 17068

Sheet Number

A5.1

PRELIMINARY
DOCUMENT
**NOT FOR
CONSTRUCTION**
PRELIMINARY
DOCUMENT

ARCHITECTURE ♦ PLANNING ♦ URBAN DESIGN
Lincoln Tower Ste. 700 www.KELTYTAPPY.com
116 East Berry Street fax: 260 . 426 . 7772
Fort Wayne Indiana 46802 Phone: 260 . 426 . 7770

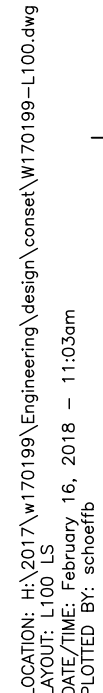
Checked: DJT



Community
FIRST
Bank of Indiana

707 E. State Rd. 32
Westfield, IN 46074

A5.2



1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.

2. ALL PLANTS SPECIFIED ON THE PLANT LIST SHALL BE AVAILABLE, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREES(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT'S APPROVAL.

3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE OBTAINED FROM A MANUFACTURER OF REPUTED QUALITY. MULCH COLOR, SPECIES, SIZE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.

4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTINGS AND GROUND COVER AREAS AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. EACH VARIETY OF PLANT.

5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A 1" WHITE PAINT OR WHITE PLASTIC FLAG. ALL PLANTING LOCATIONS SHALL BE MARKED WITH 1" WHITE PAINT OR WHITE PLASTIC FLAG. ALL PLANTING LOCATIONS SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE ARCHITECT'S RESERVES THE RIGHT TO ADD OR REMOVE PLANTING LOCATIONS.

6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN ORDER TO ALLOW PLANT REPLACEMENT. INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT, NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.

7. ALL PLANTS ARE TO BE SET BY THE CONTRACTOR. ALL PLANTS FOR NURSERY STOCK, LATEST EDITION AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.

8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT BE DAMAGED BY TRAFFIC OR EXPOSED TO THE ELEMENTS.

9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL, TERMED "REPLACEMENT PLANTS," SHALL BE REPLACED AT THE LANDSCAPE DESIGNER'S DISCRETION AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED FOR MULCH SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. CONTRACTOR TO CONTINUE TO MAINTAIN WRITING ROOM TO BID DATE OF ALL PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER, MAINTENANCE TO BE DONE WATERING, WEEDING, FERTILIZING, PRUNING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTING.
14. MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
15. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
16. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER TO BE APPLIED TO ALL PLANTINGS.
17. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. MULCH 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
18. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
19. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
20. THE REASON FOR THE REQUEST FOR CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
21. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET	SR 32 = 200' - 6 SHADE TREES - 2 ORNAMENTAL TREES	SR 32 = 200' - 5 EVERGREEN TREES - 3 ORNAMENTAL TREES
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	(1.46 ACRES ±) - 15 SHADE TREES - 15 ORNAMENTAL OR EVERGREEN TREES - 37 SHRUBS	(1.46 ACRES ±) - 9 SHADE TREES - 9 SHRUBS - 26 ORNAMENTAL OR EVERGREEN TREES - 189 SHRUBS
FOUNDATION PLANTINGS - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	BANK FRONT (NORTH) = 58' - 5 SHRUBS OR ORNAMENTAL TREES BANK FRONT (EAST) = 82' - 7 SHRUBS OR ORNAMENTAL TREES BANK WEST = 82' - 2 PLANTINGS	BANK FRONT (NORTH) = 58' - 8 SHRUBS BANK FRONT (EAST) = 82' - 15 SHRUBS - 1 ORNAMENTAL TREE BANK WEST = 82' - 5 SHRUBS
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	SR 32 = 200' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS OAK RIDGE = 250' - 8 SHADE OR EVERGREEN TREES - 5 ORNAMENTAL TREES - 65 SHRUBS 175TH ST = 190' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS	SR 32 - 6 SHADE TREES - 5 EVERGREEN TREES - 4 ORNAMENTAL TREES - 35 SHRUBS OAK RIDGE - 6 SHADE TREES - 3 EVERGREEN TREES - 5 ORNAMENTAL TREES - 58 SHRUBS 175TH ST - 0 SHADE TREES - 1 EVERGREEN TREES - 2 ORNAMENTAL TREES - 18 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 16,652 SF - 1,250 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	- 1,304 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	CANT MEET THIS REQUIREMENT OFF OF 175TH ST	CANT MEET THIS REQUIREMENT OFF OF 175TH ST

GIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

PLANTING AREA KEY

C = CORRIDOR PLANTINGS
 L = LOT LANDSCAPING
 F = FOUNDATION PLANTINGS
 S = SIGN LANDSCAPING
 SF = EXTERNAL STREET FRONTAGE
 BY = BUFFER YARD
 IP = INTERIOR PARKING
 PP = PERIMETER PARKING

- 1 SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRASS CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- 2 LANDSCAPE BED EDGE (TYP.)
- 3 MULCH

 SITE TRIANGLE

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811 or 800-382-5544
24 Hours a Day, 7 Days a Week.*

PER INDIANA STATE LAW IC 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

REPAIRED FOR:

COMMUNITY FIRST BANK

707 EAST STATE ROAD 32 WESTFIELD IN 46074

LANDSCAPE PLAN

SHEET NO.

L100

PROJECT NO.
W17.0199

ORDINANCE NUMBER 18-01

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE OAK RIDGE POINTE PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Common Council adopted Ordinance No. 11-09 (1104-PUD-04), known as the Oak Ridge Pointe Planned Unit Development District Ordinance Amendment (the "Restated Ordinance"), on May 24, 2011, which amended and restated a previous ordinance;

WHEREAS, the Common Council adopted Ordinance No. 17-14 (1705-PUD-07), known as Oak Ridge Pointe PUD District OR-Commercial 3 District Amendment (the "First Amendment"), on May 22, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1802-PUD-04**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1802-PUD-04** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby amended specific to the Real Estate. This Ordinance shall be referred to as the ORP PUD Amendment: Lot 1.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance, the Restated Ordinance or the First Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Illustrative Site Plan: The Illustrative Site Plan provides a general vision for the development of the Real Estate that illustrates one possible layout of internal drives, parking, thoroughfares, landscaping, building location and design as contemplated in this Ordinance. The Illustrative Site Plan is only conceptual. The final layouts and site plans shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Plan (See **Section 3**).

Section 3. Illustrative Site Plan. The plan attached hereto and incorporated herein by reference as **Exhibit B**.

Section 4. General Regulations. Section 2.3 of Ordinance 11-09 shall be amended as follows:

- 4.1 Section 2.3(C): Minimum Tract Requirement: No minimum
- 4.2 Section 2.3(E): Minimum Development Plan Frontage on Road: No minimum

Section 5. State Highway 32 Overlay District. The standards of Chapter 5 State Highway 32 Overlay District shall apply to the development of the Real Estate, except as otherwise modified by the Restated Ordinance, the First Amendment and the additional modifications as set forth below:

- 5.1 Article 5.3(L)(5)(a) Trail Corridor Plantings: No shade trees shall be required within the trail corridor.

Section 6. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified by the Restated Ordinance, the First Amendment and the additional modifications as set forth below:

- 6.1 Bicycle Parking: Section 4.3(D) of Ordinance 11-09 shall not apply to the Real Estate.
- 6.2 Buffer Yard Requirements: Section 6.4 of Ordinance 11-09 shall not apply to the Real Estate.
- 6.3 Landscaping Standards: Article 6.8 of the UDO shall apply except as otherwise modified by the Restated Ordinance, First Amendment and the additional modifications as set forth below:
 - A. Article 6.8(K) Minimum Lot Landscaping: the minimum required shade trees shall be six (6) per one (1) acre.
 - B. Article 6.8(L) Foundation Plantings: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan (See **Exhibit B**).
 - C. Article 6.8(M) External Street Frontage Landscaping: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan (See **Exhibit B**).
 - D. Article 6.8(O)(2) Perimeter Parking Area: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan (See **Exhibit B**).

Section 7. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified by the Restated Ordinance, the First Amendment and the further modifications as set forth below:

- 7.1 Sidewalks: Sidewalks required internal to the Real Estate, including those required adjacent to the front of buildings shall be a minimum of five (5) feet (See **Exhibit B**).
- 7.2 Pedestrian Path: Section 2.1(F) of Ordinance 11-09 shall be amended to only require pedestrian connection from the Real Estate's Oak Ridge Road frontage.

[This page intentionally left blank; signature pages follow.]

ALL OF WHICH IS ORDAINED THIS ## DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-01** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-01**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-01**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:

Jeffery M Lauer, Polis Collaborative, LLC
PO Box 841
Carmel, IN 46082

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jeffrey M Lauer

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Site Plan

EXHIBIT A
REAL ESTATE

[See Next Page]

Legal Description

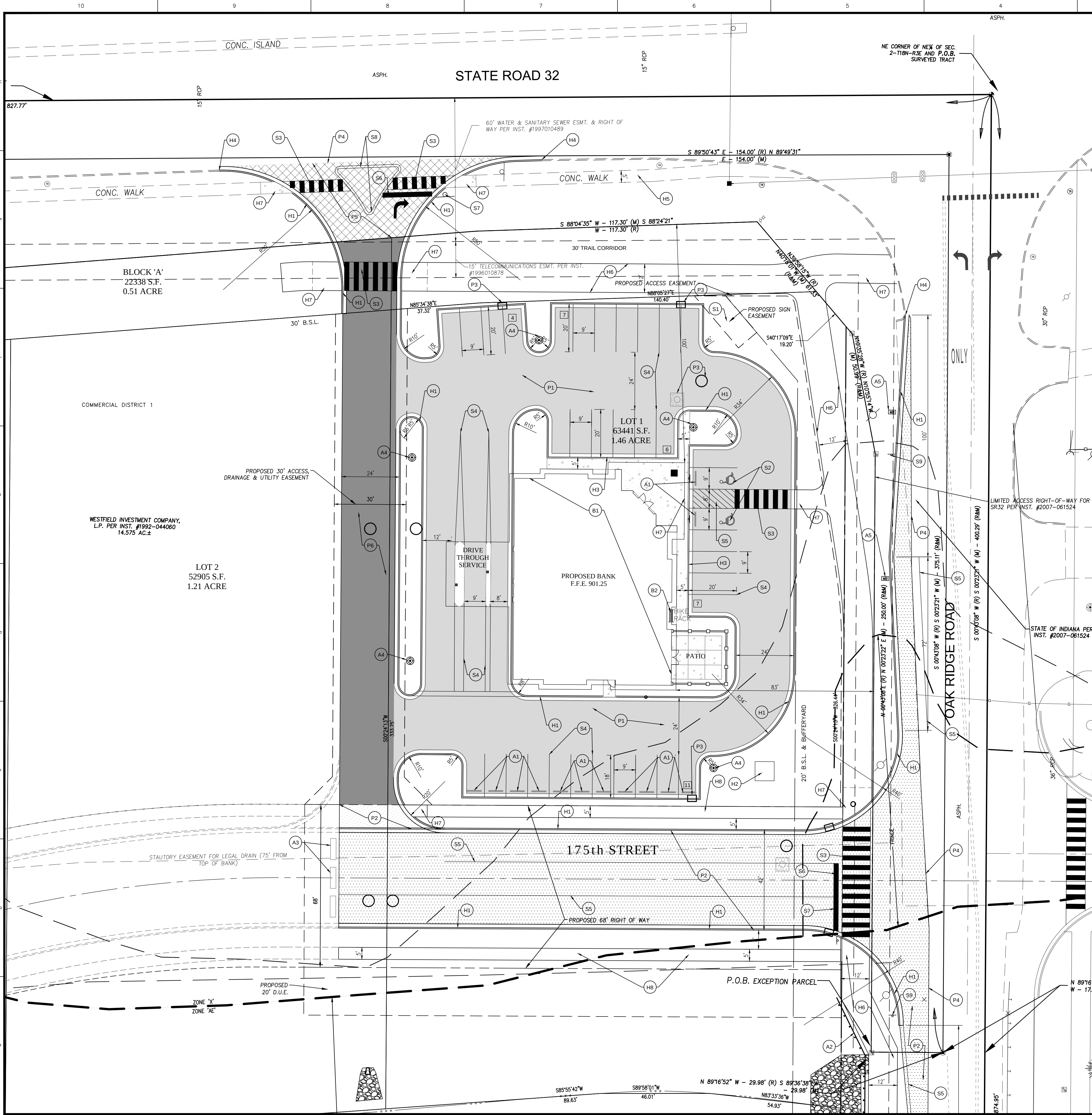
A PART OF THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 18 NORTH, RANGE 3 EAST, SITUATED IN HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, 97.36 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST, 326.44 FEET; THENCE NORTH 83 DEGREES 33 MINUTES 36 SECONDS WEST, 54.93 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST, 46.01 FEET; THENCE SOUTH 85 DEGREES 55 MINUTES 42 SECONDS WEST, 89.63 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 13 SECONDS EAST, 333.73 FEET; THENCE NORTH 85 DEGREES 34 MINUTES 38 SECONDS EAST, 37.32 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 27 SECONDS EAST, 140.40 FEET; THENCE SOUTH 40 DEGREES 17 MINUTES 09 SECONDS EAST, 19.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES, MORE OR LESS.

EXHIBIT B
ILLUSTRATIVE SITE PLAN

[See Next Pages]

LOCATION: H:\2017\W170199\Engineering\Design\Comm\W170199-C201.sld
DATE/TIME: 1/16/2018 10:38am
PLOTTER: e:\hp\plotters\hp_dwt\hp_dwt.ctb



SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) HEAVY DUTY ASPHALT PAVEMENT PER WESTFIELD DETAILS
- (P3) STORM INLET WITH CONCRETE APRON
- (P4) MATCH EXISTING PAVEMENT
- (P5) INDOT PAVEMENT
- (P6) HEAVY DUTY ASPHALT

HARDSCAPE

- (H1) CURB AND GUTTER
- (H2) TRANSFORMER PAD LOCATION
- (H3) INTEGRAL WALK AND CURB
- (H4) MATCH EXISTING CURB
- (H5) EXISTING CONCRETE SIDEWALK
- (H6) 12' WIDE ASPHALT MULTI-USE PATH
- (H7) ACCESSIBLE RAMP
- (H8) 5' CONCRETE SIDEWALK

BUILDING ACCESSORIES

- (B1) BUILDING
- (B2) BIKE RACK

ACCESSORIES

- (A1) PARKING BARRIERS
- (A2) NEW GUARDRAIL, MATCH EXISTING
- (A3) TYPE III BARRICADE
- (A4) SITE LIGHTING (BY CM BUCK & ASSOCIATES, INC.)
- (A5) RELOCATED MAILBOX

SIGNAGE & MARKINGS

- (S1) GROUND SIGN LOCATION
- (S2) ACCESSIBLE PARKING SPACE
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) 24" PAINTED WHITE STOP BAR
- (S7) STOP SIGN
- (S8) PAINTED PORK CHOP ISLAND IN INDOT ROW
- (S9) RELOCATED SIGN

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C203 & C204 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.46± AC
BUILDING AREA = 5,696 SF

ZONING = COMMERCIAL DISTRICT ONE
FRONT YARD BSL REQUIRED = 30 FT
REAR YARD BSL REQUIRED = 20 FT
REAR YARD BUFFER = 20 FT
SIDE YARD BSL REQUIRED = 20 FT

PARKING REQUIRED:
PARKING DIMENSIONS = 9' x 20'

BIKE SPACE REQUIRED:
1 RACK PROVIDED TO FIT 4 BIKES
MIN.

PARKING PROVIDED:
33 - STANDARD SPACES
2 - ADA SPACES
35 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

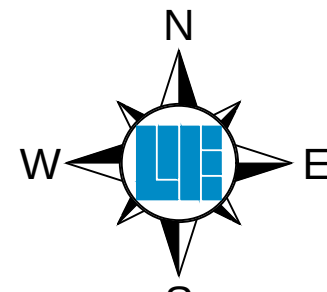
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- RIGHT OF WAY PAVEMENT (INDOT)
- RIGHT OF WAY PAVEMENT (CITY OF WESTFIELD)

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW - RIGHT OF WAY
- BSL - BUILDING SETBACK LINE
- ESMT - EASEMENT
- D.&U.E. - DRAINAGE AND UTILITY EASEMENT
- FFE - FINISH FLOOR ELEVATION

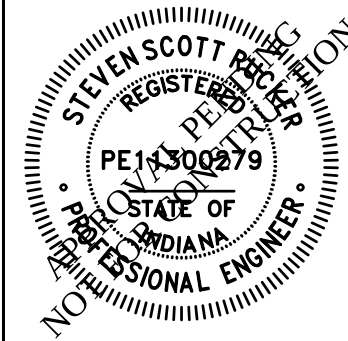


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WITHOUT NOTIFYING THE UNDERGROUND
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DAYS BEFORE COMMENCING WORK.

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Indianapolis, Indiana 46280
weihne.net
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800 | 452 - 6408
317 | 843 - 0546 fax

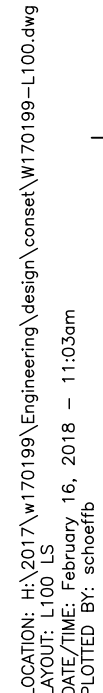
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ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	PROJECT NAME	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
ISSUED FOR TAC SUBMITTAL	12-28-2017	BS	W17.0199		W17.0199				
ISSUED FOR CITIZEN REVIEW AND APPROVAL	01-09-2018	BS			W170199-C201-089				
ISSUED FOR TAC REVIEW COMMENTS	02-19-2018	BS			W170199-C201-089				



STEVEN SCOTT RUCKER P.E. 11300279

COMMUNITY FIRST BANK
707 EAST STATE ROAD 32, WESTFIELD, IN 46074
SHEET NO. C201
PROJECT NO. W17.0199



1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.

2. ALL PLANTS SPECIFIED ON THE PLANT LIST SHALL BE AVAILABLE, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREES(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE ARCHITECT'S APPROVAL.

3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE OBTAINED FROM A MANUFACTURER OF REPUTED QUALITY. MULCH COLOR, SPECIES, SIZE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.

4. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTINGS AND GROUND COVER AREAS AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. EACH VARIETY OF PLANT.

5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A 1/2" WHITE PAINT OR WHITE PLASTIC. ALL PLANTING AREAS SHALL BE BOUND BY RED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE ARCHITECT'S RESERVES THE RIGHT TO ADD OR REMOVE PLANTS AT ANY TIME.

6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN ORDER TO ALLOW PLANT REPLACEMENT. INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT, NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.

7. ALL PLANTS ARE TO BE SET BY THE CONTRACTOR. ALL PLANTS FOR NURSERY STOCK, LATEST EDITION AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.

8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT BE IN CONTACT WITH CURB OR DRIVEWAY. ALL MATERIALS TO BE STORED IN A DRY, COVERED AREA.

9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL, TERMED "REPLACEMENT PLANTS," SHALL BE REPLACED AT THE LANDSCAPE DESIGNER'S DISCRETION AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. PEAT MOSS TO BE USED FOR MULCH SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
12. CONTRACTOR TO CONTINUE TO MAINTAIN WRITING ROOM TO BID DATE OF ALL PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER, MAINTENANCE TO BE DONE WATERING, WEEDING, FERTILIZING, PRUNING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTING.
14. MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
15. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
16. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER TO BE APPLIED TO ALL PLANTINGS.
17. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. MULCH 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
18. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
19. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
20. THE REALITY OF THE PROJECT FOR THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
21. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET	SR 32 = 200' - 6 SHADE TREES - 2 ORNAMENTAL TREES	SR 32 = 200' - 5 EVERGREEN TREES - 3 ORNAMENTAL TREES
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	(1.46 ACRES ±) - 15 SHADE TREES - 15 ORNAMENTAL OR EVERGREEN TREES - 37 SHRUBS	(1.46 ACRES ±) - 9 SHADE TREES - 9 SHRUBS - 26 ORNAMENTAL OR EVERGREEN TREES - 189 SHRUBS
FOUNDATION PLANTINGS - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	BANK FRONT (NORTH) = 58' - 5 SHRUBS OR ORNAMENTAL TREES BANK FRONT (EAST) = 82' - 7 SHRUBS OR ORNAMENTAL TREES BANK WEST = 82' - 2 PLANTINGS	BANK FRONT (NORTH) = 58' - 8 SHRUBS BANK FRONT (EAST) = 82' - 15 SHRUBS - 1 ORNAMENTAL TREE BANK WEST = 82' - 5 SHRUBS
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	SR 32 = 200' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS OAK RIDGE = 250' - 8 SHADE OR EVERGREEN TREES - 5 ORNAMENTAL TREES - 65 SHRUBS 175TH ST = 190' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS	SR 32 - 6 SHADE TREES - 5 EVERGREEN TREES - 4 ORNAMENTAL TREES - 35 SHRUBS OAK RIDGE - 6 SHADE TREES - 3 EVERGREEN TREES - 5 ORNAMENTAL TREES - 58 SHRUBS 175TH ST - 0 SHADE TREES - 1 EVERGREEN TREES - 2 ORNAMENTAL TREES - 18 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 16,652 SF - 1,250 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	- 1,304 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	CANT MEET THIS REQUIREMENT OFF OF 175TH ST	CANT MEET THIS REQUIREMENT OFF OF 175TH ST

GIS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

PLANTING AREA KEY

C = CORRIDOR PLANTINGS
 L = LOT LANDSCAPING
 F = FOUNDATION PLANTINGS
 S = SIGN LANDSCAPING
 SF = EXTERNAL STREET FRONTAGE
 BY = BUFFER YARD
 IP = INTERIOR PARKING
 PP = PERIMETER PARKING

- 1 SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRASS CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- 2 LANDSCAPE BED EDGE (TYP.)
- 3 MULCH

 SITE TRIANGLE

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

*Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.*

PER INDIANA STATE LAW IC 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

REPAIRED FOR:

COMMUNITY FIRST BANK

707 EAST STATE ROAD 32 WESTFIELD IN 46074

LANDSCAPE PLAN

SHEET NO.

L100

PROJECT NO.
W17.0199

81.00
36
1.00
NOAC

2011025548 ORDINANCE \$82.00
05/25/2011 01:40:00P 36 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE 11-09

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE OAK RIDGE POINTE PLANNED UNIT DEVELOPMENT ORDINANCE 08-48 AND TITLE 16 – LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1104-PUD-04), filed with the commission, requesting amendment to the Oak Ridge Pointe Planned Unit Development, established by Ordinance 08-48, enacted by the City Council on December 8, 2008; and,

WHEREAS, the Commission did take action on May 2, 2011 to forward the said Docket 1104-PUD-04 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on May 4, 2011; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 08-48 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The document as referenced by ordinance 08-48 described as “Oak Ridge Pointe PUD Ordinance” is hereby amended and restated as follows:

- (i) Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Oak Ridge Pointe PUD Ordinance. When the standards of this Oak Ridge Pointe PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Oak Ridge Pointe PUD Ordinance shall prevail.
- (ii) The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 7 and (ii) Exhibits A

SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

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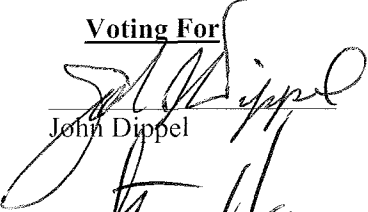
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 23 DAY OF May, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

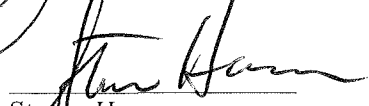
Voting Against

Abstain


John Dippel

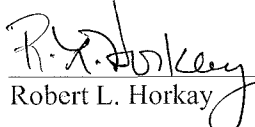
John Dippel

John Dippel


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

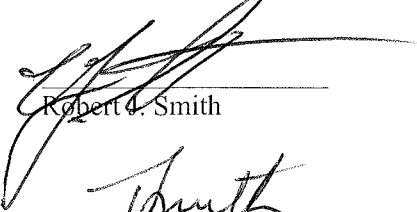
Robert L. Horkay

Robert L. Horkay


Kenneth Kingshill

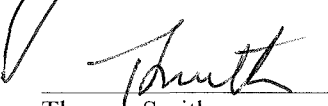
Kenneth Kingshill

Kenneth Kingshill


Robert J. Smith

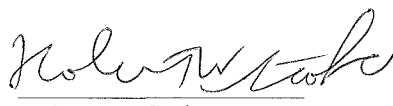
Robert J. Smith

Robert J. Smith


Thomas Smith

Thomas Smith

Thomas Smith


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: Charlie D. Frankenberger and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-09 was delivered to the Mayor of Westfield on the 24 day of May, 2011, at 9:10 AM.

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-09
This 24 day of May, 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-09
this _____ day of _____, 2011.

J. Andrew Cook, Mayor

"I affirm, under the penalties of perjury,
that I have taken reasonable care to protect
each Social Security Number in this
document, unless required by law"

C. Gossard
Signed

OAK RIDGE POINTE PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Business Districts
- Article 3. State Highway 32 Overlay Zones
- Article 4. Off-street Loading and Parking
- Article 5. Oak Ridge PUD - Table of Permitted Uses
- Article 6. Landscaping Standards
- Article 7. Sign Standards

OAK RIDGE POINTE PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan / Concept Plan
Exhibit D	Trails Plan
Exhibit E	Construction Phasing Schedule
Exhibit F	Office Building Photo Examples
Exhibit G	Commercial Building Photo Examples
Exhibit H	Fuel Station Building and Landscaping Examples

ARTICLE 1. DEFINITIONS. Section WC 16.04.210 Definitions, of the Zoning Ordinance shall be amended by the addition of the following terms and words.

1. “Construction Phasing Schedule” shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit E.
2. “Franchise Architecture” shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
3. “Illustrative Site Development Plan” shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
4. “ORP - Office District” shall mean and refer to what is identified on the Zoning District Map as the ORP - Office District.
5. “ORP – Commercial 1 District” shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 1 District.
6. “ORP – Commercial 2 District” shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 2 District.
7. “ORP – Commercial 3 District” shall mean and refer to what is identified on the Zoning District Map as the ORP – Commercial 3 District.
8. “Office, General” shall mean and refer to a place of business used exclusively for office purposes where no product or commodity for retail sales is located or sold, including but not limited to sales offices, real estate offices, financial offices and Professional Offices.
9. “Office Professional” shall mean and refer to the office of a recognized professional maintained for the conduct of the profession. A profession is a vocation, calling, occupation, or employment requiring training in the liberal arts or sciences, or a combination thereof, requiring advanced study in a specialized field; any occupation requiring licensing by the State and maintenance of professional standards applicable to the field.
10. “Outside Sales Display, Permanent” shall mean and refer to merchandise placed outside of a commercial structure for purpose of sales.
11. “Real Estate” shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
12. “Retail Sales, General” shall mean and refer to enclosed establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
13. “Zoning District Map” shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

14. “Zoning Ordinance” shall mean the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. BUSINESS DISTRICTS. The terms, conditions, and provisions of this Article 3 shall apply to the use and development of all the Districts within the Oak Ridge Pointe PUD.

Section 2.1. General Requirements. The following general requirements apply to all districts within the Oak Ridge Pointe PUD. The size and configuration of the ORP - Commercial 2 District and the ORP - Commercial 3 District may increase or decrease by up to 50%, all other Districts may be increased or decreased by up to 15%.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate requirements for each participating use.
- C. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
- D. In no case shall a building exceed forty-five (45) feet in height or three stories, whichever is greater.
- E. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display areas shall be permitted only in the ORP – Commercial 2 District.
- F. Pedestrian walkways shall be provided between buildings and parking areas. Sidewalk connections shall also be made between buildings and adjacent sidewalks/paths within the right-of-way.
- G. The pedestrian path constructed within the Oak Ridge Road right-of-way shall be twelve (12) feet in width.
- H. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
- I. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
- J. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
- K. Development Plan approval shall be delegated to and shall be by the Director.

Section 2.2. ORP - Office District - This district is established to accommodate the general office and service needs of the surrounding area.

The ORP – Office District is classified on the Zone Map as Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the GO - General Office District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP – Office District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. No Drive-thru facilities are permitted in the ORP – Office District.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted uses.
2. Any other business not listed which can be classified as general office will be eligible with the approval by the Director.
3. No Retail Uses are permitted within the ORP – Office District.

C. Minimum Development Plan Requirement. A minimum of three (3) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. 330 Feet

F. Minimum Building Setback Lines (applied to perimeter of the ORP - Office District):

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (Zero (0) feet for interior lot lines).
3. Rear Yard: Twenty (20) feet (Zero (0) feet for interior lot lines).

G. Maximum Building Height:

1. Forty-five (45) feet.

2. All buildings within 100' of the south property line of the Real Estate shall be the lesser of a maximum 35' or two stories in height.
- H. Minimum Building Height. Fourteen (14) feet, to the highest point of the roof for a building with a flat roof; twelve (12) feet to the lowest eaves for a building with a gable, hip or gambrel roof.
- I. Minimum Building Gross Floor Area. Four-thousand (4,000) square feet.
- J. Maximum Building Size. No individual building shall exceed a building footprint of 16,000 square feet or a maximum floor area of 32,000 square feet.
- K. Loading and Parking. See Article 4.
1. Parking between buildings and behind the front building line along Oak Ridge Road and the Midland Trail shall be encouraged. No more than 10% of the parking spaces required for a particular use shall be located closer to the Midland Trail than the associated building. An additional allowance shall be made where the property line does not run parallel to the Midland Trail (see Exhibit "C").
- L. Signs. See Article 7.
- M. Landscaping. See Article 6.
- N. Lighting.
1. All pole mounted lighting fixtures within 100' of the south property line of the Real Estate shall be a maximum of 15' in height.
- O. Miscellaneous Requirements:
1. A gated access drive will be constructed between the existing access drive south and east of the City of Westfield Public Safety Building and the western most parking area within the ORP – O District. Said access drive shall be gated and accessible only to public safety personnel.
2. A minimum of two connection points (in addition to the trails intersection with Oak Ridge Road along the Midland Trace Trail into the ORP - Office District). The proposed connections shall be subject to the approval of the City of Westfield. Signage at these access points shall be as approved by the Westfield Parks Department.

Section 2.3. ORP – Commercial 1 District. The ORP – Commercial 1 District is classified on the Zoning Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning

classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 1 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. No outside storage or sales display is permitted.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.
2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.
3. Retail Uses shall not exceed 21,800 square feet of total floor area within the district.

C. Minimum Tract Requirement. A minimum of two (2) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Three hundred and thirty (330) feet. Amendments do not need to meet the minimum tract requirements of this section.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 1 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines)
3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines)

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height (All Uses). Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No building shall exceed a floor area of 18,000 square feet.
2. The minimum building size shall be 2,500 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

Section 2.4. ORP – Commercial 2 District. The ORP – Commercial 2 District is classified on the Zone Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 2 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. Outside storage or sales display shall not be located between the building and State Road 32, shall be located within 30 feet of the building entrance, and shall occupy an area of no more than 800 square feet. The designated area shall be identified on the Development Plan.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.
2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.
3. Retail Uses shall not exceed 5,000 square feet of floor area within the district.

C. Minimum Tract Requirement. The acreage of the entire District is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Not applicable due to minimum tract requirement.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 2 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 3 District)
3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 3 District)
4. If all of a portion of the ORP Commercial 2 District and ORP Commercial 3 District are developed under the same Development Plan no side or rear yard setbacks shall apply between the districts.

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height. Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No individual building shall exceed a floor area of 10,000 square feet.
2. The minimum building size shall be 2,600 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

1. Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP - Commercial 2 District and the ORP - Commercial 3 District.

Section 2.5. ORP – Commercial 3 District. The ORP – Commercial 3 District is classified on the Zone Map as the Oak Ridge Pointe PUD classification, the underlying zoning of which shall be the LB (Local Business District) in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the ORP - Commercial 3 District.

A. Special Requirements.

1. Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
2. No outside storage or sales display is permitted.

B. Permitted Uses.

1. See Article 5 (Table of Permitted Uses) for list of permitted businesses.
2. Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.

C. Minimum Tract Requirement. The acreage of the entire District is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. Not applicable due to minimum tract requirement.

F. Minimum Setback Lines (applied to perimeter of the ORP - Commercial 3 District).

1. Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
2. Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
3. Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines and ten (10) feet adjacent to the ORP – Commercial 2 District)
4. If all of a portion of the ORP Commercial 2 District and ORP Commercial 3 District are developed under the same Development Plan no side or rear yard setbacks shall apply between the districts.

G. Maximum Building Height. Per State Highway 32 Overlay Zone.

H. Minimum Building Height (All Uses). Eighteen (18) feet. Buildings with a flat roof shall not be required to meet this height as long as such buildings include a parapet wall on all sides which extends to a minimum height of eighteen (18) feet.

I. Building Size.

1. No individual building shall exceed a floor area of 14,000 square feet.
2. The minimum building size shall be 4,000 square feet.

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

1. Perimeter parking lot landscaping shall not be required along the perimeter (shared boundary) of the ORP - Commercial 2 District and the ORP - Commercial 3 District.

Section 2.6. Architectural Standards.

A. General Requirements.

1. Development must conform generally with the exhibits contained within the Oak Ridge Pointe PUD. Architectural Character examples are included in Exhibits “F”, “G”, and “H” of this Oak Ridge Pointe PUD. Zoning Districts may be individual development areas, with requirements specific to each area. (example: ORP – Commercial 1 District on the south side of State Road 32 may have a unique and different design theme than development in the ORP – Commercial 2 and 3 Districts on the north side of State Road 32.)
2. Signage shall be in conformance with Article 7 of this Oak Ridge Pointe PUD. Signs may be lit externally and internally.
3. Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge Pointe PUD.
4. Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety.
5. Sidewalks adjacent to the front of buildings shall be a minimum of ten (10) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating areas. Sidewalks may be used for outdoor eating, subject to approval by the Developer.
6. The minimum sidewalk width connecting buildings to the perimeter sidewalk or trails shall be five (5) feet in width. This standard shall apply to all sidewalks adjacent to office buildings.

7. Buildings shown fronting State Highway 32 and Oak Ridge Road shall be required to subscribe to an overall architectural theme by District and buildings shall be compatible with the character of the subject District as depicted in the photo example contained in Exhibits “F”, “G” and “H” of this Oak Ridge Pointe PUD. Common design vocabulary shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Development within each District should be compatible in general exterior design and materials. “Franchise” architecture shall be modified to conform to the above noted design vocabulary.
8. Monument Signage shall be incorporated to match the general character and identity of the primary structures within each District. Iconic elements may be used as entry treatments at Oak Ridge Road and State Highway 32. Monument Signage shall be as directed in Article 7 of this Oak Ridge Pointe PUD.

ARTICLE 3. STATE HIGHWAY 32 OVERLAY ZONES.

Section 3.1 WC 16.04.065 of the Zoning Ordinance, entitled “State Highway 32 Overlay Zone”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. Access to the Real Estate from State Highway 32 shall be limited to one right-in / right-out drive cut on each side of State Highway 32.
- B. WC 16.04.065, 5.c regarding access roads and Exhibit 16.04.065.D shall be inapplicable to the Real Estate.
- C. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20’ of the trail corridor closest to State Highway 32.
- D. The (i) maximum building setback and (ii) height requirements of the State Highway 32 Overlay Zone shall be inapplicable to the ORP-Office District.
- E. The minimum building size of the State Highway 32 Overlay Zone shall be inapplicable to the Real Estate.
- F. The trail required within the Trail Corridor shall be permitted to cross the Anna Kendal Legal Drain within the existing State Road 32 right-of-way.

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC 16.04.120 Off-Street Loading and Parking of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 4.1. Loading Berths.

- A. Loading Berths shall be oriented in a manner that they are not visible from State Road 32 with the exception of an automobile fuel sales use.
- B. Off-street loading berths shall be provided only to the rear and side of buildings. Loading berths are not permitted along the front façade of building or along the side of the building generally parallel with the Midland Trail within 100' of the south property line of the Real Estate.

Section 4.2. Off-street Parking.

- A. All parking lots including access drives and parking spaces shall require concrete curbing unless curb conflicts with the provision of a bio swale of other filtration system as part of a Low Impact Development (LID) design.
- B. General Offices shall provide one (1) parking space per each two hundred fifty (250) square feet of assignable office area.

Section 4.3 Bicycle Parking. To read as follows: In connection with any building or structure or structure which is to be erected or substantially altered, and which requires off-street vehicular parking spaces, there shall be provided such bicycle parking in accordance with regulations set forth hereinafter:

- A. Location. Bicycle parking must be provided within one hundred (100) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 - 1. A minimum of five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all uses.
 - 2. Each bicycle parking facility shall be designed to accommodate a minimum of four (4) bicycles.
- C. All non-residential uses larger than 12,000 square feet shall provide shower facilities for employees.

- D. All non-residential uses shall provide enclosed bicycle parking either within the primary structure or within accessory structures designed for such purpose. Enclosed bicycle parking shall be provided at a rate of one (1) enclosed bicycle parking space per one hundred (100) required vehicular parking spaces.

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Office Uses				
General Office	x	x	x	x
Accountants, Architects, Engineers, Consultants	x	x	x	x
Charitable Institution	x	x	x	x
Consumer Service Office	x	x	x	x
Credit Union Offices	x	x	x	x
Dentists	x	x	x	x
Employment Agencies				
Government Offices-Universities				
Insurance Companies	x	x	x	x
Lawyers	x	x	x	x
Loan Offices	x	x	x	x
Newspaper Publishing				
Optometrists	x	x	x	x
Philanthropic Institutions	x	x	x	x
Physicians and other Health Care Personnel	x	x	x	x
Real Estate Offices	x	x	x	x
Testing Laboratories				
Travel Bureaus	x	x	x	x
Hospitals				
Office Buildings-General Purpose	x	x	x	x
Data Processing	x	x	x	x
Scientific and other Research Laboratories and Facilities	x			
Service Uses				
General Personal Services	x	x	x	x
Hotels, Motels, Bed and Breakfasts				
Assembly Hall / Conference Center				
Auto Rental				
Auto Repair Garages				
Auto Rustproofing				
Auto Storage				
Banks, S&Ls and Financial Institutions with or without drive-through		x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers		x	x	x
Blueprinting,photocopying Job Printing	x	x	x	x
Car Wash			x	
Charitable donation Pick-Up Staion		x	x	x

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Commissary, Food Catering Services		x	x	x
Crating and Packaging Service		x	x	x
Custard, Ice Cream, Dessert, Candy Shops		x	x	x
Delicatessen		x	x	x
Drive Through Food and Beverage		x	x	x
Drive-In food and Beverage		x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through		x	x	x
Electronics, computer, cable, TV, Internet & related sales & service		x	x	x
Gasoline Service Stations			x	
Health, Fitness, and Exercise Center	x	x		
Home Remodeling Company	x			
Hospitals(Minor), Medical and Dental Clinics and Labs	x			
Interior Decorating	x			
Laundromats and Self-Service Dry Cleaning		x		x
Locksmith Shops		x		
Mortuaries				
Newspaper Distribution Station		x	x	x
Pet Grooming		x	x	x
Photography Studio	x	x	x	x
Picture Framing		x	x	x
Printing and Photocopying, small Jobs	x	x	x	x
Radio and TV Service				
Recycling Collection Centers, Drop Off (small)				
Restaurants and dining facilities having > 50% gross sales from food		x	x	x
Restaurants and dining facilities having < 50% gross sales from food		x	x	x
Restaurants with Live Entertainment		x	x	x
Roller and Ice Skating Rinks				
Root beer, coffee, non-alcoholic beverage store with or without drive thru		x	x	x
Semi-Automatic Car Wash			x	
Shoe Repair	x	x	x	x
Tailor or Seamstress		x	x	x
Tire and Auto Service Center				
Upholsters				
Veterinarians-Small Animals, No Outdoor Runs	x			x
Concession / Mobility Rental Stand	x			

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

PUD Districts	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
Day Care Centers	x			x
Rehabilitation Centers				
Retail Uses				
General Retail Sales		x	x	x
Antiques		x	x	x
Auto Parts Sales		x	x	x
Artisan, pottery, craft production shop		x	x	x
Auto sales, New or used, service				
Bakeries		x	x	x
Bicycle and electric scooter sales, service and repair		x	x	x
Boat and Trailer Sales and Service				
Book stores		x	x	x
Book Stores, Adult				
Camera stores		x	x	x
China and Glassware Shops		x	x	x
Coin shops		x	x	x
Department Stores-Under 10,000 sq.,ft				
Department stores over 10,000 sq.ft				
Discount Stores-Under 10,000 sq.,ft		x	x	x
Discount stores over 10,000 sq.ft		x	x	x
Drug Stores		x	x	x
Electrical or non-polluting vehicle service, rental & sales				
Electrical Supply Store				
Fabric Shops		x	x	x
Floor Coverings				
Florists		x	x	x
Frozen Food Stores and Lockers				
Fruit Stands, Permanent				
Fruit Stands, Temporary(Farmers Mkt)				
Furniture Stores				
Furrier Shops				
Garden and Lawn Materials and Supply Stores				
Gift Shops		x	x	x
Greenhouses, Retail				
Grocery Stores				
Hardware Stores				
Hobby Shops		x	x	x
Home Remodeling Supplies and Materials				
Jewelry Stores		x	x	x
Liquor stores		x	x	x

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

		ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
PUD Districts					
Luggage Stores		x	x	x	
Mail Order Stores		x	x	x	
Major Appliance Store					
Millinery		x	x	x	
Motorcycle sales, rental and service (indoor display)					
Music, Records, Instruments		x	x	x	
Nursery-Plants, Retail					
Paint and Wallpaper Stores		x	x	x	
Pet Shops		x	x	x	
Photography Supplies		x	x	x	
Plumbing Showrooms and Shop					
Racquetball and Handball Clubs, Fitness Centers, and Spas					
Sewing Machine Sales and Service					
Shoe Stores					
Sporting Goods					
Stationery Stores					
Tobacco Shops					
Toy Stores					
Wearing Apparel and Accessory Shops					
Christmas Tree Sales		x	x	x	
Video, DVD Stores		x	x	x	
Wireless Communicaton Devises, Sales and Service		x	x	x	
Educational Uses					
Art Schools	x				
Artisan School	x				
Barber and Beauty Schools	x				
Business and Clerical Schools	x				
Dancing Schools	x				
Educational Institutions Public and Private					
Embalming School					
Language Schools	x				
Music Schools	x				
Photography School	x				
Professional and & Technical Schools	x				
Schools and Kindergartens					
Transportation and Communication Uses					
Bus Stations					

ARTICLE 5. OAK RIDGE POINTE PUD - TABLE OF PERMITTED USES

	ORP - Office District	ORP - Commercial 1 District	ORP - Commercial 2 District	ORP - Commercial 3 District
PUD Districts				
Bus Stops	x	x	x	x
Commercial Parking Lots and Structures				
Distributors--Inside Storage				
Heliports				
Utilities-Regulated except transmission substations and power generation	x	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x	x
Wireless Communications Towers or Transmission Facilities				
Institutional Uses				
Churches, Chapels, and Places of Worship				
Libraries				
Fire Stations				
Museums				
Police Stations				
Post Offices				
Convents, Monasteries, Theological Schools				
Fraternities, Lodges				
Miscellaneous Uses				
Auditoriums				
Billiard Parlor				
Bowling Alley				
Caskets and Casket Supplies				
Civic centers				
Civic Clubs				
Exhibition Halls				
Galleries				
Miniature golf, batting range, rock climbing & other small recreation				
Tennis Facilities				
Theaters-Indoor				
Tool and light Equipment Rental				
Wholesalers-Inside Storage				
Private Clubs and Lodges				
Tennis and Swim Clubs				

ARTICLE 6. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 6.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 6.2. Trash and Loading Facilities. See State Highway 32 Overlay Zone requirements.

Section 6.3. Heating and Cooling Facilities. Ground-mounted heating and cooling units shall be completely screened and are not permitted along the façade of buildings generally parallel with the Midland Trail within 100' of the southern most south property line of the Real Estate.

Section 6.4. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of Districts, and (ii) along the south, west and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width.

Section 6.5. Plant Materials. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.

Section 6.6. State Highway 32 Landscaping (Corridor Plantings and mounding). The primary landscaping materials used in the corridor shall be shade trees, ornamental, trees, shrubs, ground cover and grass. See the Landscaping and Amenity requirements of the State highway 32 Overlay Zone.

Section 6.7. Corporate Park Signage and Landscaping Easement: An area 20' in depth from the road right of way and 50' in length as measured from the intersecting right of way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.

ARTICLE 7. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 7.1 Sign Illumination. The tenant panels on Nonresidential Center Monument Signs shall be illuminated internally and include an opaque background with letters and/or logos that allow light to pass through the sign panel.

Section 7.2. Nonresidential Center Signs.

A. Monument Sign(s):

1. Number and Size:

a. The ORP - Office District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

b. The ORP – Commercial 1 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than twelve (12) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face; along the south side of the State Highway 32 frontage.
2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

c. The ORP – Commercial 2 District shall be permitted the following monument signs:

1. One (1), monument sign, which shall be no greater than twelve (12) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face; along the north side of the State Highway 32 frontage.
2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.

- d. The ORP – Commercial 3 District shall be permitted the following monument signs:
 - 1. One (1), monument sign, which shall be no greater than nine (9) feet in height and have no more than ninety (90) square feet of sign area per face; along the north side of the State Highway 32 frontage.
 - 2. One (1), monument sign, which shall be no greater than six (6) feet in height and have no more than thirty (30) square feet of sign area per face along its Oak Ridge Road frontage.
 - 3. There shall be a minimum of 400' separation between the monument sign installed along State Highway 32 and the monument sign along State Highway 32 in the ORP – Commercial 2 district.
- e. Uses within the ORP – Office District may display signage on the monument sign that is along the SR 32 frontage within the Oak Ridge Pointe – Commercial 1 District; and,
- h. Uses within the ORP – Commercial 3 District may display signage on the monument sign that is along the Oak Ridge Road frontage within the ORP – Commercial 2 District.
- 2. Panels may be used only if a minimum of three (3) tenants are identified on Center Monument Signs. If two or fewer tenants are displayed individual channel cut letters will be used.
- B. Outlot Signage:
 - 1. All outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.
 - 2. The sign area for outlots of nonresidential centers with frontage on more than one public right-of-way shall be calculated using the frontage on only one of the public right-of-ways.
- C. Entrance Signs: Entrance Signs permitted by the Zoning Ordinance shall not be permitted in addition to the monument signs noted in 7.2.A above.

Section 7.3 Gas Price Signs. Gas Price Signs shall not be mounted to fuel pump island canopy structures.

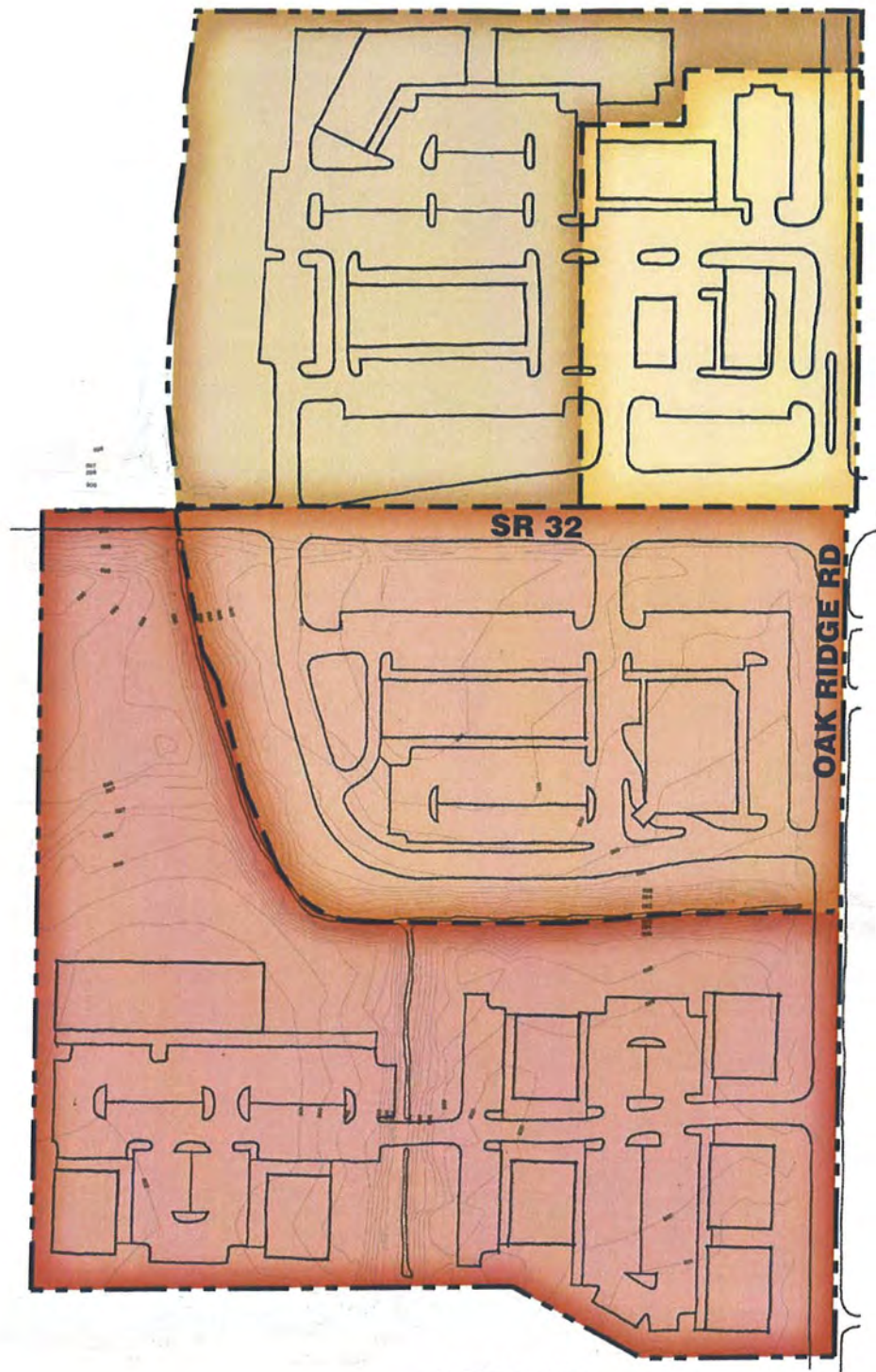
Exhibit A

(Legal Description)

A part of the Northeast Quarter of Section 2, Township 18 North, Range 3 East, a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and a part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, all in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northeast corner of the Northeast Quarter of Section 2, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 34 minutes 25 seconds East (assumed bearing) on the east line of said Northeast Quarter 874.95 feet to a northeast corner of the real estate described in Instrument No. 2000-21652 in the Office of the Recorder of Hamilton County, Indiana; thence the following four calls on the perimeter of said real estate: 1.) South 88 degrees 13 minutes 58 seconds West 200.00 feet; 2.) North 62 degrees 08 minutes 02 seconds West 151.65 feet; 3.) South 88 degrees 13 minutes 58 seconds West 494.50 feet; 4.) North 00 degrees 34 minutes 25 seconds West 806.36 feet to a point on the north line of said Northeast Quarter; thence North 88 degrees 40 minutes 35 seconds East 138 feet, more or less, to the centerline of the Evan Kendall Ditch; thence North 00 degrees 17 minutes 45 seconds East along said centerline 512 feet, more or less, (bearing and distance provided for closure purposes); thence North 88 degrees 27 minutes 07 seconds East a distance of 507.86 feet, more or less, to the east line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 88 degrees 39 minutes 07 seconds East a distance of 181.50 feet; thence South 00 degrees 50 minutes 25 seconds East 514.95 feet to a point on the south line of said Southwest Quarter; 4.) South 88 degrees 40 minutes 35 seconds West on said south line 9.90 feet to the Point of Beginning, containing 23.9 acres, more or less.

NOTE: This land description is not based upon a Retracement Survey and is to be used only for zoning purposes.



LEGEND

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3



NOT TO SCALE

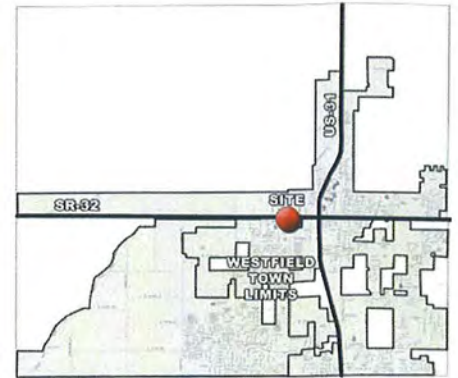
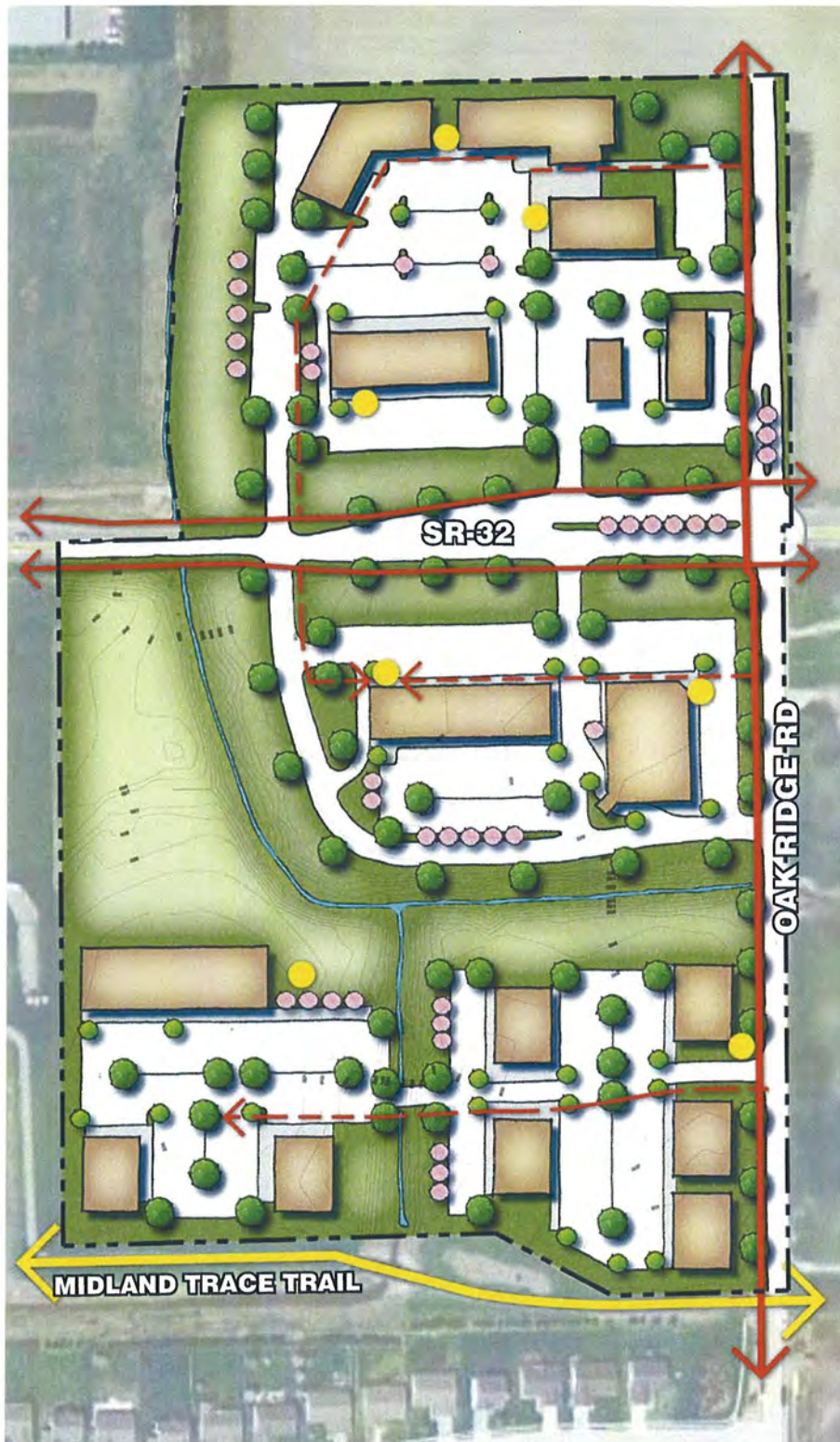


NOT TO SCALE

Oak Ridge Pointe PUD

Exhibit C

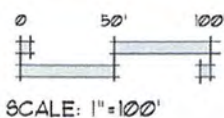
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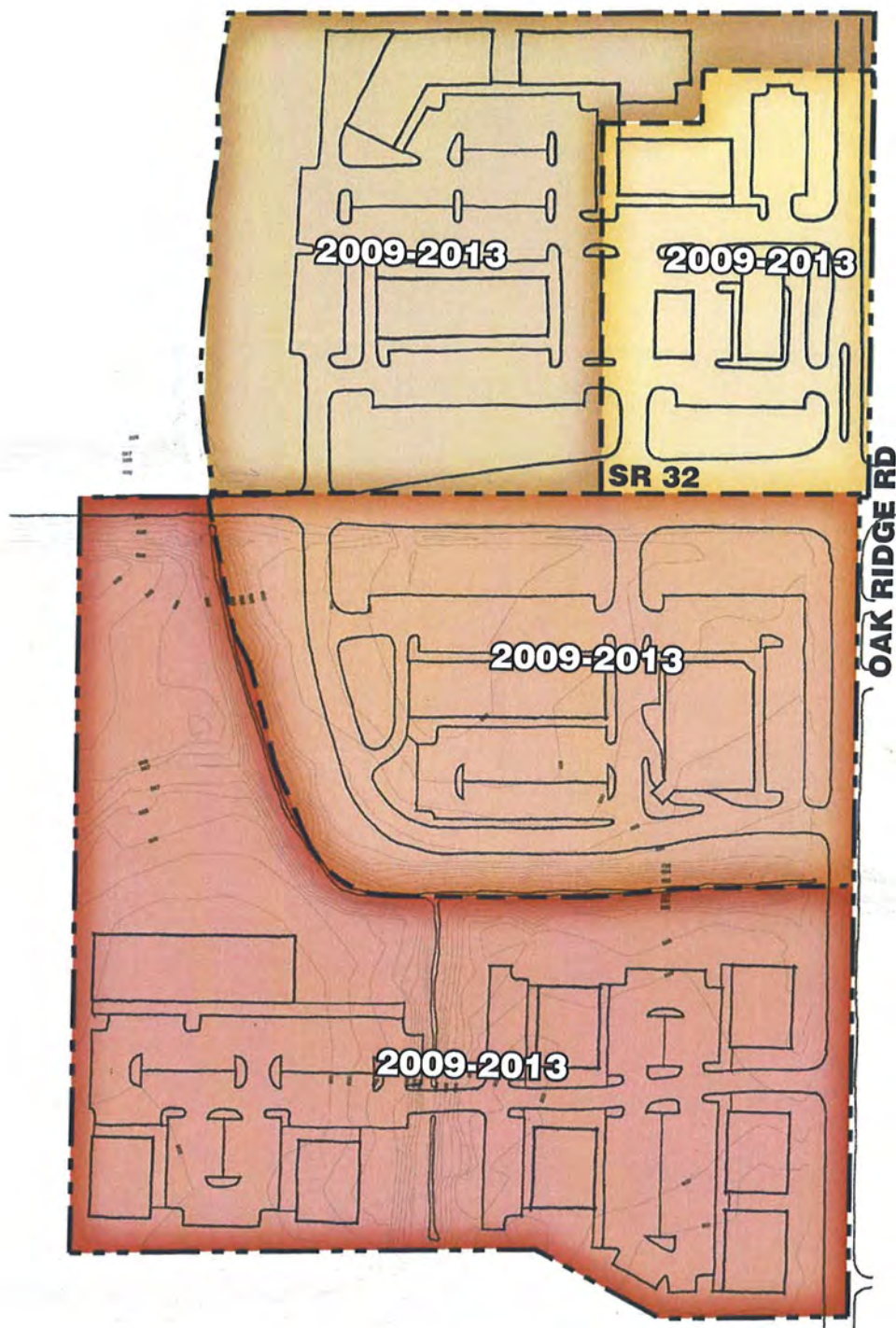


LOCATION MAP

-  **BICYCLE PARKING**
-  **PROPOSED SIDEWALK OR PATH**
-  **PROPOSED BUILDING CONNECTION**
-  **EXISTING MIDLAND TRACE TRAIL**

LEGEND





NOT TO SCALE

- OR- OFFICE 1
- OR- COMMERCIAL 1
- OR- COMMERCIAL 2
- OR- COMMERCIAL 3

LEGEND

EXHIBIT F
(Oak Ridge Pointe PUD)



Example 1 – Office District



Example 2 – Office District



Example 3 – Office District



Example 4 – Office District



Example 5 – Office District



Example 6 – Office District

EXHIBIT G

(Oak Ridge Pointe PUD)



Example 1 - In line commercial, front elevation



Example 2 - In line commercial, side elevation



Example 3 - In line commercial, front elevation



Example 4 - In line commercial, front elevation



Example 5 - In line commercial



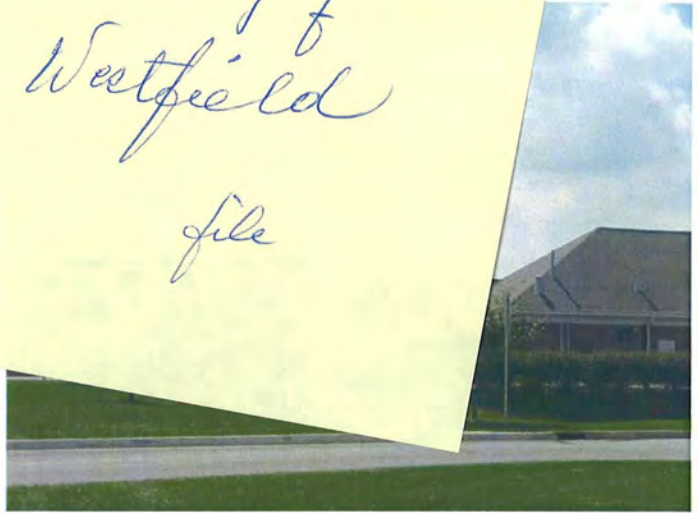
Example 6 - In line commercial, end cap

EXH
(Oak Ri

*City of
Westfield
file*



Example 1 – Fuel Station Landscaping



Example 2 – Fuel Station Streetscape



Example 3 – Fuel Station Architecture



Example 4 – Fuel Station



Example 5 – Fuel Station Canopy



Example 6 – Fuel Station

Project Narrative

Community First Bank (the “Petitioner”) is proposing to construct their new headquarters within the City of Westfield at this location. Community First Bank located at the Southwest corner of State Road 32 and Oak Ridge Road on a currently vacant parcel approximately 0.50 miles west of the US 31 and State Road 32 interchange. The site is currently zoned PUD and is within the SR 32 Overlay district. The Petitioner is seeking approval to construct their new Bank facility with parking lot. An Overall Development Plan, Detailed Development Plan, and Secondary Plat are being submitted for concurrent review with the City of Westfield. This Community First Bank facility will be the first branch to be located in Hamilton County. Other site amenities include a 12’ wide asphalt trail along State Road 32, landscaping, utilities, stormwater detention, and stormwater quality to complete the development.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 5, 2018
1803-ODP-03 & 1803-SPP-03

Petition Number: 1803-SPP-03 & 1803-ODP-03

Subject Site Address: Northwest corner of SR 32 and Ditch Road (the "Property")

Petitioner: Weihe Engineers

Representative: Brad Schoeff

Request: Petitioner requests Primary Plat and Overall Development Plan approval of 20 Blocks on 155 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Current Zoning: Springmill Trails PUD (Ord. 11-19)
EI and GB Underlying

Current Land Use: Undeveloped/Commercial

Approx. Acreage: 155 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT BACKGROUND

The Property was zoned the Springmill Trails PUD District at the September 12, 2011, City Council meeting.

This petition was reviewed at the February 20, 2018, Technical Advisory Committee meeting.



Primary Plat Standards (Article 10.12, J of UDO)

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

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.
 - iv) 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.
 - v) Easements (locations, widths and purposes).

Comment: The petitioner is coordinating with WPWD, HCSO, and utility companies.



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

Comment: The petitioner is coordinating with WPWD and utility companies.

- vii) Layout of Lots (showing dimensions, numbers and square footage).
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) 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%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The petitioner is coordinating with WPWD and HCSO.

- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The petitioner is coordinating with applicable departments.

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



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

Comment: The petitioner is coordinating with HCSO.

- xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment: Zone A flood fringe is located in the northwest portion of the site.

- xx) Misc.

- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Comment: Petitioner to provide a copy when available.

Development Plan Review (Article 10.7 of UDO)

The plans comply except for those items identified as outstanding below. *Italicized standards will be reviewed during the Detailed Development Plan process for individual blocks or lots.*

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

Comment: Acknowledged.



- 3) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. 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:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - d. 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.
- 4) Application Documentation and Supporting Information
- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
 - f. General Plan Requirements
 - i. Scale not more than 1"=100'



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

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- ii. Title, scale, north arrow and date.
- iii. Proposed name of the development.
- iv. 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;
- v. Address and legal description of the property.
- vi. Boundary lines of the property including all dimensions.
- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: The department is working with the petitioner to ensure compliance.

- ix. 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.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.

Comment: The department is working with the petitioner to ensure compliance.



- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.

Comment: The department is working with the petitioner to ensure compliance.

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

Comment: The petitioner is coordinating with WPWD and utility companies.

- xviii. Identify buildings proposed for demolition.

Comment: The department is working with the petitioner to ensure compliance.

- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. *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).*
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines



SPRINGMILL TRAILS PUD (ORD. 11-19)

The plans comply except for those items identified as outstanding below. *Italicized standards will be reviewed during the Detailed Development Plan process for individual blocks or lots.*

5) Article 3: Commercial District (applicable to Blocks H, I, L, N)

a) General Requirements (Section 3.1)

- i) Parking may be permitted in all required Building Setback Areas.
- ii) A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.

Comment: Please see landscaping standards section.

- iii) *Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.*
- iv) *Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.*
- v) *Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.*
- vi) *Chain-link fencing with vinyl slats is prohibited.*

b) Development Requirements (Section 3.2)

i) Special Requirements

(1) *Architectural Standards (see Section 3.3)*

(2) *Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.*

(3) *The Commercial District shall be no closer than 350 feet to the right-of way of State Highway 32.*



(4) The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

(5) Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.

ii) Permitted Uses

iii) Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

iv) Minimum Lot Area. None

v) Minimum Tract Frontage on Road. Direct or indirect access to a public right-of way is required.

vi) Minimum Setback Lines (applied to perimeter of the Commercial District).

(1) Front Yard: Twenty (20) feet

(2) Side Yard: Twenty (20) feet

(3) Rear Yard: Twenty (20) feet

vii) *Maximum Building Height. Not to exceed sixty (60) feet.*

viii) *Loading and Parking. See Article 6.*

c) Architectural Standards (Section 3.3)

6) Article 4. Business Districts

a) General Requirements (Section 4.1)

i) Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.

ii) Parking may be permitted in all required Building Setback Areas.



- iii) There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.*
- iv) Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.*
- v) Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.*
- vi) Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.*
- vii) The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.*
- viii) Chain-link fencing with vinyl slats is prohibited.*

b) Market Center District (Section 4.2) (Applicable to Blocks S, T)

i) Special Requirements

(1) Architectural Standards

- (2) The size of the Market Center District may not be decreased by more than 5%.*

ii) Permitted Uses

- iii) Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.*

iv) Minimum Lot Area. None

- v) Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.*



vi) Minimum Building Setback Lines (applied to perimeter of the Market Center District):

(1) Front Yard:

(a) Subject to State Highway 32 Overlay along SR 32,

(b) Forty (40) feet along Eagle Parkway (Ditch Road extension)

(c) Twenty (20) feet for all other streets

(2) Side Yard: Twenty (20) feet

(3) Rear Yard: Twenty (20) feet

vii) *Minimum Building Height. 60'*

viii) *Minimum Building Gross Floor Area. 3000 sf per building.*

ix) *Parking and Loading. See article 6*

x) *Signs. See Article 9*

xi) *Landscaping. See Article 8.*

Comment: Please see Landscaping Standards section.

c) Mixed Use District (Section 4.3) (Applicable to Blocks A-G, J, K, M, O, P, Q)

i) Special Requirements

(1) *Architectural Standards*

(2) *No outside Storage is permitted.*

(3) *See Section 4.5 for additional standards for Multi-family uses.*

(4) *The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.*



ii) *Permitted Uses*

iii) Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

iv) Minimum Lot Area. None

v) Minimum Tract Frontage on Road. Direct or indirect access to a public right-of way is required.

vi) Minimum Building Setback Lines (applied to perimeter of the Mixed Use District):

(1) Front Yard:

(a) Subject to State Highway 32 Overlay along SR 32,

(b) Forty (40) feet along Eagle Parkway (Ditch Road extension)

(c) Twenty (20) feet for all other streets

(2) Side Yard: Twenty (20) feet

(3) Rear Yard: Twenty (20) feet

vii) *Minimum Building Height. 60'*

viii) *Minimum Building Gross Floor Area. 3000 sf per building.*

ix) *Parking and Loading. See article 6*

x) *Signs. See Article 9*

xi) *Landscaping. See Article 8.*

Comment: Please see Landscaping Standards section.

d) *Architectural and Design Requirements (Section 4.4)*

e) *Standards for Multi-Family Uses in the Mixed Use District (Section 4.5)*



7) Article 5. State Highway 32 Overlay Zones.

- a) The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:

- i) Eagle Parkway (New Public Street aligned with Ditch Road)
- ii) One full access drive cut west of Eagle parkway.

Comment: The department is working with the petitioner to ensure compliance.

- iii) New Casey Road (approximately midway between Eagle Parkway and Springmill Road.

- iv) One full access drive cut between Eagle Parkway and new Casey Road.

- v) Two full access drive cuts between new Casey Road and Springmill Road.

- b) Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.

Comment: Sign permits are reviewed under a separate application.

- c) *The minimum building shall be 3000 square feet.*

8) Article 6. Off-Street Loading and Parking

9) Article 8. Landscaping Standards

- a) Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.



b) *On-Site and Street Frontage Landscaping Requirements.*

i) *Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.*

ii) *Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.*

c) **Buffer Yard Requirements.** Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

i) Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.

ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.

Comment: The department is working with the petitioner to ensure compliance.

d) *Parking Area Landscaping*

e) *Plant Materials and Substitutions*



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The plans comply except for those items identified as outstanding below. *Italicized standards will be reviewed during the Detailed Development Plan process for individual blocks or lots.*

Zoning Districts (Chapter 4)

Comment: All standards superseded by PUD.

Overlay Districts (Chapter 5)

10) State Highway 32 Overlay District (Article 5.3)

a) Access Control Requirements (Article 5.3(F)):

- i) Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.
- ii) All developments shall provide for vehicular and pedestrian interconnectivity between neighboring uses, Parking Areas and developments in order to encourage and facilitate east/west vehicular movements without directly accessing State Highway 32. Cross access easements shall be provided to ensure continued access and connectivity between and through uses along the State Highway 32 corridor.

b) Setback Requirements (Article 5.3(G)):

- i) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- ii) Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

- c) *Accessory Buildings (Article 5.3(H)): No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public rest rooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.*

- d) *Building Height Requirements*
- e) *Architectural Design Requirements*
- f) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the “Trail Corridor”) along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.

- i) Trail Corridor Design Standards (Article 5.3(L)(4))

- (1) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - (2) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City’s Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

Comment: The petitioner is coordinating with WPWD.

- (3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor

- ii) Trail Corridor Plantings (Article 5.3(L)(5))

- (1) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one half (2.5) inches in Caliper at the time of planting.
 - (2) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
 - (3) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

- iii) Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms

are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

g) Miscellaneous Requirements

i) *Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.*

ii) *Mechanical Equipment*

iii) *Walls and Fencing*

11) Floodplain Overlay District (Article 5.5)

Comment: Zone A flood fringe is located in the northwest portion of the site.

12) Wellhead Protection District Overlay (Article 5.7)

Comment: Per HCSO, an undelineated wellhead protection zone is located on the site. It is a Zone 2 Wellhead Protection District per our ordinance, so there may be applicable standards at the Detailed Development Plan phase depending on the proposed uses.

Development Standards (Chapter 6)

13) Accessory Use and Building Standards (Article 6.1)

14) Architectural Standards (Article 6.3)

15) Building Standards (Article 6.4)

16) Height Standards (Article 6.6)

17) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas

i) Natural Appearance:

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see



also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

Comment: The department is working with the petitioner to ensure compliance.

- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment: The department is working with the petitioner to ensure compliance.

- ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
- iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

Comment: The petitioner is coordinating with WPWD.

- b) Minimum Lot Landscaping

Comment: All standards superseded by PUD.

- c) *Foundation Plantings*

- d) External Street Frontage Landscaping

Comment: All standards superseded by PUD.

- e) Buffer Yards

Comment: All standards superseded by PUD.



f) *Parking Area Landscaping*

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.

28) 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: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

Comment: The department is working with the petitioner to ensure compliance.

29) Yard Standards (Article 6.21)

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: The petitioner is coordinating with WPWD.



Design Standards (Chapter 8)

31) Easement Standards (Article 8.3)

Comment: The petitioner is coordinating with WPWD, HCSO, and the utility companies.

32) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

33) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

Comment: The petitioner is coordinating with WPWD.

- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

Comment: The petitioner is coordinating with WPWD.

- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Comment: The petitioner is coordinating with WPWD.

- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.



- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) 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.
- g) *Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.*
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) 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.

Comment: The petitioner is coordinating with WPWD.

- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Comment: The petitioner is coordinating with WPWD.

34) Storm Water Standards (Article 8.8)

35) Streets and Right-of-Way Standards (Article 8.9)

36) Street Light Standards (Article 8.10)

37) Street Sign Standards (Article 8.11)



38) Surety Standards (Article 8.12)

Comment: The petitioner is coordinating with WPWD on items 34 - 38.

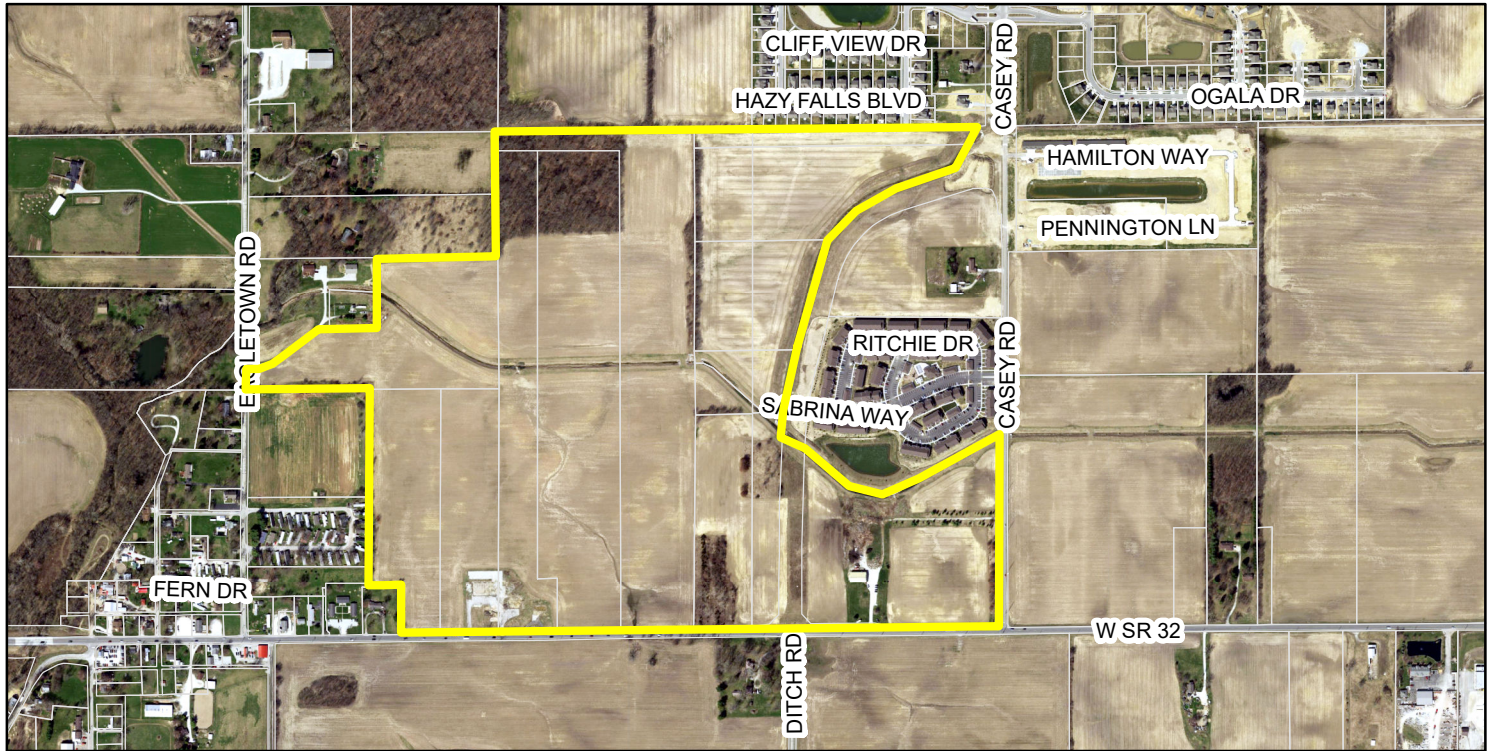
DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the March 5, 2018, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

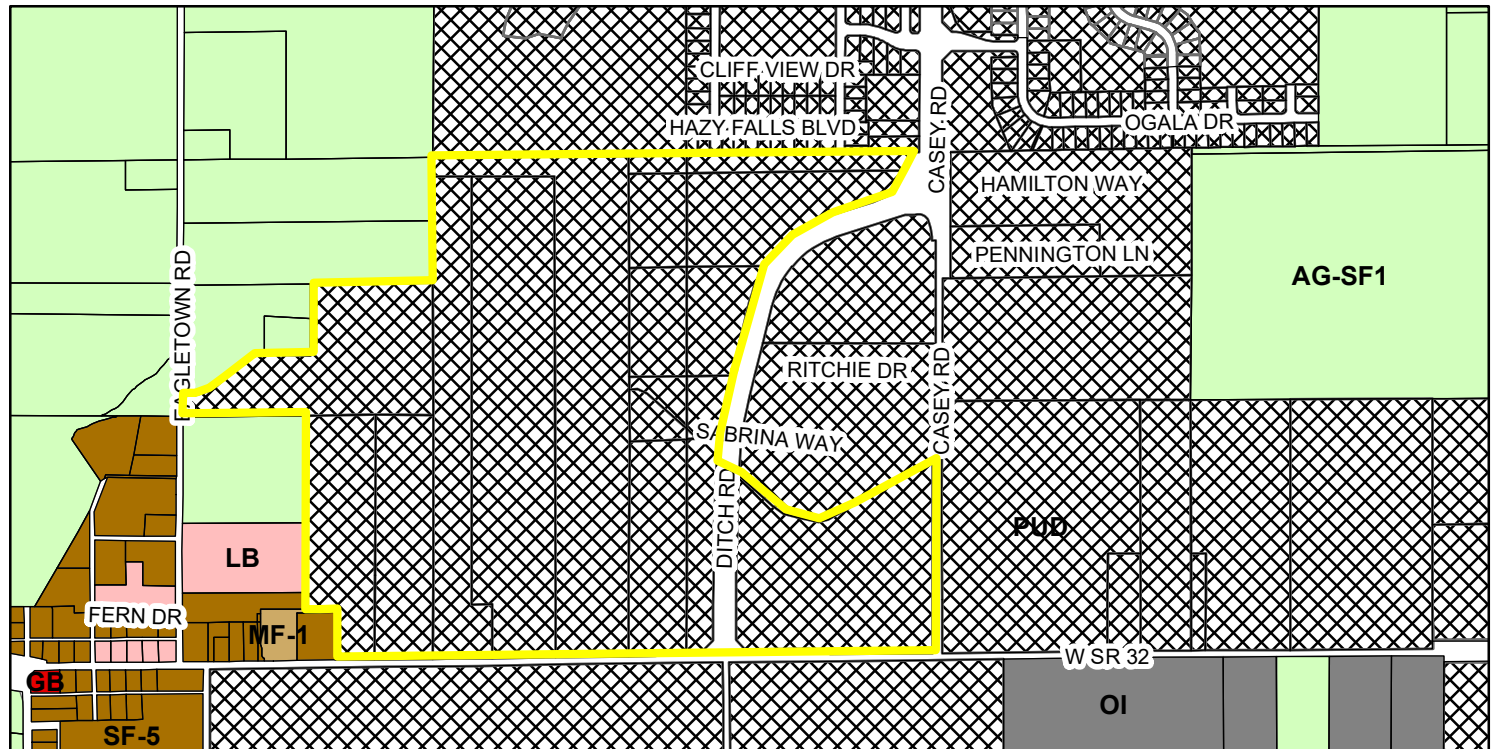
Property Location Map
Springmill Trails
1803-SPP-03 & 1803-ODP-03



Aerial Location Map



Zoning Map



- | | | |
|--|----------------------------|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | LB (Local Business) | OI (Open Industrial) |
| GB (General Business) | MF-1 (Multiple Family - 1) | PUD (Planned Unit Development) |
| | SF-5 (Single Family - 5) | |

SPRINGMILL TRAILS

PRIMARY PLAT AND DEVELOPMENT PLANS

ZONING : PUD

PLANS PREPARED FOR
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FAX: (317) 843-0546
CONTACT PERSON: BRAD SCHOEFF
EMAIL: SCHOEFFB@WEIHE.NET

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART PP APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. THE SITE LIES PARTIALLY IN A SPECIAL FLOOD HAZARD AREA UNSHADED ZONE X, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115C, DATED NOVEMBER 19, 2014.
13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
14. THIS SITE DOES NOT CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY MAP.

OPERATING AUTHORITIES

VECTREN (GAS) ATTENTION: BRIAN HARGER P.O. BOX 1700 NOBLESVILLE, IN 46061 317.776.5560	CITY OF WESTFIELD - COMM. DEVEL. ATTENTION: MATT SKELTON 32 SOUTH BROADWAY WESTFIELD, IN 46074 317.467.3462	INDOT ATTENTION: SHELLEY HANEY 32 SOUTH BROADWAY GREENFIELD, IN 46140 317.467.3462
DUKE ENERGY (ELECTRIC) ATTENTION: VINCENT LITERAL 100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062 317.776.5336	WESTFIELD FIRE DEPARTMENT ATTENTION: GARRY HARLING 17535 DARTOWN ROAD WESTFIELD IN 46074 317.896.2704	HAMILTON COUNTY HIGHWAY DEPT. ATTENTION: DAVE LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317.773.7770
CITIZENS WESTFIELD (WATER AND WASTEWATER) MITCH HOUSE MHOUSE@HNTB.COM 317-917-5294	BUCKEYE PIPELINE ROY BAUER RBAUER@BUCKEYE.COM 317-370-3013	
CITIZENS WESTFIELD (GAS) RYAN BASCORE RBASCORE@CITIZENSENERGYGROUP.COM 317-927-6415		

BENCHMARK INFORMATION

B.M. - "LEE 12 AZ" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1.855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)

TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88)

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

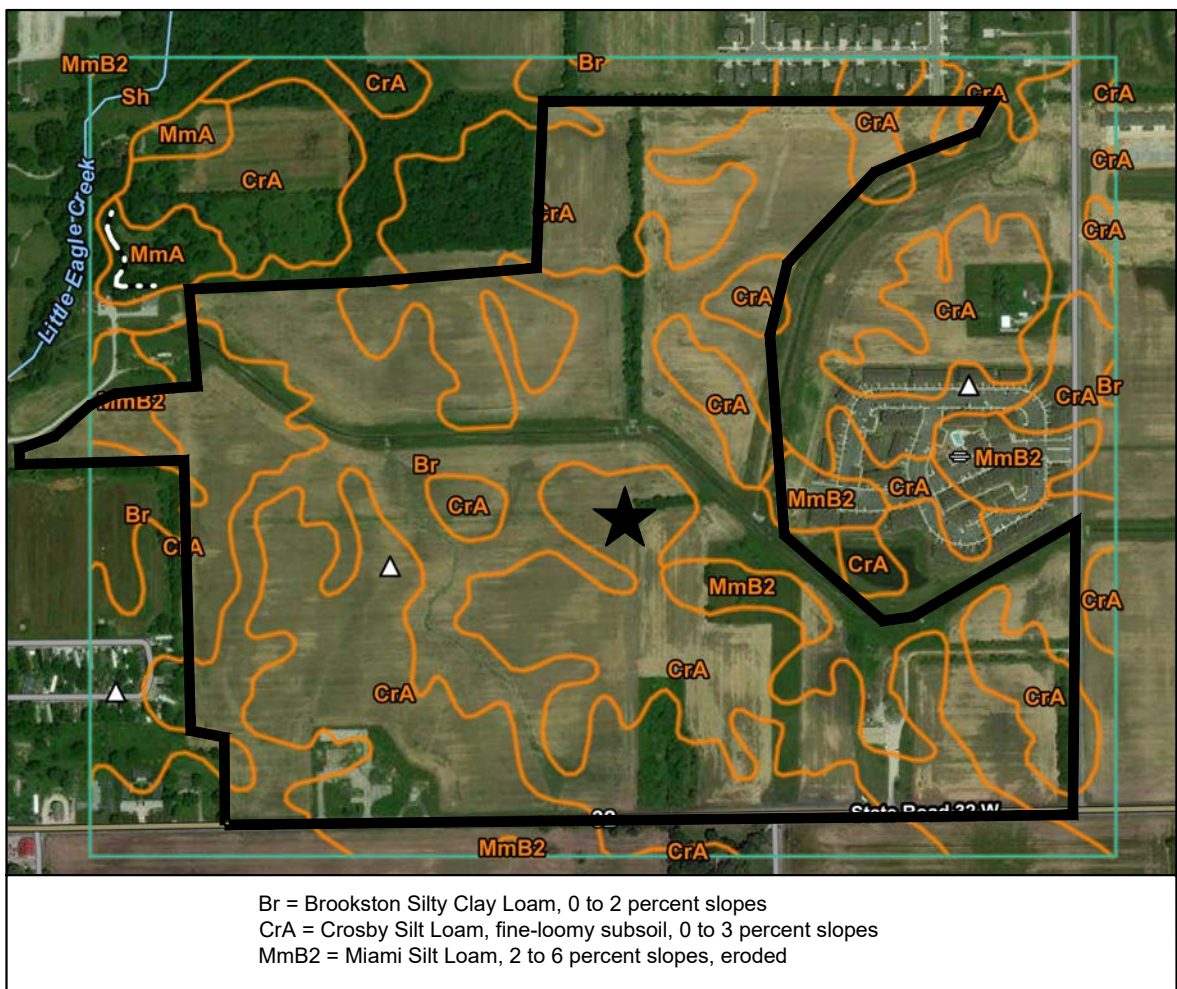
BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST (ASSUMED BEARING) 1247.07 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 46-36 EAST 21.67 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST 137.99 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST 230.95 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST 283.05 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 370.52 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 9207276 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 28 MINUTES 14 SECONDS EAST 639.81 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" SET ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 08 MINUTES 01 SECONDS EAST 659.22 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 28 MINUTES 14 SECONDS EAST 1320.57 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 20 MINUTES 01 SECONDS EAST 1193.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DITCH ROAD EXTENSION AS DESCRIBED IN INSTRUMENT NO. 2014034600 IN SAID RECORDER'S OFFICE, THE NEXT 12 COURSES ARE ALONG SAID RIGHT OF WAY LINE: 1) THENCE SOUTH 27 DEGREES 00 MINUTES 18 SECONDS WEST 245.64 FEET; 2) THENCE SOUTH 66 DEGREES 47 MINUTES 57 SECONDS WEST 100.50 FEET; 3) THENCE SOUTH 72 DEGREES 30 MINUTES 35 SECONDS WEST 237.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 625.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 43 DEGREES 10 MINUTES 25 SECONDS WEST AND A LENGTH OF 612.41 FEET; 4) THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68 DEGREES 40 MINUTES 19 SECONDS, AN ARC DISTANCE OF 640.01 FEET; 5) THENCE SOUTH 13 DEGREES 50 MINUTES 16 SECONDS WEST 383.60 FEET; 6) THENCE SOUTH 14 DEGREES 40 MINUTES 47 SECONDS WEST 19.05 FEET; 7) THENCE SOUTH 13 DEGREES 49 MINUTES 53 SECONDS WEST 90.18 FEET TO THE POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2060.28 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 10 DEGREES 27 MINUTES 42 SECONDS WEST AND A LENGTH OF 242.65 FEET; 8) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 45 MINUTES 07 SECONDS 242.79 FEET; 9) THENCE SOUTH 05 DEGREES 27 MINUTES 06 SECONDS WEST 10.39 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2060.00 FEET BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 04 DEGREES 50 MINUTES 26 SECONDS WEST AND A LENGTH OF 173.99 FEET; 10) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 26 SECONDS 174.04 FEET; 11) THENCE SOUTH 01 DEGREES 57 MINUTES 22 SECONDS WEST 307.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 10,060.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST AND A LENGTH OF 375.00 FEET; 12) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 09 SECONDS, AN ARC DISTANCE OF 375.02 FEET; 13) THENCE SOUTH 00 DEGREES 10 MINUTES 49 SECONDS EAST 190.32 FEET; 14) THENCE SOUTH 43 DEGREES 40 MINUTES 10 SECONDS WEST 72.17 FEET TO THE NORTH LINE OF STATE ROAD 32 AS DESCRIBED IN INSTRUMENT NO. 2008032205 IN SAID RECORDER'S OFFICE, THE FOLLOWING FIVE (5) COURSES ARE DESCRIBED ALONG SAID RIGHT OF WAY LINE: 1) THENCE SOUTH 89 DEGREES 22 MINUTES 48 SECONDS WEST 373.88 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST 190.03 FEET; 3) THENCE SOUTH 00 DEGREES 37 MINUTES 12 SECONDS EAST 35.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST 1257.80 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NO. 9132480; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 01 SECONDS EAST 264.00 FEET TO A 5/8-INCH REBAR; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST 117.25 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT NO. 9132479; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 SECONDS EAST 1030.52 FEET TO A 5/8-INCH REBAR; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST 646.50 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 105.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 133.95 ACRES, MORE OR LESS.

ALSO:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS EAST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORDINATES - EAST ZONE) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 1323.10 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 04 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 25.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 28 MINUTES 18 SECONDS EAST 117.25 FEET TO THE SOUTH LINE OF SAID WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE (HEREINAFTER REFERRED TO AS REBAR) AT THE SOUTHEAST CORNER OF THE LAND OF THE TOWN OF WESTFIELD, INDIANA AS SET OUT IN A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2008032205 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOLLOWING TWO COURSES ARE DESCRIBED ALONG THE NORTH LINE OF SAID LAND): 1) THENCE NORTH 76 DEGREES 36 MINUTES 54 SECONDS WEST 114.35 FEET TO A REBAR; 2) THENCE SOUTH 89 DEGREES 28 MINUTES 32 SECONDS WEST 332.85 FEET TO A REBAR ON THE EAST RIGHT OF WAY LINE OF PROPOSED EAGLE PARKWAY AS PER AN UNRECORDED RIGHT OF WAY PARCEL EXHIBIT PREPARED BY STOEPELWERTH & ASSOCIATES, INC. AS JOB NO. 62300WFG, DATED APRIL 1, 2013 (THE FOLLOWING FIVE (5) COURSES ARE DESCRIBED ALONG SAID EAST RIGHT OF WAY LINE): 1) THENCE NORTH 44 DEGREES 43 MINUTES 27 SECONDS WEST 69.85 FEET TO A REBAR; 2) THENCE NORTH 00 DEGREES 09 MINUTES 45 SECONDS WEST 341.19 FEET TO A REBAR AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 00 DEGREES 53 MINUTES 04 SECONDS EAST AND A LENGTH OF 16.98 FEET; 3) THENCE NORTH 00 DEGREES 48 MINUTES 07 SECONDS, AN ARC DISTANCE OF 17.98 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; 4) THENCE NORTH 00 DEGREES 48 MINUTES 07 SECONDS, AN ARC DISTANCE OF 17.98 FEET TO A REBAR; 4) THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS EAST 471.05 FEET TO A REBAR AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1940.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 01 DEGREES 08 MINUTES 21 SECONDS EAST AND A LENGTH OF 22.07 FEET; 5) THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 07 SECONDS, AN ARC DISTANCE OF 22.07 FEET TO A REBAR ON THE SOUTH LINE OF CASEY ACRES APARTMENTS, A SUBDIVISION IN HAMILTON COUNTY, INDIANA AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 201303158R AND FILED IN PLAT CABINET NO. 5, SLIDE NO. 11 IN SAID RECORDER'S OFFICE (THE FOLLOWING EIGHT (8) COURSES ARE DESCRIBED ALONG SAID SOUTH LINE): 1) THENCE SOUTH 47 DEGREES 59 MINUTES 51 SECONDS EAST 166.03 FEET; 2) THENCE SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST 54.89 FEET; 3) THENCE SOUTH 55 DEGREES 04 MINUTES 14 SECONDS EAST 74.49 FEET; 4) THENCE SOUTH 74 DEGREES 21 SECONDS EAST 78.60 FEET TO A REBAR; 5) THENCE SOUTH 79 DEGREES 25 MINUTES 05 SECONDS EAST 110.95 FEET TO A REBAR; 6) THENCE NORTH 75 DEGREES 01 MINUTES 41 SECONDS EAST 50.08 FEET; 7) THENCE NORTH 00 DEGREES 37 MINUTES 31 SECONDS EAST 526.05 FEET TO A REBAR; THENCE NORTH 07 DEGREES 28 MINUTES 05 SECONDS EAST 32.57 FEET TO A MAG NAIL ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 14 MINUTES 49 SECONDS WEST 1008.65 FEET TO THE POINT OF BEGINNING, CONTAINING 19.40 ACRES, MORE OR LESS.

SHEET INDEX	
Sheet Number	Sheet Title
01	TITLE SHEET
02	OVERALL PRIMARY PLAT
03	PRIMARY PLAT
04	PRIMARY PLAT
05	PRIMARY PLAT
06	PRIMARY PLAT
07	PRIMARY PLAT
08	PRIMARY PLAT
09	PRIMARY PLAT
10	PRIMARY PLAT
11	OVERALL DEVELOPMENT PLAN
12	DEVELOPMENT PLAN
13	DEVELOPMENT PLAN
14	DEVELOPMENT PLAN
15	DEVELOPMENT PLAN
16	DEVELOPMENT PLAN
17	DEVELOPMENT PLAN
18	DEVELOPMENT PLAN
19	DEVELOPMENT PLAN



SOILS MAP

★ PROJECT LOCATION



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

REVISIONS AND ISSUES	PROJECT NO.	BY	DATE
ISSUED FOR TAC SUBMITTAL	W150193	BJS	12/28/2017
	DWG NAME:		
	DESIGNED BY:		
	DRAWN BY:		
	CHECKED BY:		
	DATE:		



STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
TITLE SHEET

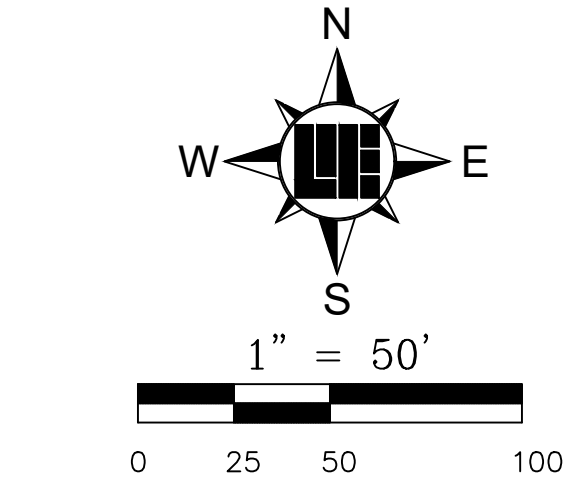
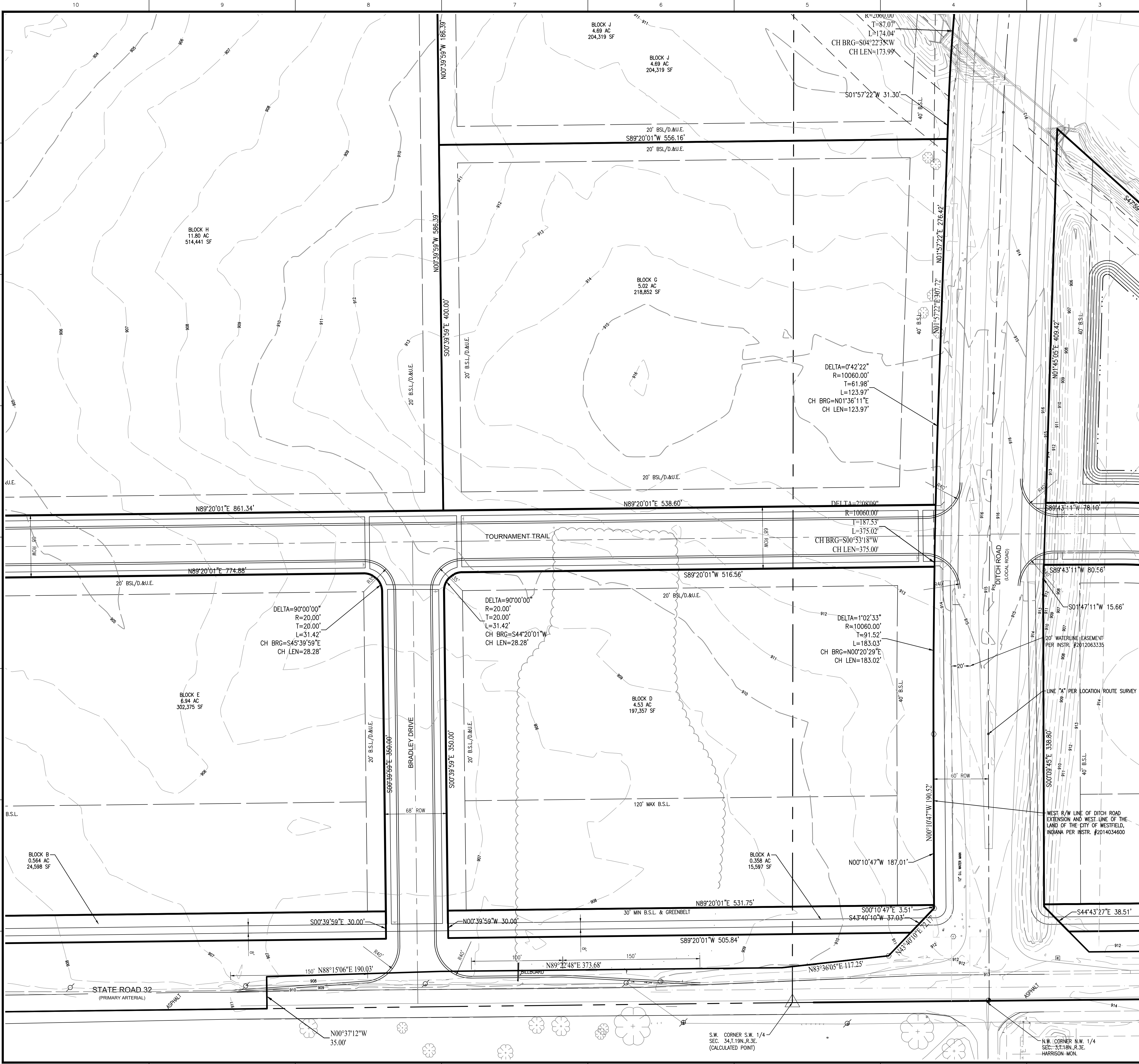
SHEET NO.
01
PROJECT NO.
W150193

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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LOCATION: H:\2015\W150193\Surveying\Plan\W150193.dwg
LAYOUT: 03 PRIMARY PLAT
DATE: 12/28/2017
PLOTED BY: schaefer

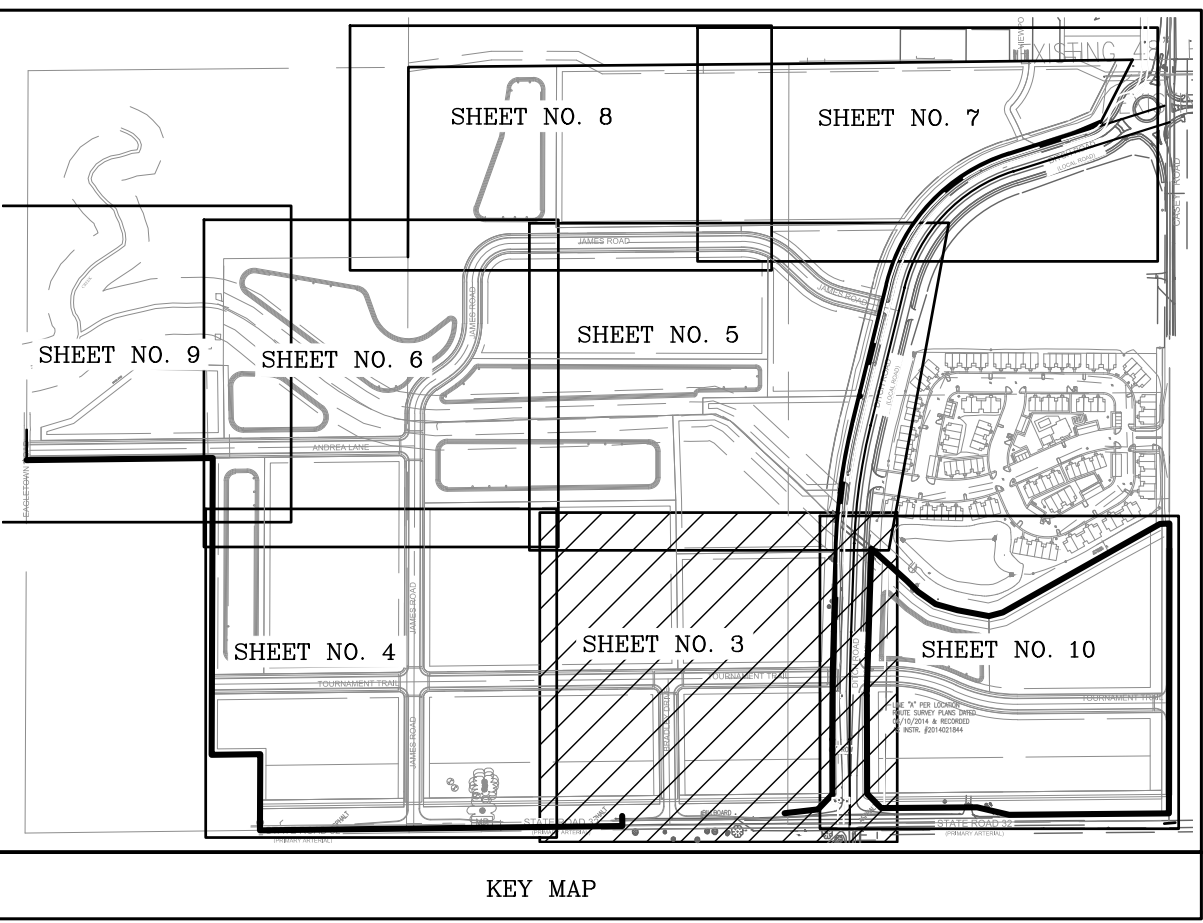


- LEGEND**
- | | |
|-----|--------------------------|
| FO | UNDERGROUND FIBER OPTIC |
| SAN | EXISTING SANITARY |
| G | UNDERGROUND GAS |
| W | UNDERGROUND WATER |
| OHU | OVERHEAD UTILITY |
| EUU | UNDERGROUND ELECTRIC |
| X | BOARD FENCE |
| X | FARM FENCE |
| --- | FLOW LINE |
| --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOUR |
| --- | CONIFEROUS BUSH |
| --- | DECIDUOUS BUSH |
| ○ | DECIDUOUS TREE |
| ○ | FIRE HYDRANT |
| ○ | WATER METER |
| ○ | WATER VALVE |
| ○ | GUY ANCHOR |
| ○ | UTILITY POLE |
| ○ | SANITARY SEWER MANHOLE |
| ○ | POST |
| ○ | SIGN |
| ○ | MAIL BOX |
| ○ | BOLLARD |
| ○ | STORM MANHOLE |
| ○ | TEMPORARY BENCH MARK |
| ○ | SANITARY STUB MARKER |
| ○ | IRON PIN FOUND/SET (IPF) |
| ○ | PK OR MAG NAIL FOUND/SET |
| ○ | ALUMINUM DISK |
| ○ | T-POST |
| ○ | GAS VALVE |
| ○ | CORRUGATED METAL PIPE |
| ○ | REINFORCED CONCRETE PIPE |
| ○ | HEADWALL |
| ○ | TOP OF CASTING |
| ○ | TELEPHONE PEDESTAL |
| ○ | CURB INLET |
| ○ | SQUARE INLET |
| ○ | ROUND INLET |
| ○ | STORM MANHOLE |

B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST. APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE. 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)

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PROJECT NO.: W150193
DWG NAME: W150193.dwg
DESIGNED BY: BJS
DRAWN BY: BJS
CHECKED BY: BJS
DATE: 12/28/2017

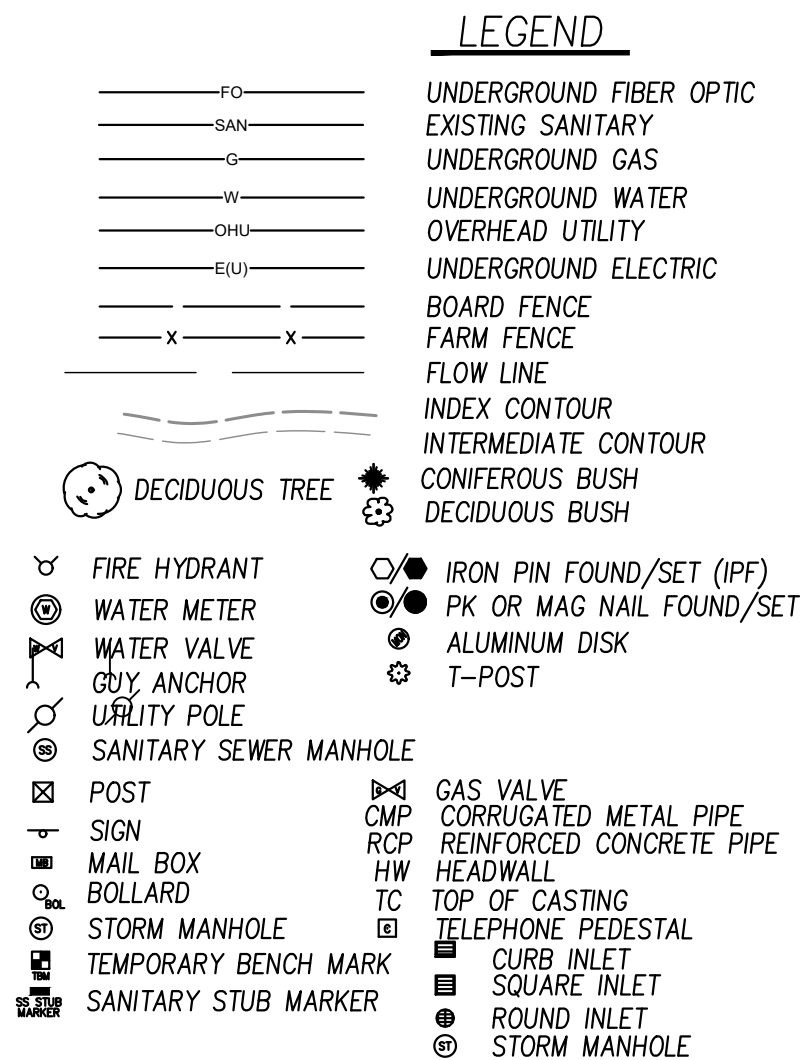
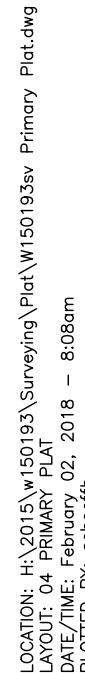
DATE: 12/28/2017
BY: BJS
ISSUED FOR: TAC SUBMITTAL

REVISIONS AND NOTES
1. 12/28/2017
2. 12/28/2017
3. 12/28/2017
4. 12/28/2017
5. 12/28/2017
6. 12/28/2017
7. 12/28/2017
8. 12/28/2017
9. 12/28/2017
10. 12/28/2017

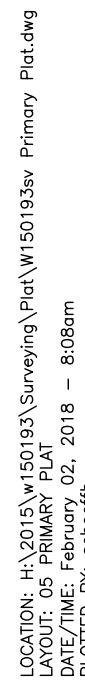
PREPARED FOR:
SHEET NO.:
PROJECT NO.: W150193

SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
PRIMARY PLAT
PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

03

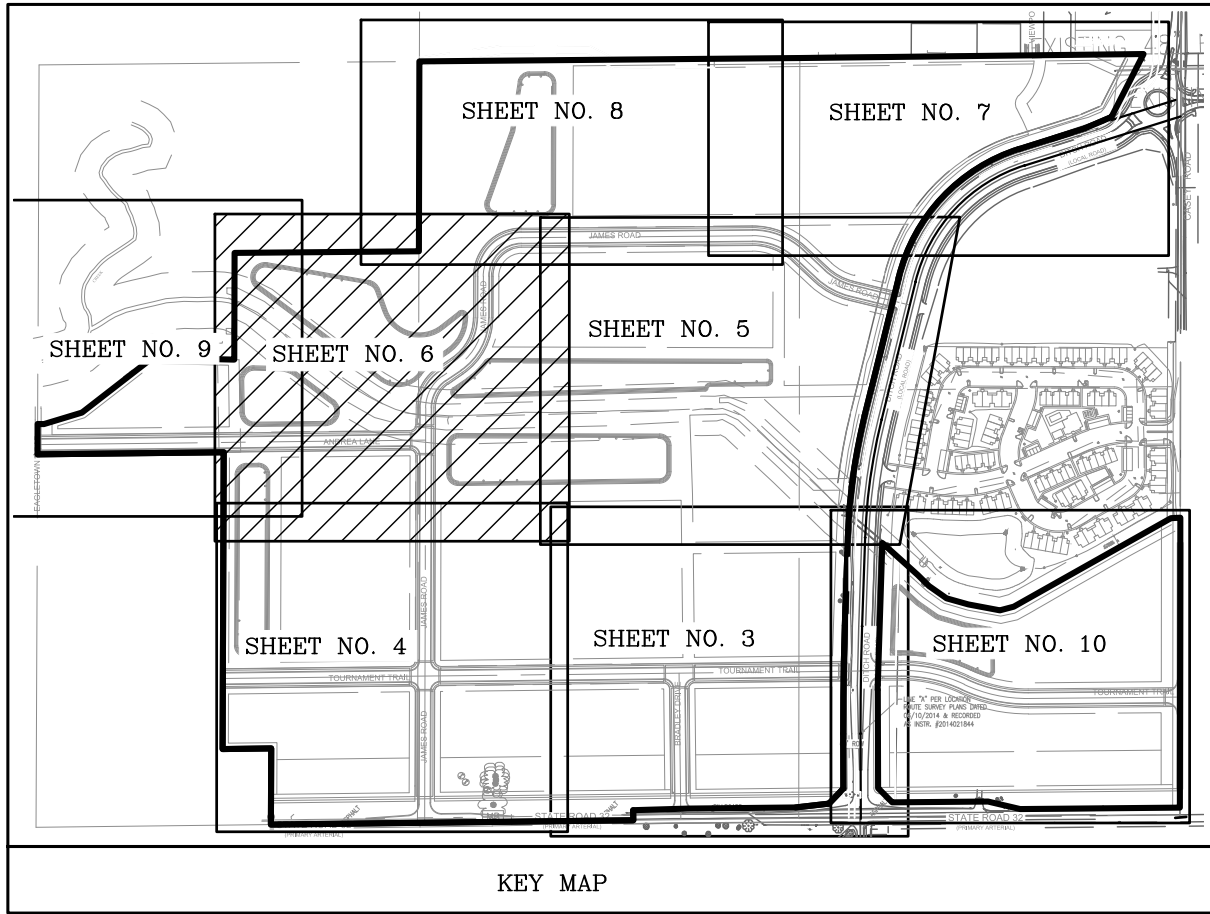
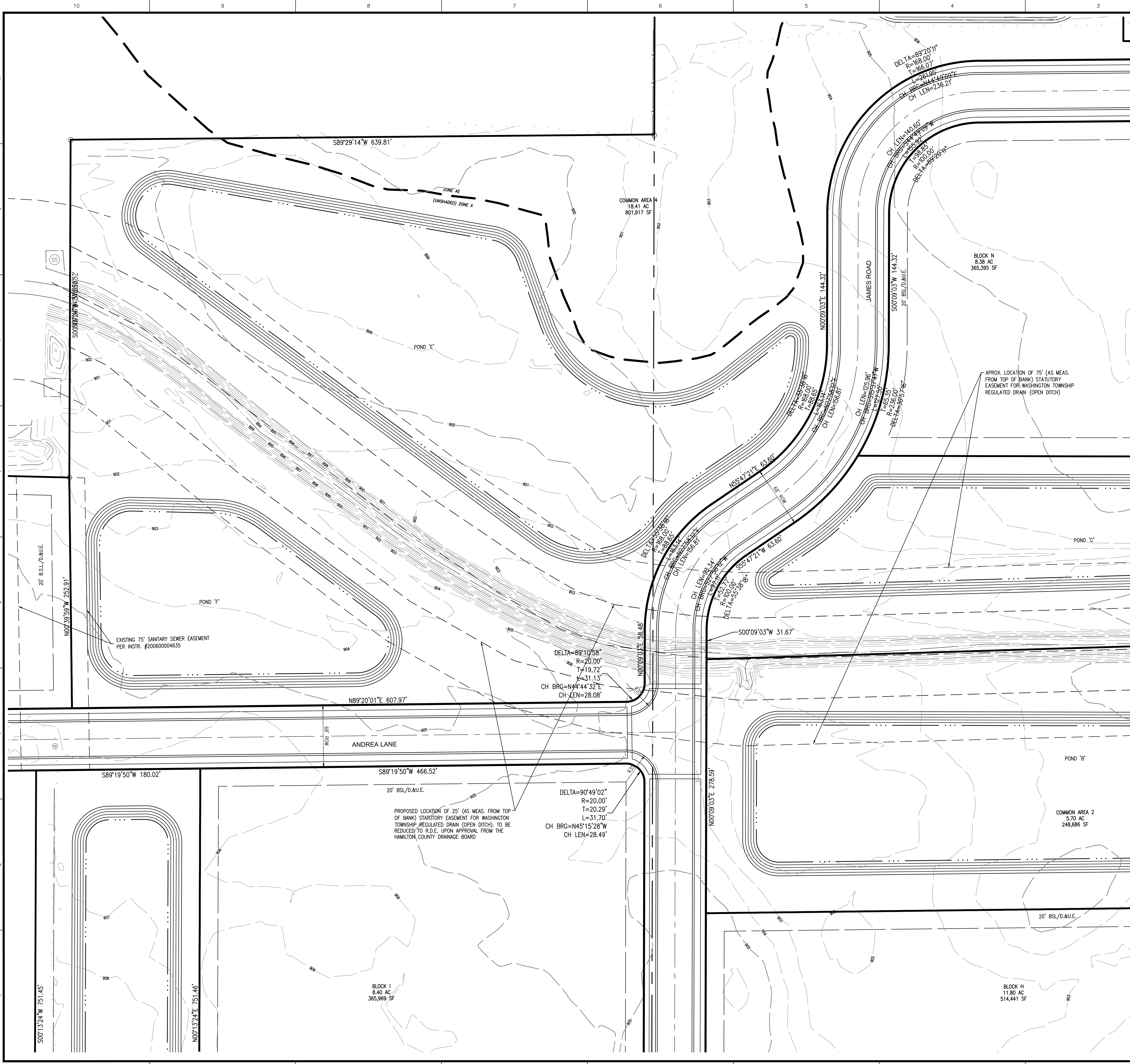


KEY MAP



SHEET NO.
05
PROJECT NO.
W150193

LOCATION: H:\2019\150193\Surveying\Prim\W150193Rev Primary Plat.dwg
DATE/TIME OF PRIMARY PLAT: 02/20/2019 - 8:08am
PLOTTER: B7: ehof46

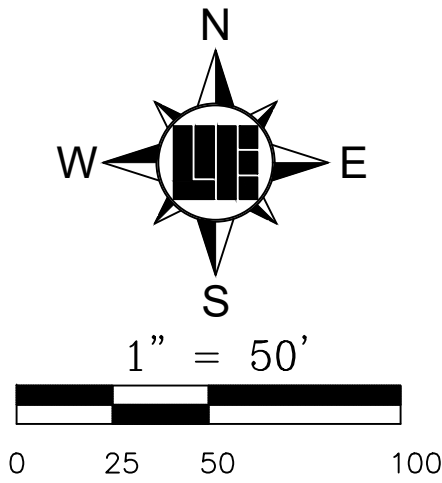


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TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88).

- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - CHU OVERHEAD UTILITY
 - EU(U) UNDERGROUND ELECTRIC
 - BOARD FENCE
 - FARM FENCE
 - FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - CONFEROUS BUSH
 - DECIDUOUS BUSH
 - DECIDUOUS TREE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GUY ANCHOR
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - BOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
 - SANITARY STUB MARKER
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST
 - GAS VALVE
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - HEADWALL
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 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
 - ROUND INLET
 - STORM MANHOLE



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DATE	BY	PROJECT NO.	W150193
12/28/2017	BJS	DWG NAME:	W150193rev Primary Plat
		DESIGNED BY:	BJS
		DRAWN BY:	RAM
		CHECKED BY:	BJS
		DATE:	12/28/2017

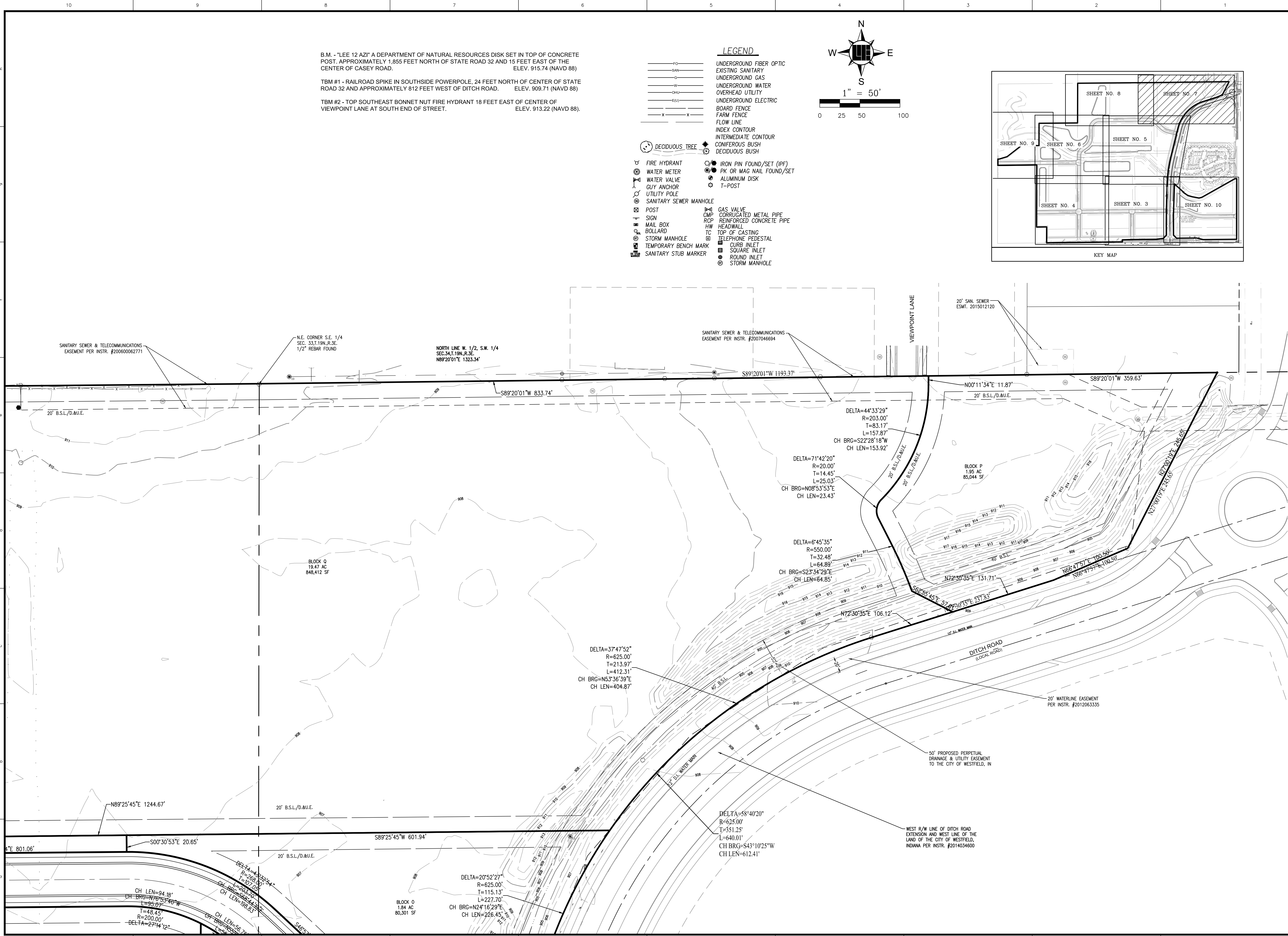


PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
PRIMARY PLAT

SHEET NO. **06**
PROJECT NO. **W150193**

PT SE 1/4 SEC. 33 & PT SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

LOCATION: H:\2019\W150193\Surveying\Plot\W150193Rev Primary Plot.dwg
DATE: 12/28/2017
DRAWN BY: schaefer
PLOTTED BY: schaefer

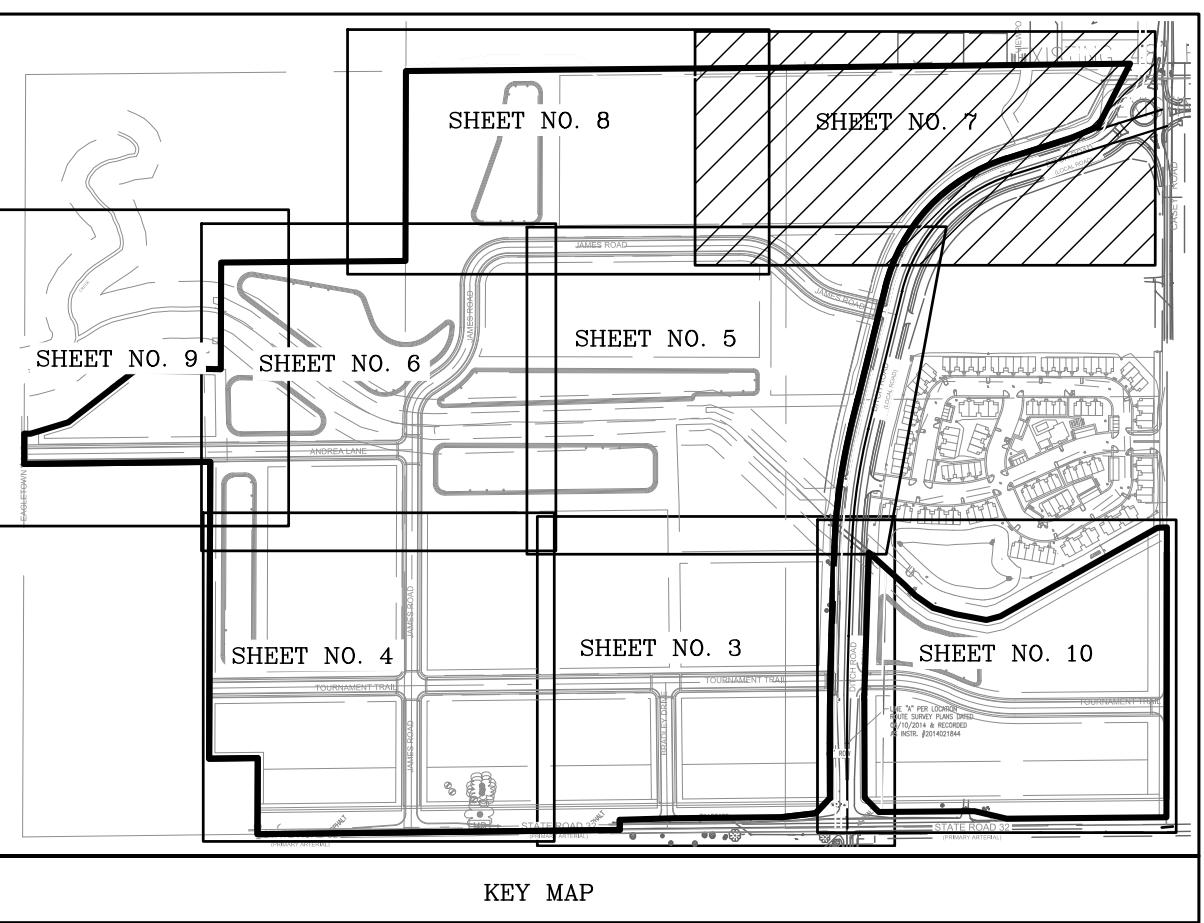
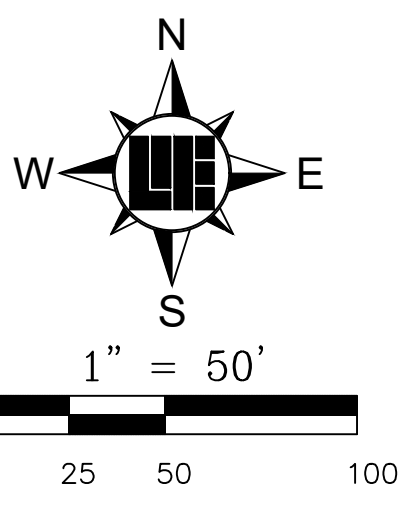


B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)

TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88).

- LEGEND**
- FG UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - OHU OVERHEAD UTILITY
 - EUC UNDERGROUND ELECTRIC
 - BF BOARD FENCE
 - FF FARM FENCE
 - FL FLOW LINE
 - IC INDEX CONTOUR
 - INT INTERMEDIATE CONTOUR
 - CB CONIFEROUS BUSH
 - DB DECIDUOUS BUSH
 - DT DECIDUOUS TREE
 - FP FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GA GUY ANCHOR
 - UP UTILITY POLE
 - SM SANITARY SEWER MANHOLE
 - P POST
 - S SIGN
 - MB MAIL BOX
 - B BOLLARD
 - ST STORM MANHOLE
 - TBM TEMPORARY BENCH MARK
 - SSM SANITARY STUB MARKER
 - IP IRON PIN FOUND/SET (IPF)
 - PK PK OR MAG NAIL FOUND/SET
 - AD ALUMINUM DISK
 - T POST
 - GV GAS VALVE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HW HEADWALL
 - TC TOP OF CASTING
 - TE TELEPHONE PEDESTAL
 - CI CURB INLET
 - SI SQUARE INLET
 - RI ROUND INLET
 - SM STORM MANHOLE



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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12/28/2017	BJS	W150193
DWG NAME:			W150193Rev Primary Plat
DESIGNED BY:			BJS
DRAWN BY:			RAM
CHECKED BY:			BJS
DATE:	12/28/2017		

APPROVED FOR THE CITY OF WESTFIELD, INDIANA

REGISTERED PROFESSIONAL SURVEYOR

NOAH H. HUNTER

DATE 12/28/2017

NO. 80481

PREPARED FOR:
SPRINGMILL TRAILS

SHEET NO. **07**

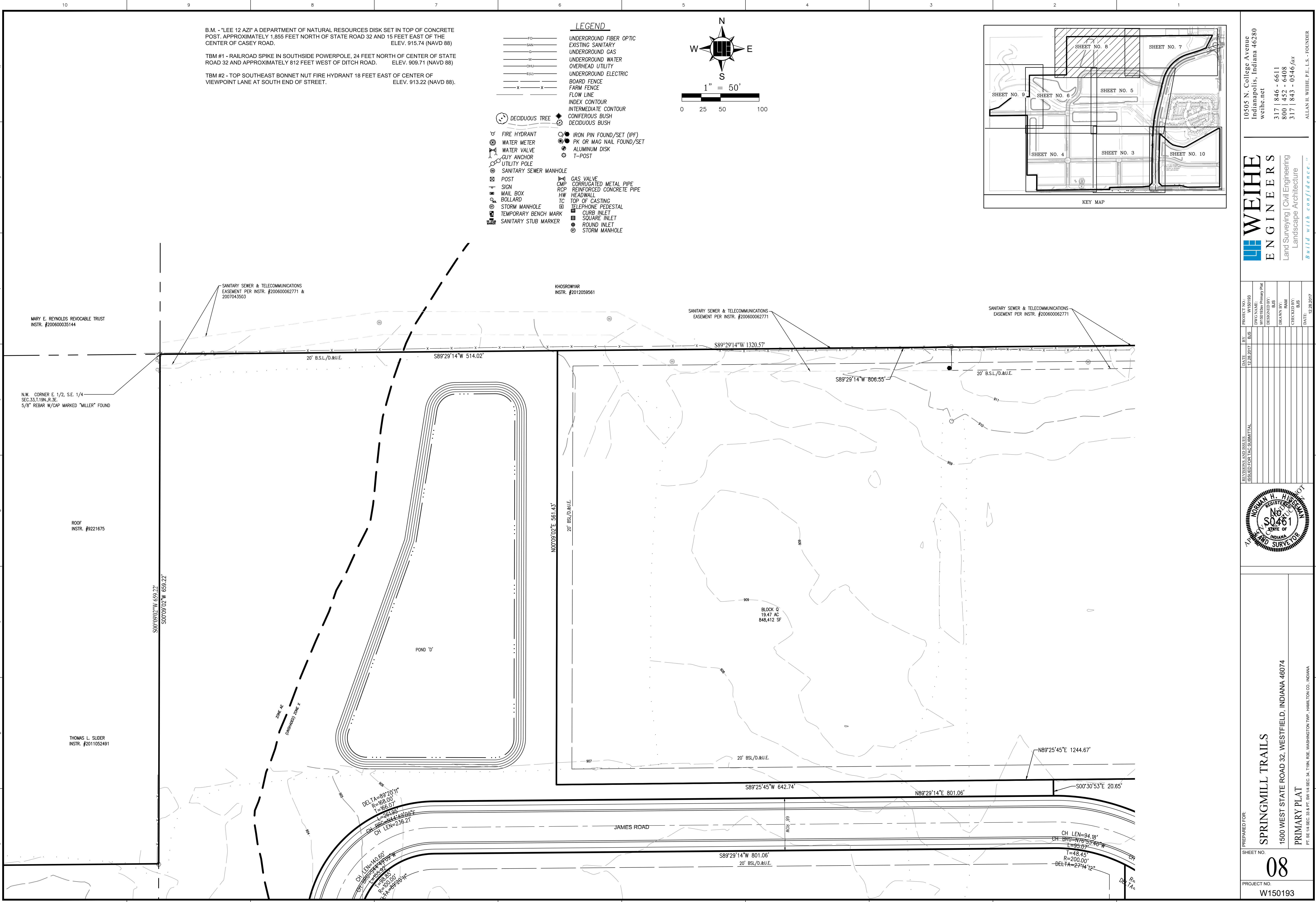
PROJECT NO. **W150193**

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

PRIMARY PLAT

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

LOCATION: H:\2019\W150193\Surveying\Plot\W150193.dwg
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PLOTTER: ehs046

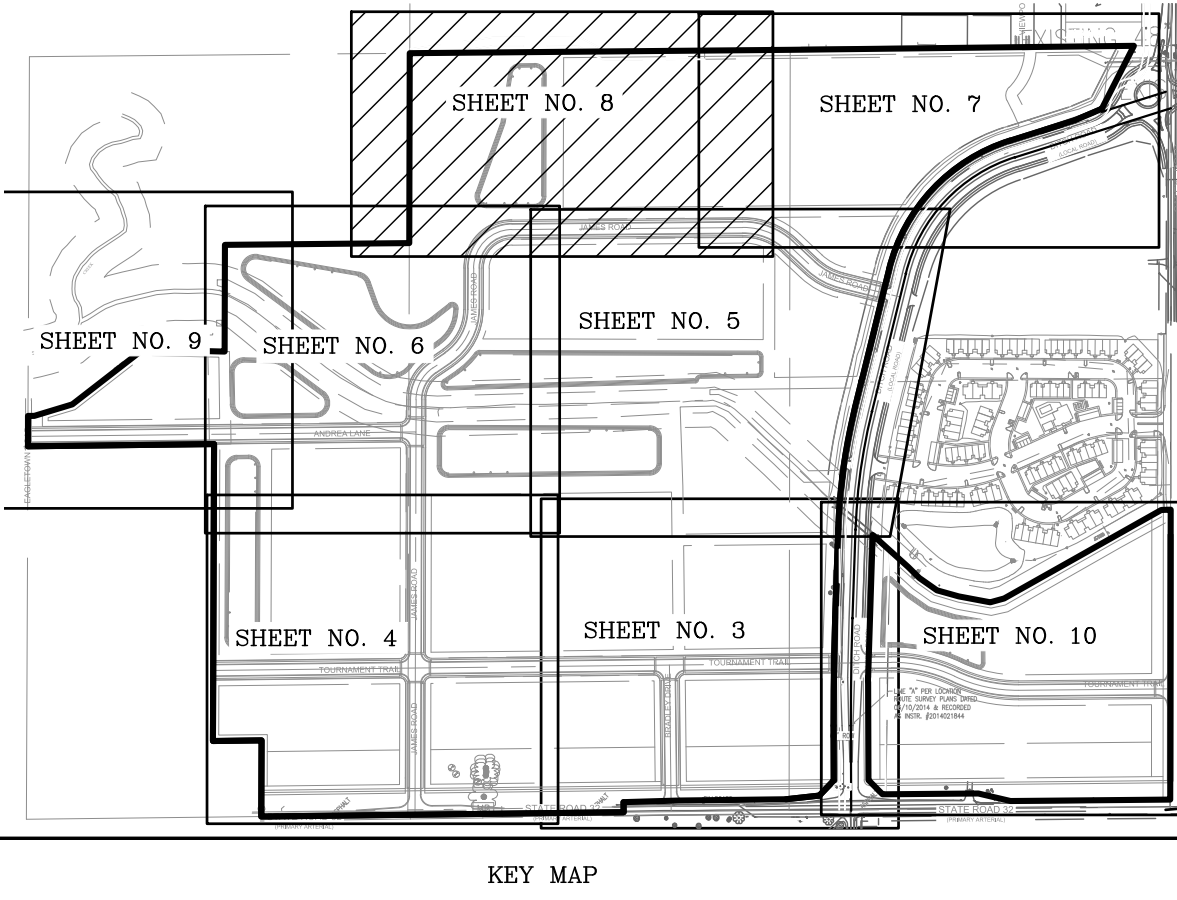
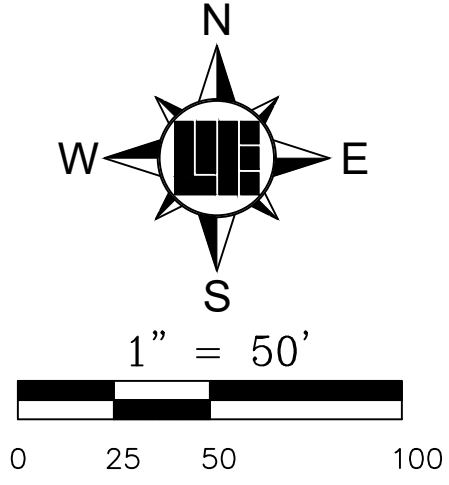


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- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - OHU OVERHEAD UTILITY
 - EU UNDERGROUND ELECTRIC
 - X BOARD FENCE
 - X FARM FENCE
 - X FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - CONIFEROUS BUSH
 - DECIDUOUS BUSH
 - DECIDUOUS TREE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GUY ANCHOR
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - BOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
 - SANITARY STUB MARKER
 - IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - ALUMINUM DISK
 - T-POST
 - GAS VALVE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HW HEADWALL
 - TC TOP OF CASTING
 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
 - ROUND INLET
 - STORM MANHOLE



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REVISIONS AND ISSUES

DATE	BY	PROJECT NO.
12/28/2017	BJS	W150193

ISSUED FOR TAC SUBMITTAL

DWG NAME: W150193.dwg
DESIGNED BY: W150193.dwg
DRAWN BY: BJS
CHECKED BY: RAM
DATE: 12/28/2017

APPROVED

REGISTERED PROFESSIONAL SURVEYOR

INDIANA

DATE 02/28/2019

00481

ALLAN H. WEIHE

PREPARED FOR:

PROJECT NO. W150193

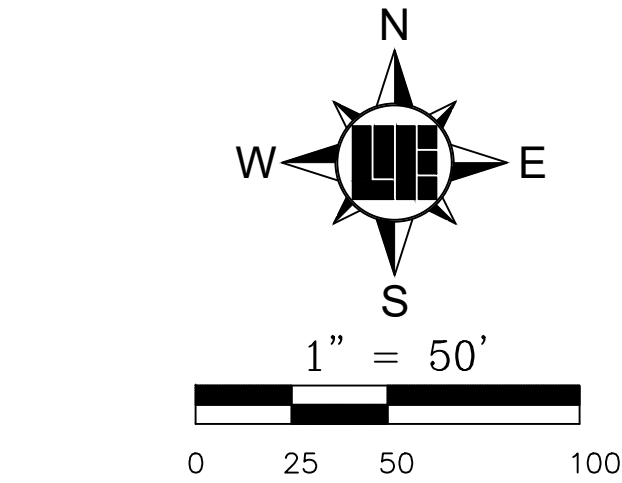
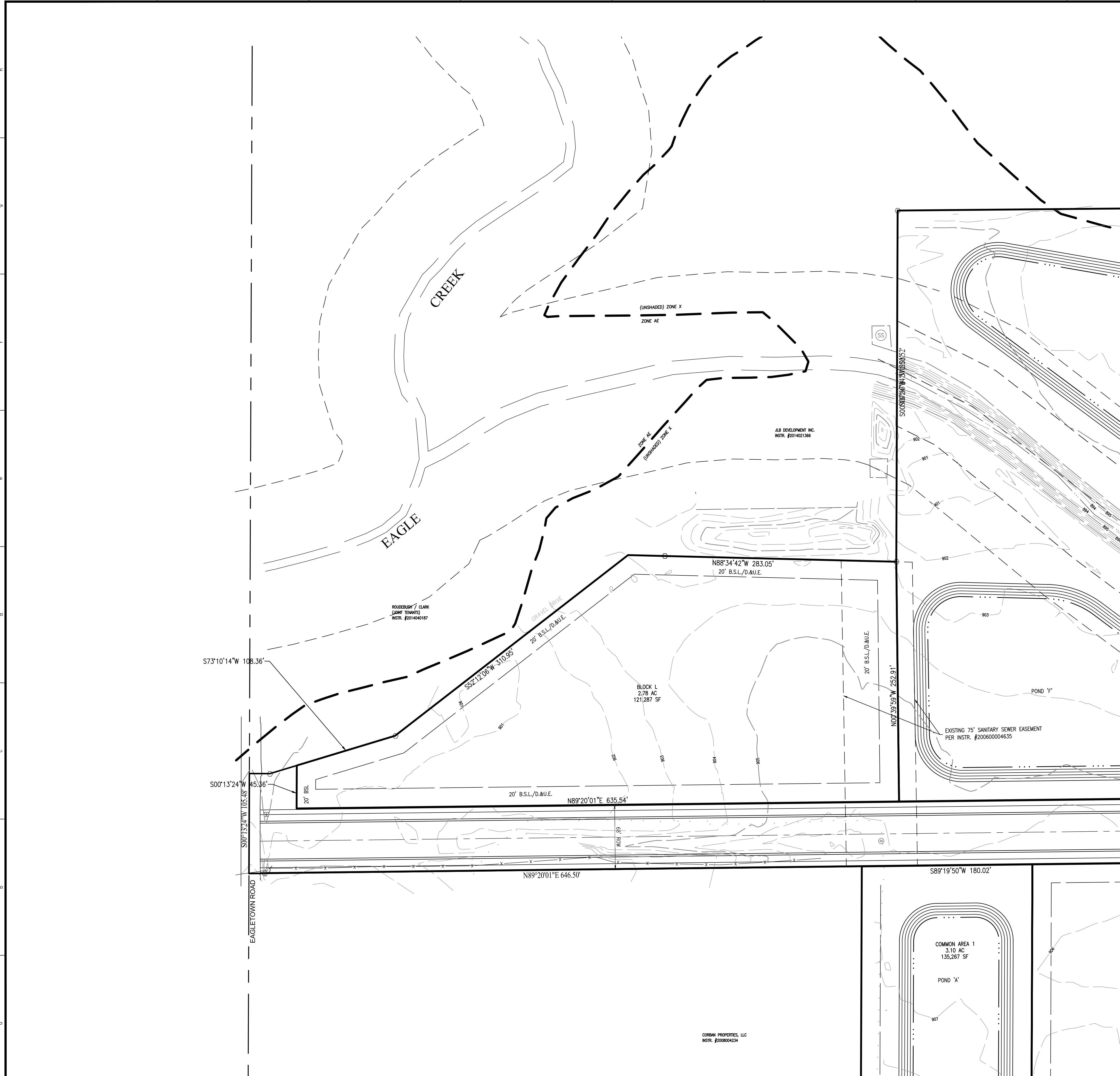
SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

PRIMARY PLAT

PT SE 1/4 SEC. 33 & PT SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

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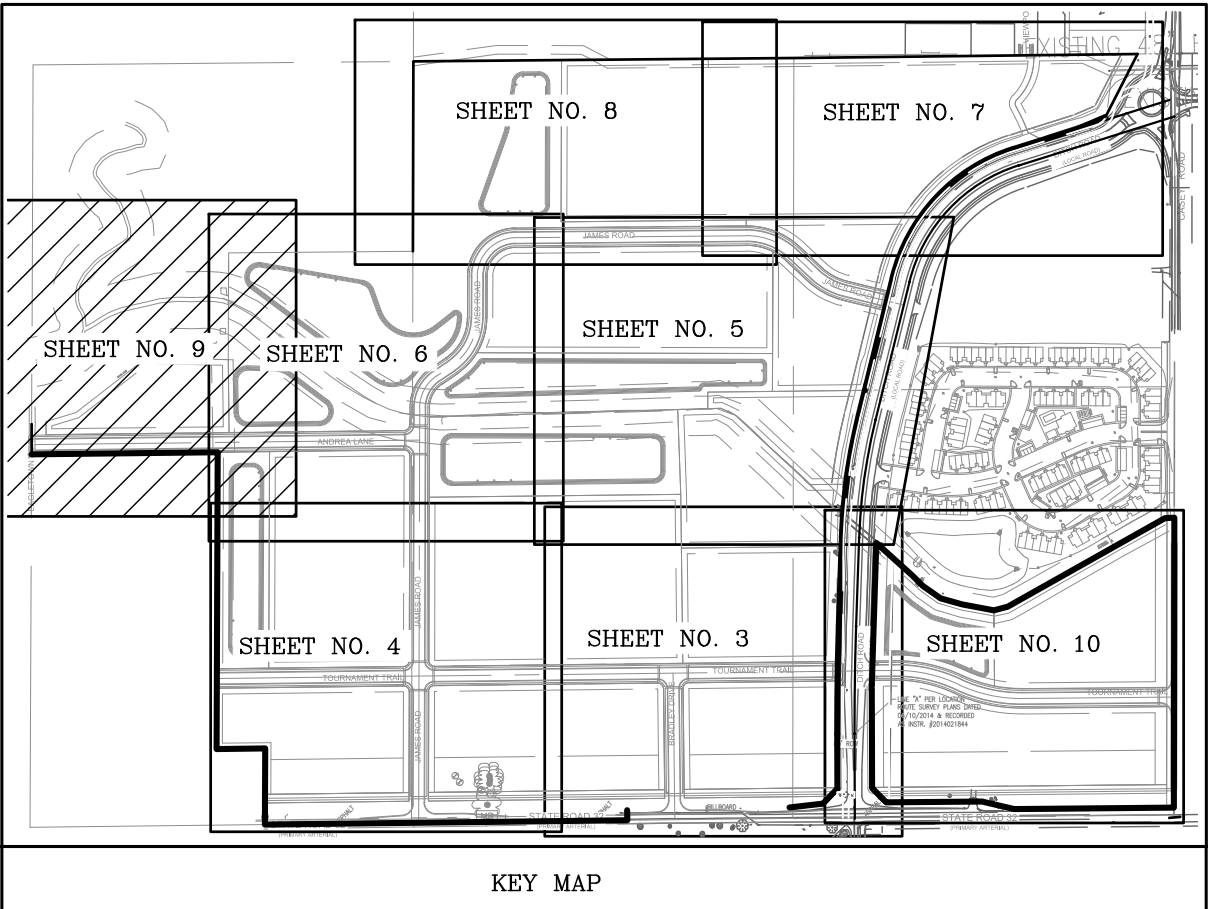


- LEGEND**
- FO UNDERGROUND FIBER OPTIC
 - SAN EXISTING SANITARY
 - G UNDERGROUND GAS
 - W UNDERGROUND WATER
 - OHU OVERHEAD UTILITY
 - EUJ UNDERGROUND ELECTRIC
 - BOARD FENCE
 - X FARM FENCE
 - FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - DECIDUOUS TREE
 - CONFEROUS BUSH
 - DECIDUOUS BUSH
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - POST
 - SIGN
 - MAIL BOX
 - SOLLARD
 - STORM MANHOLE
 - TEMPORARY BENCH MARK
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 - T-POST
 - GAS VALVE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HW HEADWALL
 - TC TOP OF CASTING
 - TELEPHONE PEDESTAL
 - CURB INLET
 - SQUARE INLET
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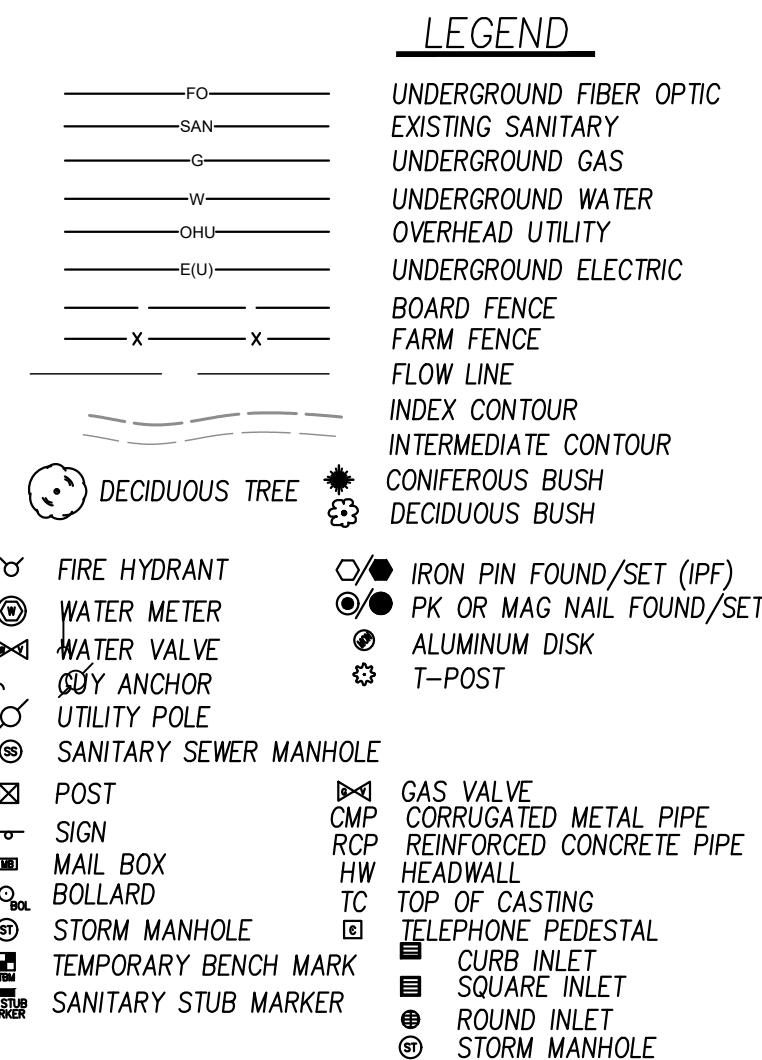
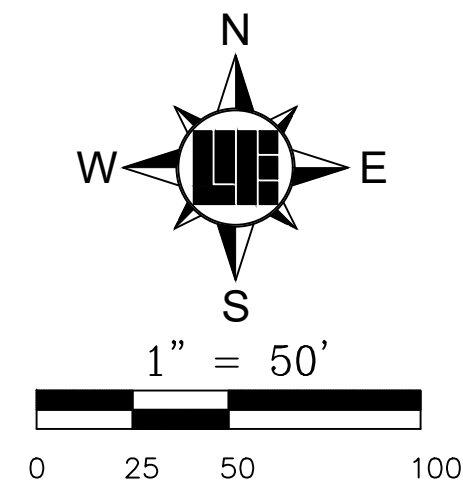
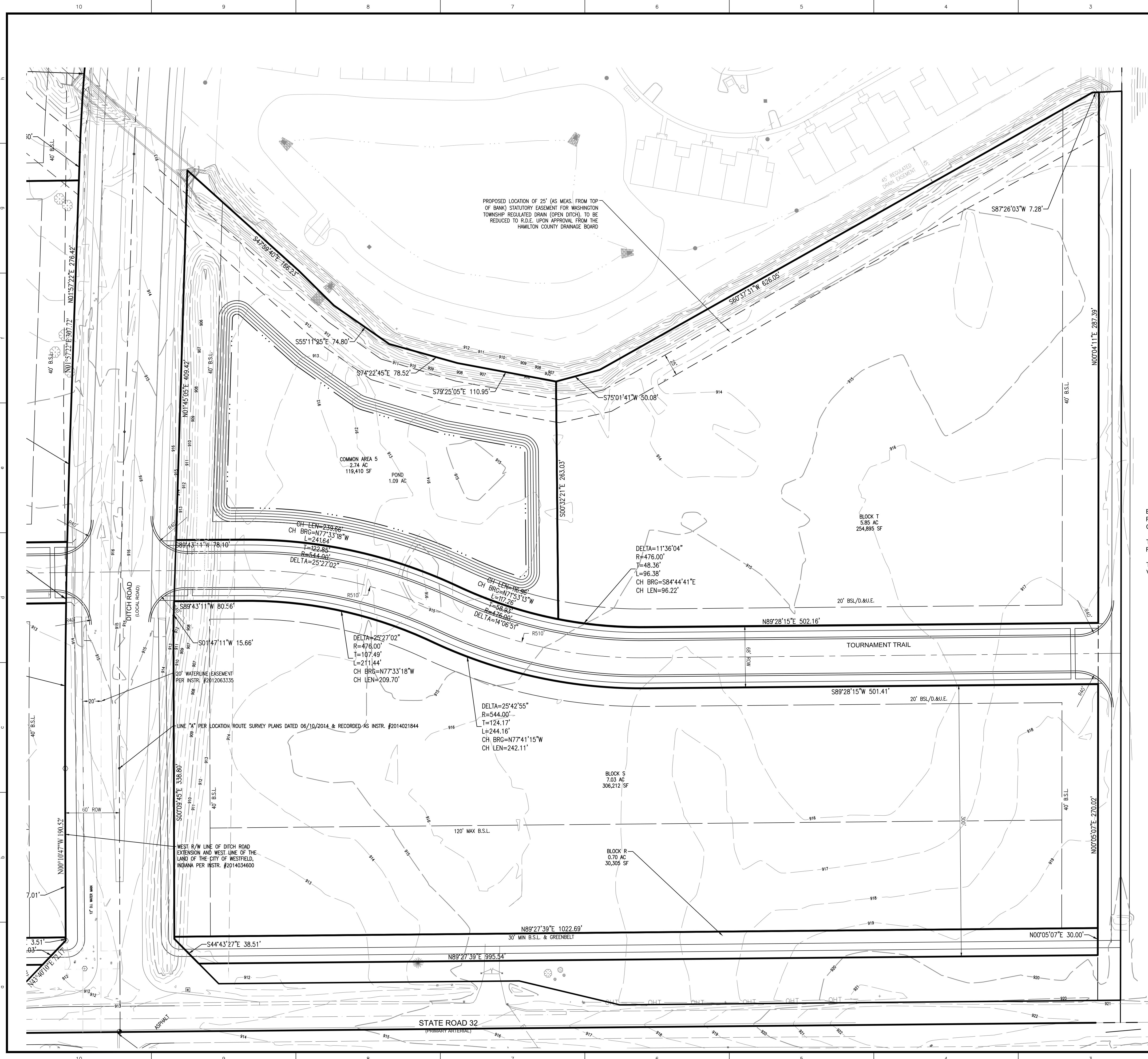
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
ISSUED FOR TAG SUBMITTAL	12/28/2017	BJS	W150193	W150193rev Primary Plat				



PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
PRIMARY PLAT
PT SE 1/4 SEC. 33 & PT SW 1/4 SEC. 34, T14N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

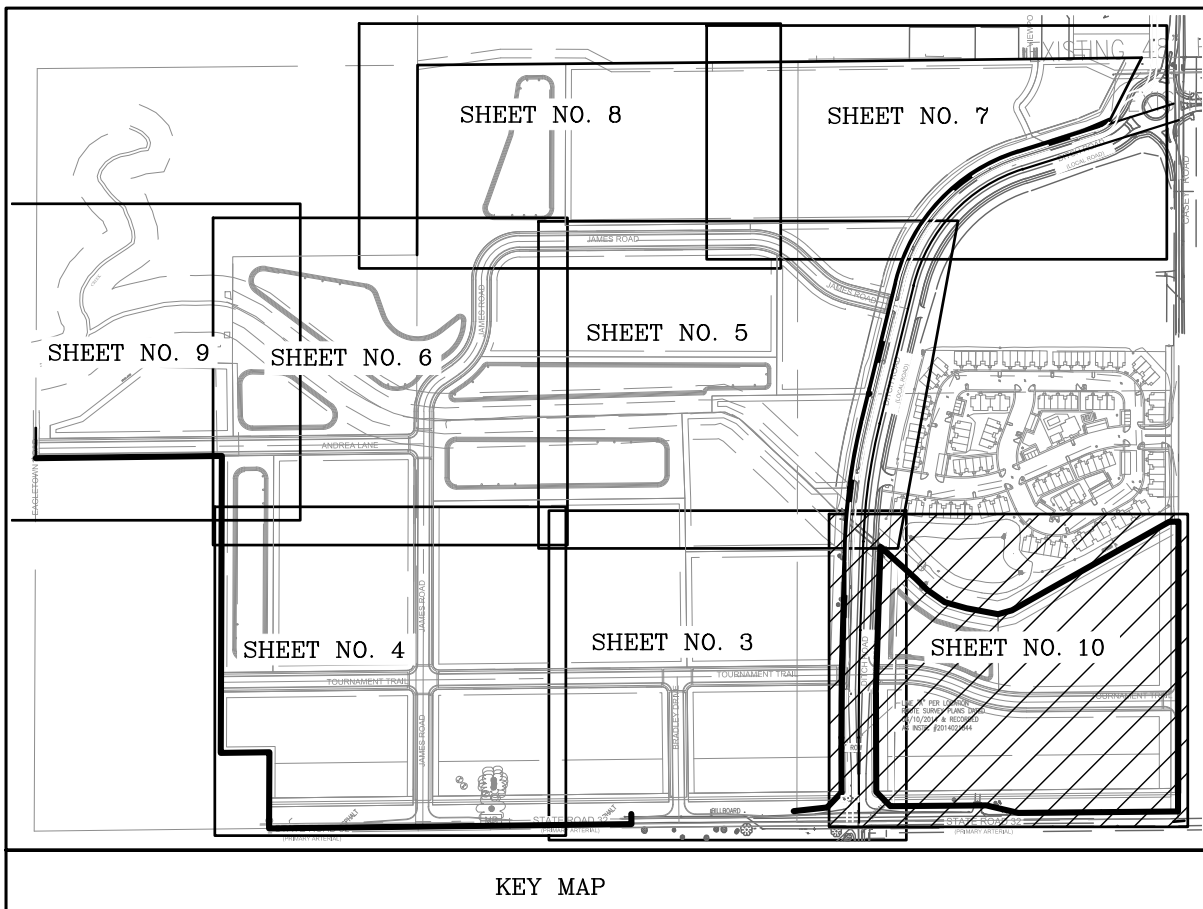
SHEET NO.
09
PROJECT NO.
W150193



B.M. - LEE 12 AZ1 A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST. APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

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- LEGEND**
- UTILITIES**
- FIRE DEPT. HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - ORNAMENTAL LIGHT
 - STREET LIGHT
- OTHER**
- COMMUNICATIONS JUNCTION BOX
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS PEDESTAL
 - COMMUNICATIONS RISER
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL
 - STORM CLEANOUT
 - BEEHIVE INLET
 - CURB INLET
 - FLOOR DRAIN
 - ROUND INLET
 - SQUARE INLET
 - STORM MANHOLE
 - DOWN SPOUT
 - SANITARY SEWER CLEANOUT
 - LIFT STATION
 - SANITARY SEWER MANHOLE
 - SANITARY STUB MARKER
- LINE TYPES**
- RIGHT OF WAY LINE
 - FENCE
 - GUARD RAIL
 - BOUNDARY LINE
 - FLOW LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - UNDERGROUND GAS
 - UNDERGROUND WATER
 - AERIAL ELECTRIC
 - UNDERGROUND ELECTRIC
 - UNDERGROUND COMMUNICATIONS
 - AERIAL COMMUNICATIONS
 - UNDERGROUND FIBER OPTIC
 - AERIAL FIBER OPTIC CABLE
 - OVERHEAD UTILITY
 - FORCE MAIN
 - SANITARY SEWER LATERAL
 - SANITARY SEWER MAIN
- ABBREVIATIONS**
- ROW - RIGHT OF WAY
 - ESMT - EASEMENT
 - D&UE - DRAINAGE AND UTILITY EASEMENT
 - FFE - FINISH FLOOR ELEVATION
 - TOC - TOP OF CASTING
 - TC - TOP OF CURB
 - GUT - GUTTER
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - VCP - VITRIFIED CLAY PIPE
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE
 - DIP - DUCTILE IRON PIPE
 - SSD - SUB SURFACE DRAIN PIPE
 - STM - STORM
 - SAN - SANITARY
 - STR - STRUCTURE
 - CO - CLEANOUT

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

GENERAL LANDSCAPE NOTES

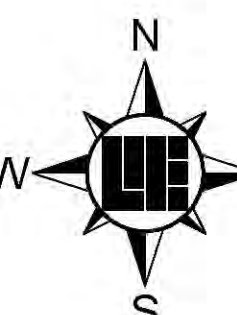
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONVEYING TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10 S ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL. IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH A MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAR FEET	- 95 SHADE TREES - 32 ORNAMENTAL TREES	- 95 SHADE TREES - 32 ORNAMENTAL TREES
SPRINGMILL TRAILS PUD (FOR THE 155+/- ACRE PLATTED BOUNDARY) - MINIMUM ONSITE REQUIREMENTS = 5 SHADE TREES PER ACRE, 5 ORNAMENTAL OR EVERGREEN TREES PER ACRE, AND 25 SHRUBS PER ACRE. - ALONG DITCH ROAD (EAGLE PARKWAY) EVERGREEN TREE PLANTED EVERY 15' ON CENTER	- 775 SHADE TREES - 775 ORNAMENTAL TREES OR EVERGREENS - 3875 SHRUBS	- TO BE PROVIDED UPON LOT BUILD OUT.
* THIS NUMBER MAY BE REDUCED ONCE THE RIGHT OF WAYS AND COMMON AREAS HAVE BEEN REMOVED FROM THE OVERALL USABLE ACREAGE.	* COUNTS ARE SUBJECT TO CHANGE AS DEVELOPMENT OCCURS.	

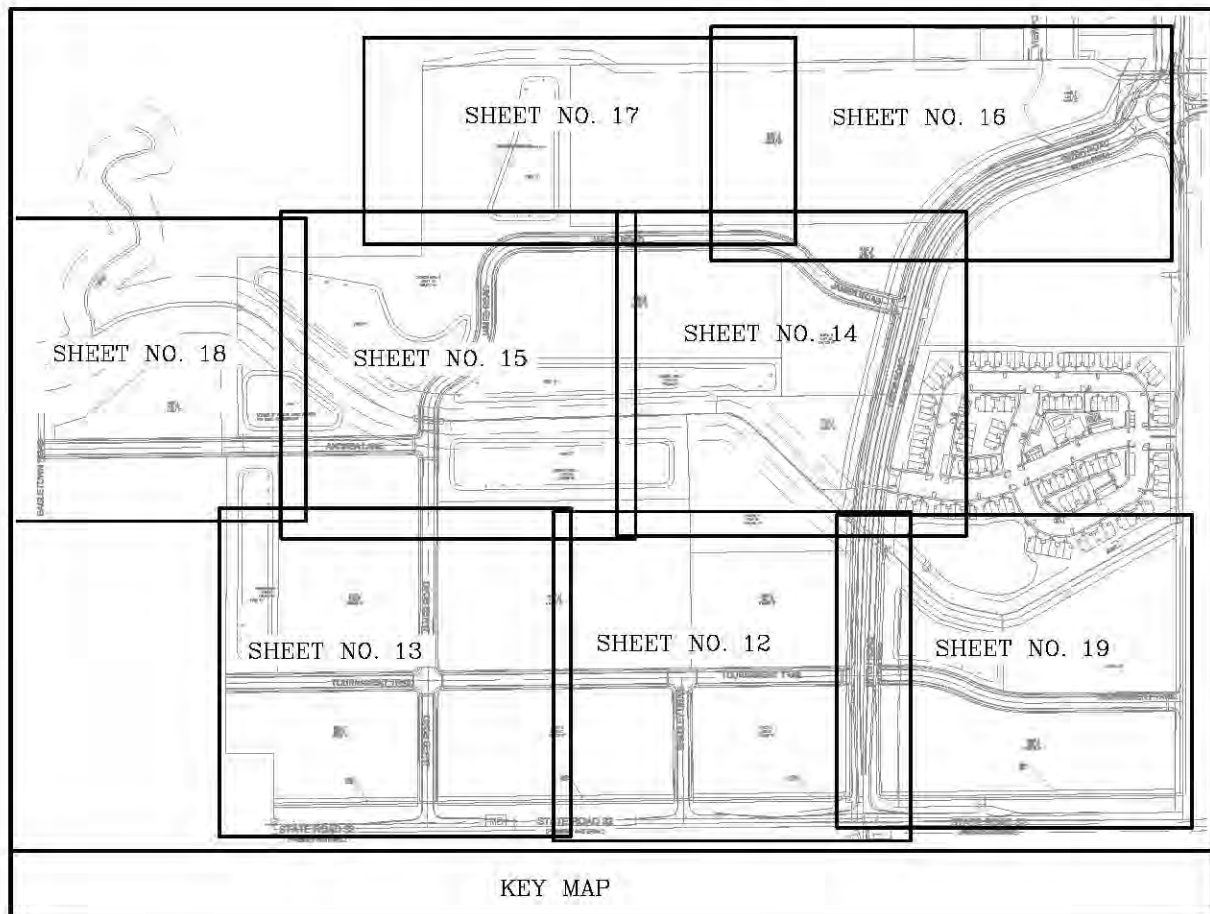
SITE DATA TABLE

SITE AREA = 155+ AC
OF BLOCKS = 20
POND(S) =
COMMON AREAS = 5
ZONING = PUD



SCALE: 1" = 200'

0 100 200 400



PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
OVERALL DEVELOPMENT PLAN

SHEET NO.
11
PROJECT NO.
W150193

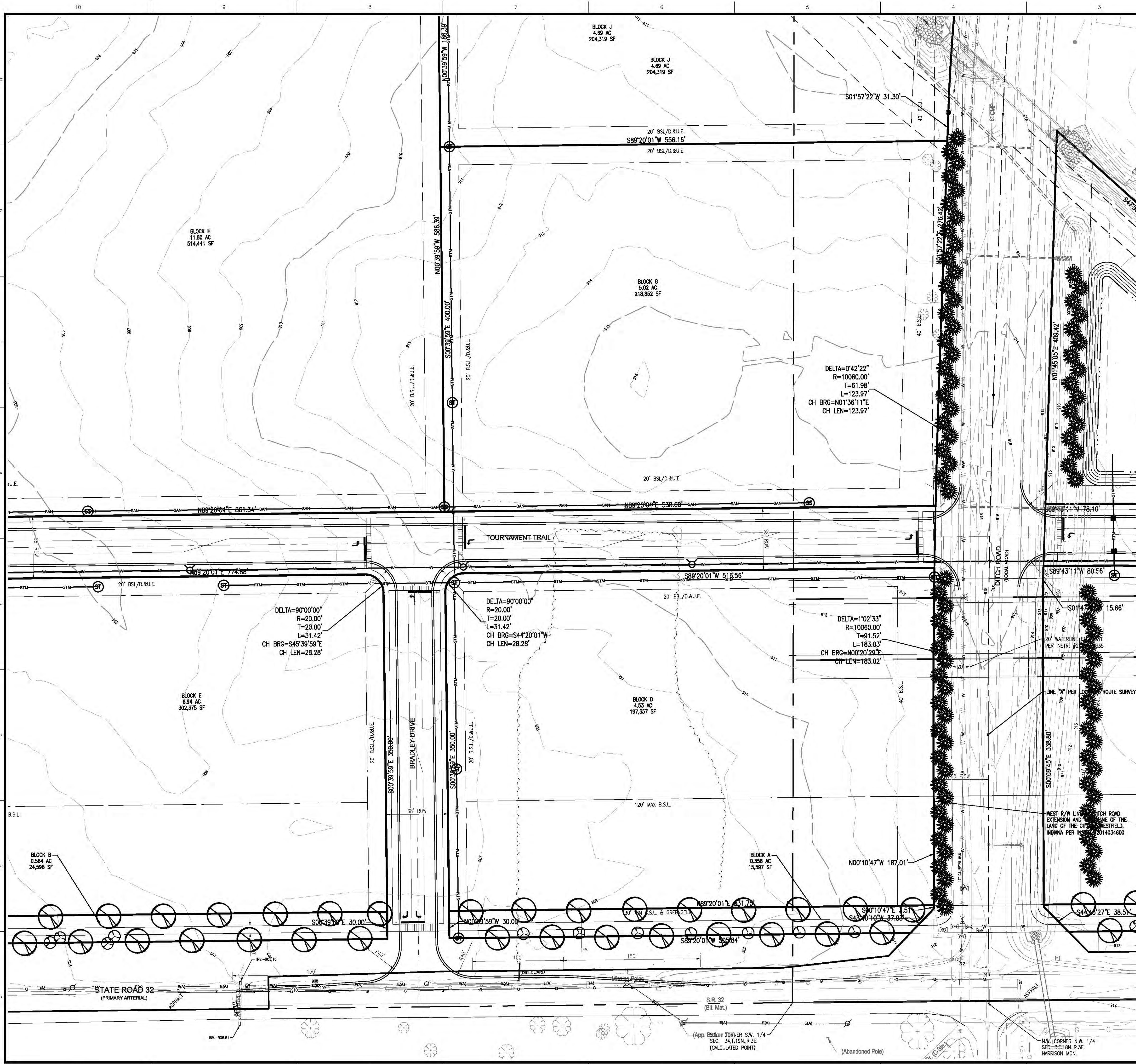
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REVISIONS AND ISSUES	DATE	BY	REV.	DESCRIPTION
ISSUED FOR TAC SUBMITTAL	12-28-2017	BJS		



LOCATION: H:\2015\W150183\Engineering\Design\Access\W150183-C200.dwg
DATE/TIME: February 02, 2018 - 8:11am
PLOTTER: HP DesignJet
PLOTTER: 811cm



LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- ORNAMENTAL LIGHT
- STREET LIGHT

OTHER

- SIGN
- MAIL BOX
- PAVEMENT SPOT ELEVATION
- GROUND SPOT ELEVATION
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- HARRISON MONUMENT FOUND
- RIGHT OF WAY MONUMENT

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---	RIGHT OF WAY LINE
---	FENCE
---	GUARD RAIL
---	BOUNDARY LINE
---	FLOW LINE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	UNDERGROUND GAS
---	UNDERGROUND WATER
---	AERIAL ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND COMMUNICATIONS
---	AERIAL COMMUNICATIONS
---	UNDERGROUND FIBER OPTIC
---	AERIAL FIBER OPTIC CABLE
---	OVERHEAD UTILITY
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ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.A.U.E.	DRAINAGE AND UTILITY EASEMENT
F.F.E.	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TO	TOP OF CURB
GUT	GUTTER
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SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

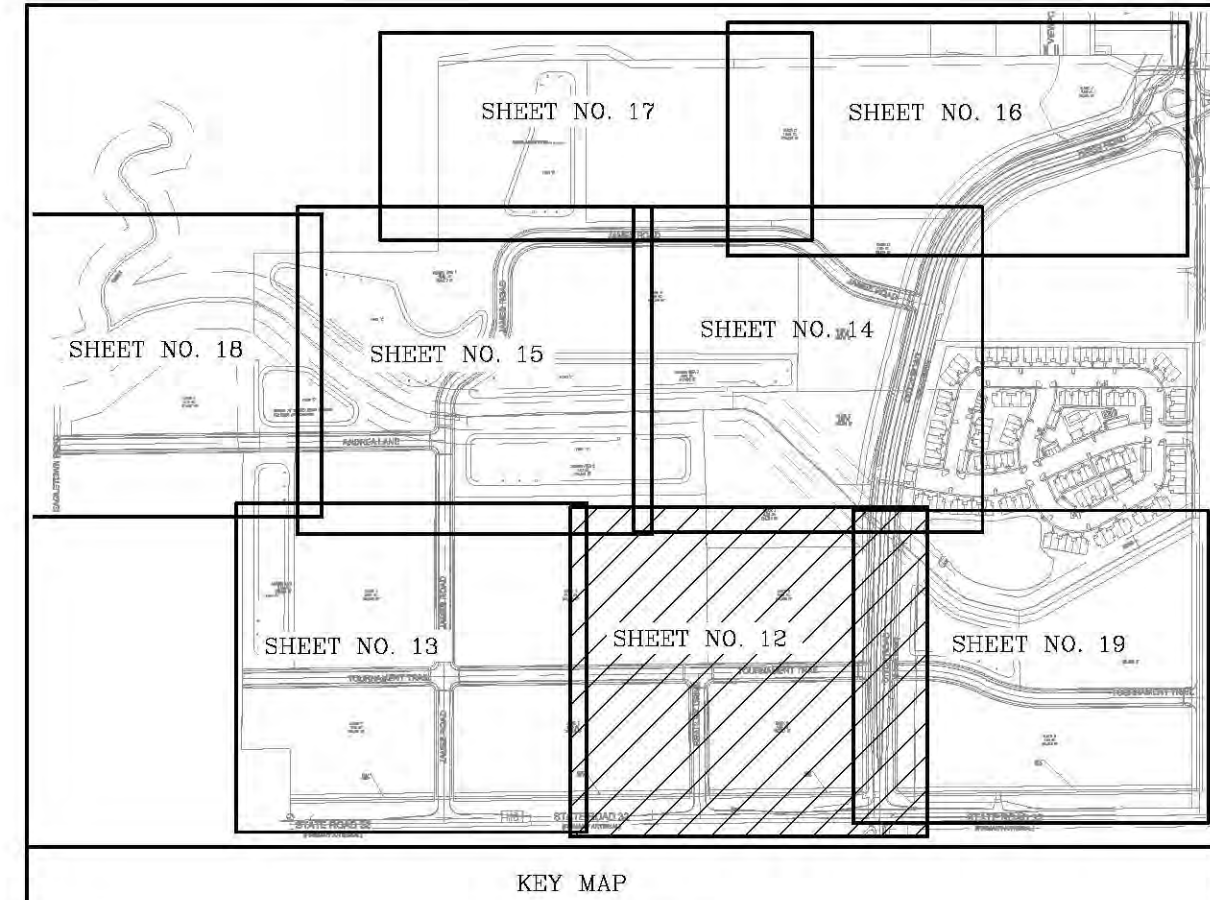
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

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PROJECT NO.:	W150183
DWG NAME:	W150183-C200.dwg
DESIGNED BY:	RAM
DRAWN BY:	RAM
CHECKED BY:	BAS
DATE:	12-28-2017

REVISIONS AND ISSUES

DATE	BY	DESCRIPTION
12-28-2017	BAS	ISSUED FOR TAC SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

PE# 1300279

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

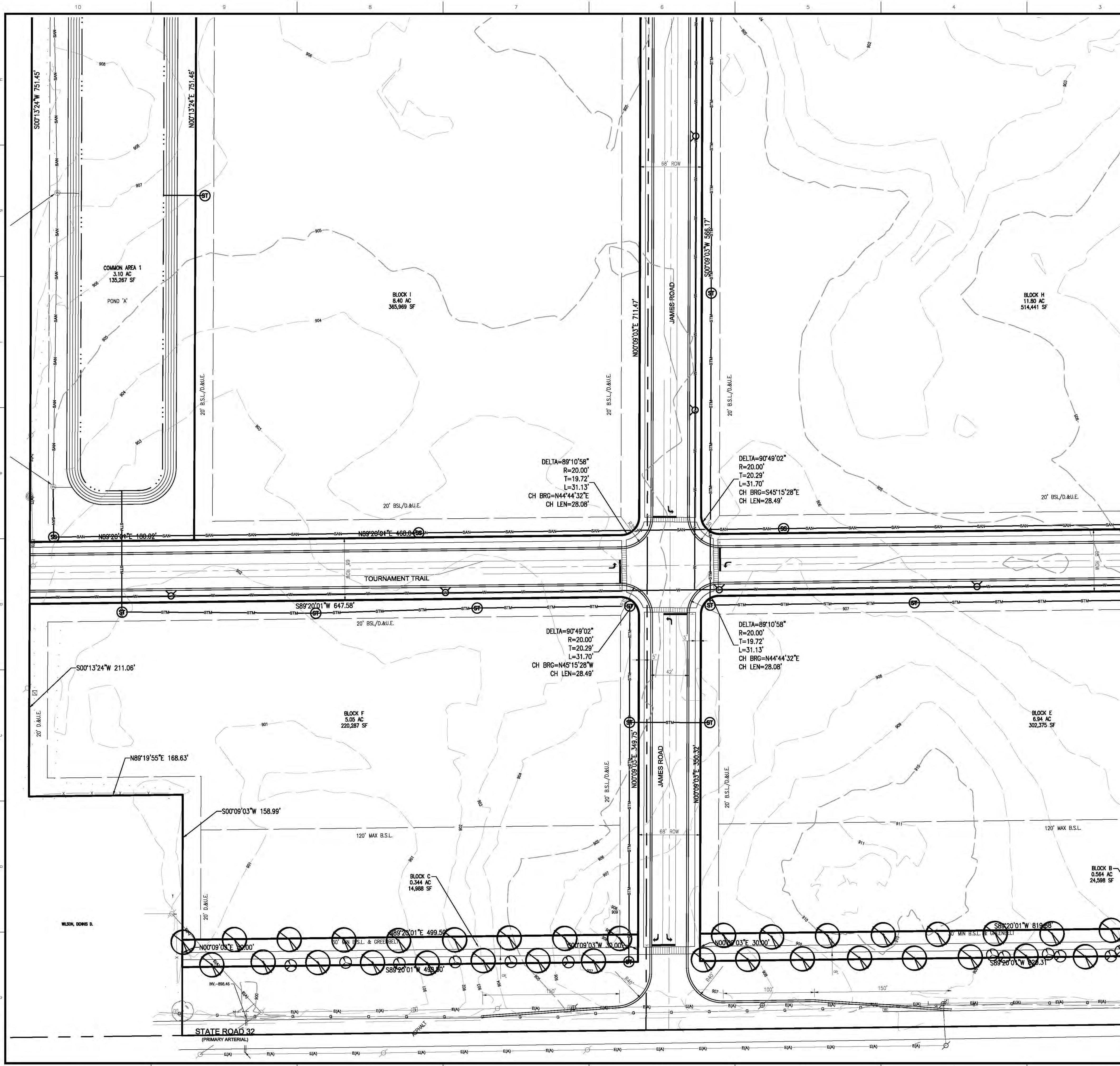
DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T18N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO. 12

PROJECT NO. W150193

LOCATION: H:\2015\W150193\Engineering\Design\Access\W150193-0200.dwg
DATE/TIME: January 02, 2018 - 8:11am
PLOTTER: HP DesignJet 5000



LEGEND

UTILITIES		OTHER	
	FIRE DEPT HOOKUP		SIGN
	FIRE HYDRANT		MAIL BOX
	POST INDICATOR VALVE		PAVEMENT SPOT ELEVATION
	WATER MANHOLE		GROUND SPOT ELEVATION
	WATER METER		EXISTING SPOT ELEVATION
	WATER VALVE		EMERGENCY FLOOD ROUTE
	GAS METER		FLOW DIRECTION AND SLOPE
	GAS VALVE		DECIDUOUS TREE
	ELECTRIC MANHOLE		CONIFEROUS TREE
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	TRANSFORMER		ALUMINUM DISK
	GUY ANCHOR		T-POST
	ELECTRIC JUNCTION BOX		HARRISON MONUMENT FOUND
	UTILITY POLE		RIGHT OF WAY MONUMENT
	UTILITY POLE W/ TRANSFORMER		
	MONITORING WELL		
	ORNAMENTAL LIGHT		
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LINE TYPES

Symbol	Description
	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
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	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
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SCALE: 1" = 50'

REVISIONS AND ISSUES

DATE	BY	DESCRIPTION
12-28-2017	BJS	ISSUED FOR TAC SUBMITTAL

STEFEN SCOTT BUCKER
REGISTERED PROFESSIONAL ENGINEER
PE # 000279
STATE OF INDIANA

15" X 15" IS A 1/4" DEPARTMENT OF NATURAL RESOURCES PERMIT NOT TO TOP OF CONCRETE POST APPROXIMATELY 1/4" FROM FIRST NORTH OF STATE ROAD 32 AND 1/4" FROM FIRST EAST OF THE CENTER OF CURVE (TOC).

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KEY MAP

10505 N. College Avenue
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weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
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PROJECT NO: W150193

PREPARED FOR: SPRINGMILL TRAILS

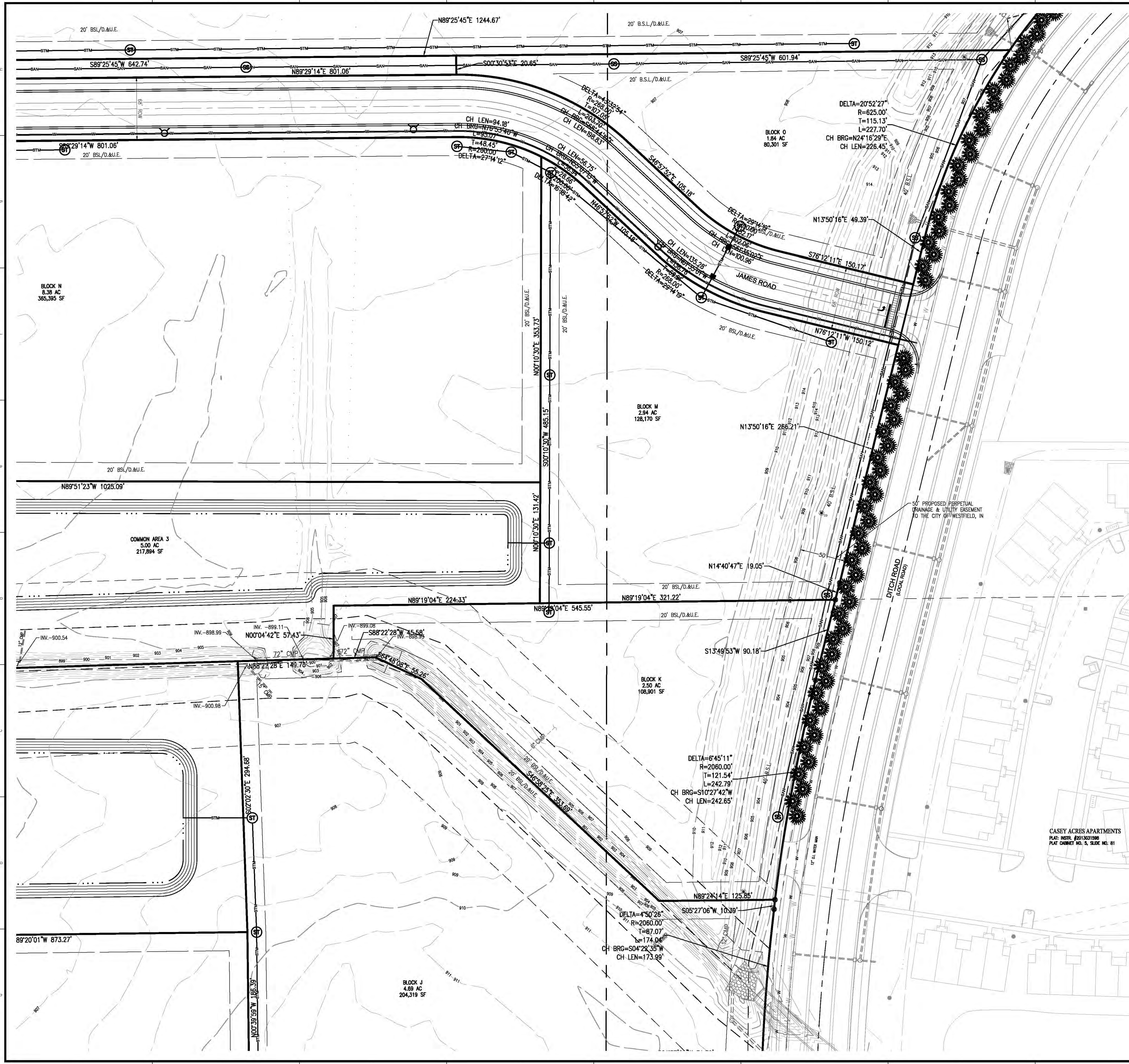
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DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO. 13

LOCATION: H:\2015\W150193\Engineering\Design\Access\W150193-1-C200.dwg
DATE/TIME: February 02, 2018 - 8:11am
PLOTTER: HP DesignJet 5000



LEGEND

UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
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UTILITY POLE W/ TRANSFORMER	
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	

LINE TYPES

LINE TYPE	DESCRIPTION
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-.-.-	GUARD RAIL
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-.-.-	FLOW LINE
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-.-.-	UNDERGROUND GAS
-.-.-	UNDERGROUND WATER
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-.-.-	AERIAL FIBER OPTIC CABLE
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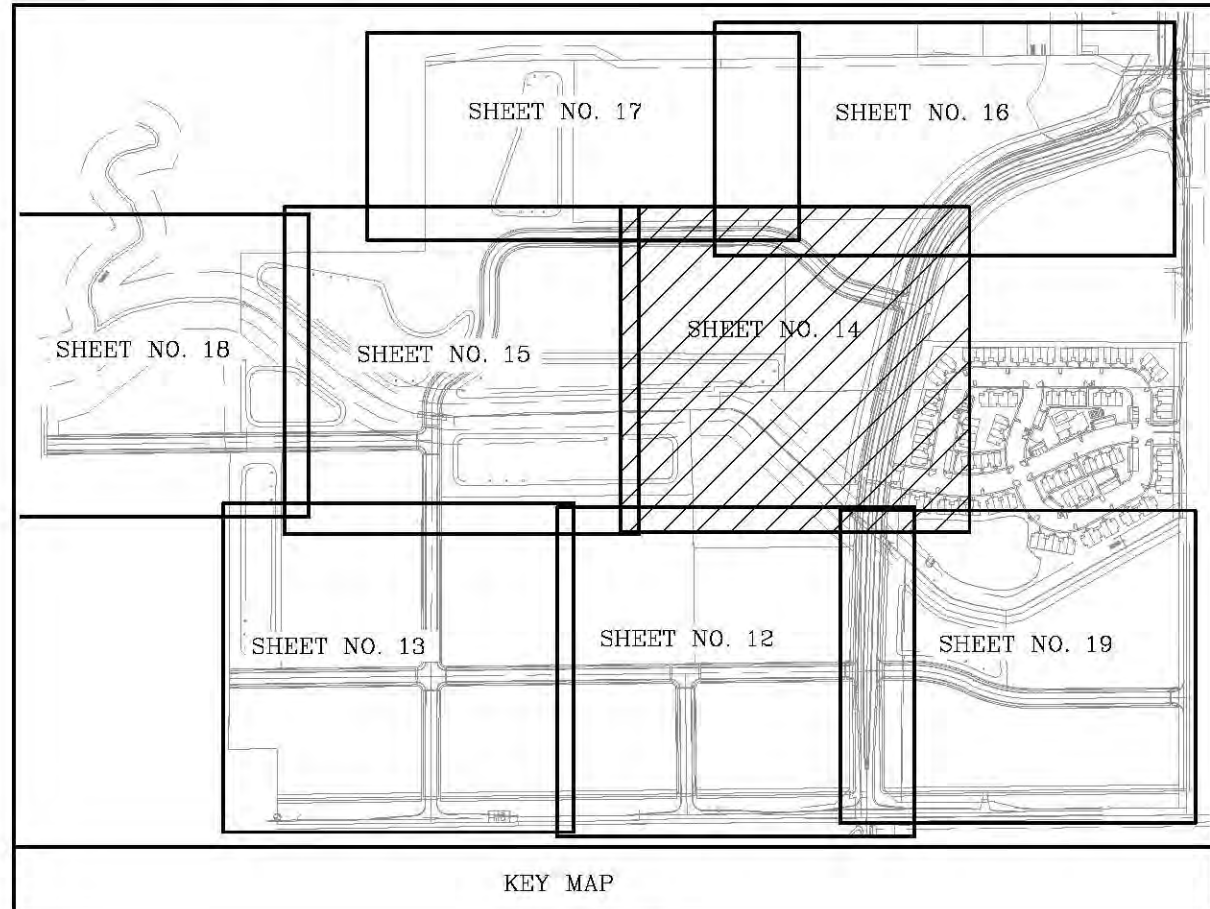
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WEIHE ENGINEERS

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REVISIONS AND ISSUES	DATE	BY	DESCRIPTION
ISSUED FOR TAC SUBMITTAL	12.28.2017	BJS	

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

PE# 1300279

PREPARED FOR:

SPRINGMILL TRAILS

1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T18N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

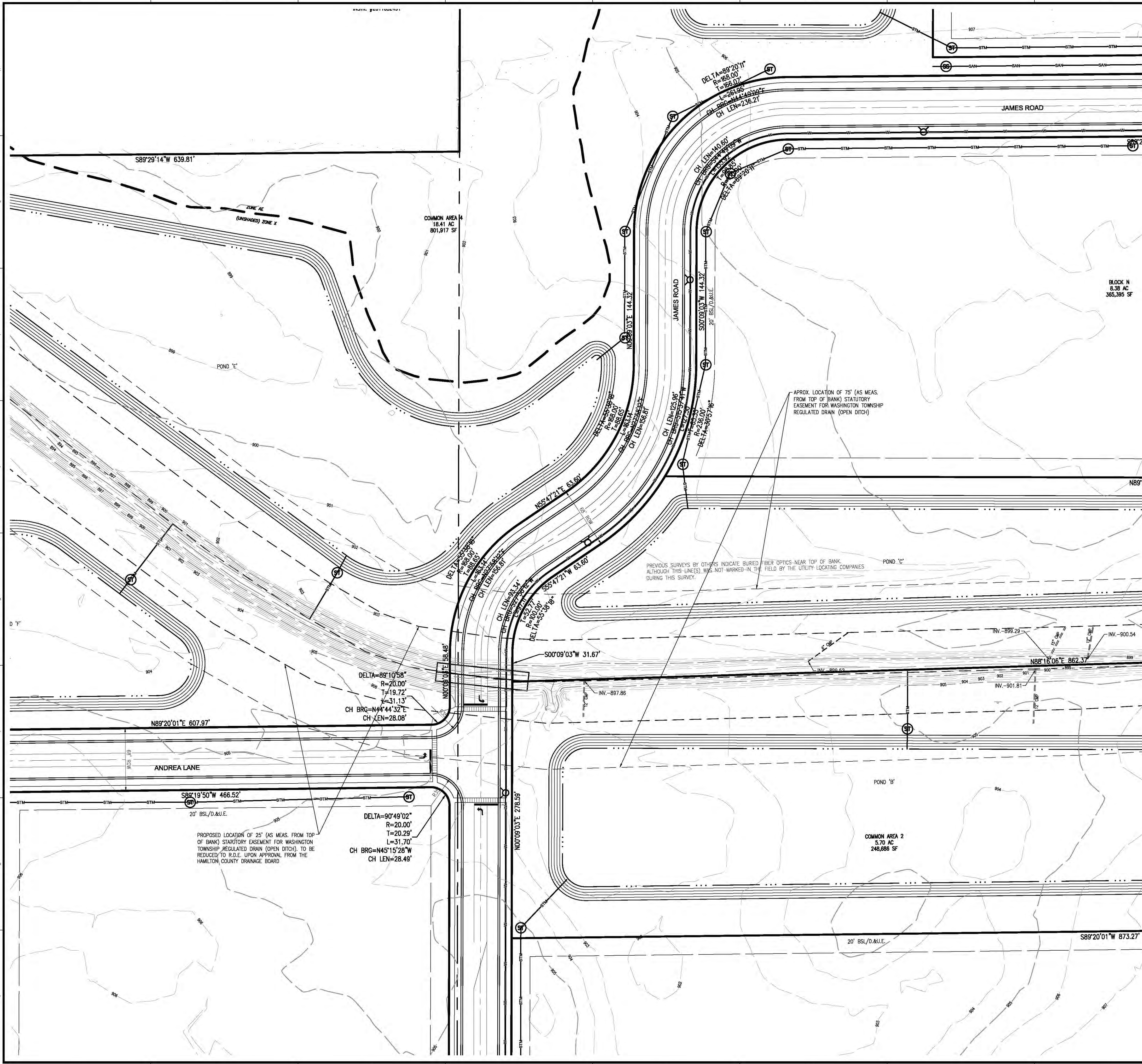
SHEET NO.

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PROJECT NO.

W150193

LOCATION: H:\2015\W150193\Engineering\Design\Layout\W150193-1-C200.dwg
DATE/TIME: February 02, 2018 - 8:12am
PLOTTER: HP DesignJet 5000



LEGEND

UTILITIES		OTHER	
	FIRE DEPT HOOKUP		SIGN
	FIRE HYDRANT		MAIL BOX
	POST INDICATOR VALVE		PAVEMENT SPOT ELEVATION
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	COMMUNICATIONS PEDESTAL		
	COMMUNICATIONS RISER		
	TRAFFIC SIGNAL POLE		
	TRAFFIC SIGNAL		
	STORM CLEANOUT		
	BEEHIVE INLET		
	CURB INLET		
	FLOOR DRAIN		
	ROUND INLET		
	SQUARE INLET		
	STORM MANHOLE		
	DOWN SPOUT		
	SANITARY SEWER CLEANOUT		
	LIFT STATION		
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1	12-28-2017	BJS	ISSUED FOR TAC SUBMITTAL

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Build with confidence.

PROJECT NO.: W150193
DWG NAME: W150193-C200.dwg
DESIGNED BY: BJS
DRAWN BY: RAM
CHECKED BY: BJS
DATE: 12-28-2017

DATE: 12-28-2017
BY: BJS
REVISIONS AND ISSUES

APPROVED FOR TAC SUBMITTAL

STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
PE # 1300279

PREPARED FOR:
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PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO. **15**
PROJECT NO. **W150193**

SHEET NO.
16
PROJECT NO.
W150193

LOCATION: H:\2015\W150193\Engineering\Design\Content\W150193-0200.dwg
DATE/TIME: January 02, 2018 - 8:12am
PLOTTER: HP DesignJet 5000

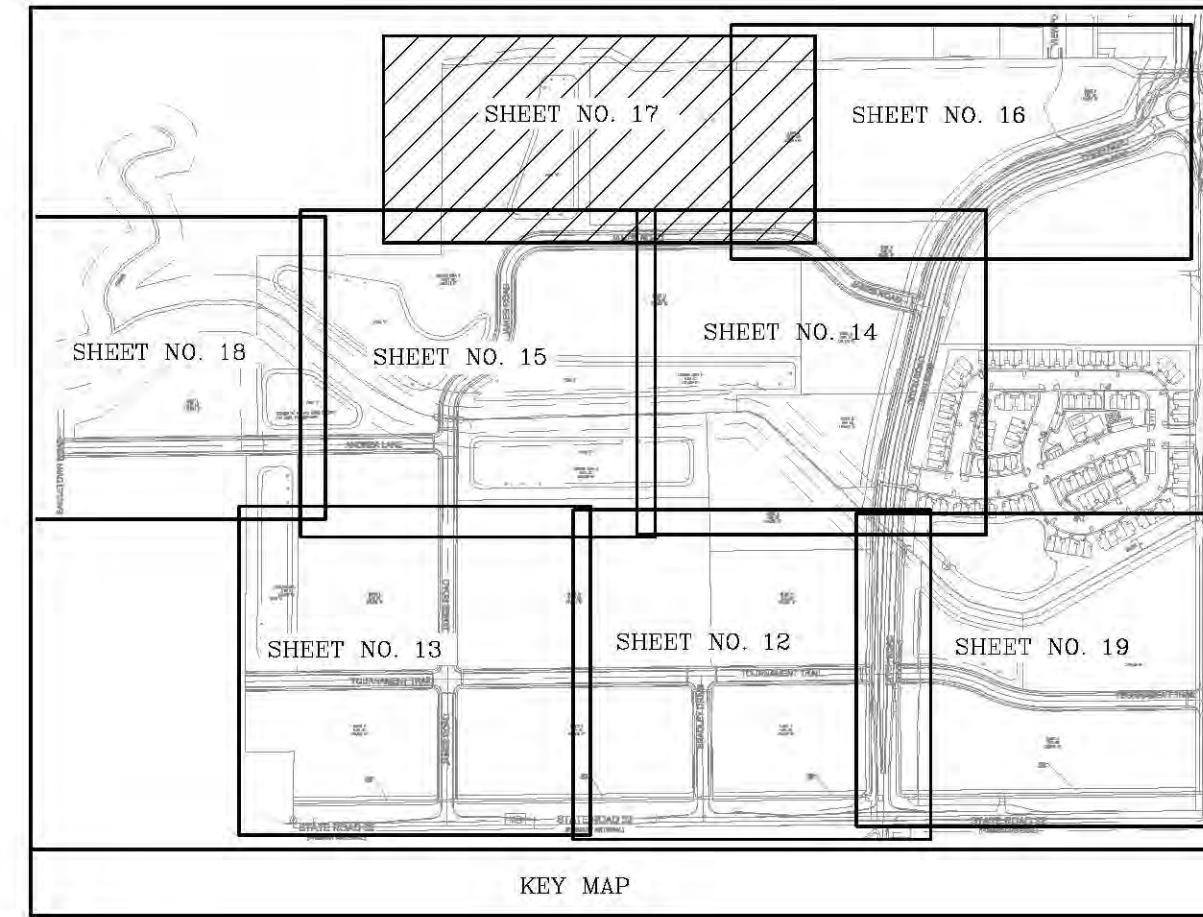
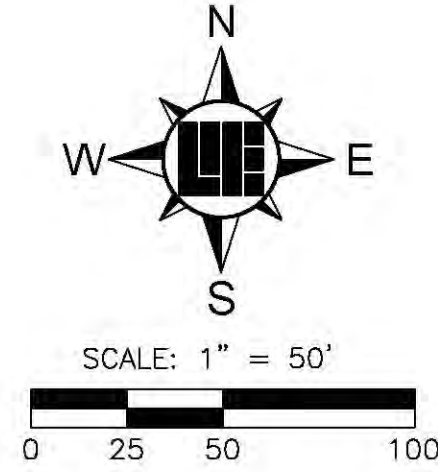
LEGEND	
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ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
TC	TOP OF CURB
GUT	GUTTER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.



B.M. - "LEE 12 AZI" A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD. ELEV. 915.74 (NAVD 88)

TBM #1 - RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD. ELEV. 909.71 (NAVD 88)

TBM #2 - TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET. ELEV. 913.22 (NAVD 88)

MARY E. REYNOLDS REVOCABLE TRUST
INSTR. #200600035144

N.W. CORNER E. 1/2, S.E. 1/4
SEC. 33, T. 19N, R. 3E
5/8" REBAR W/CAP MARKED "MILLER" FOUND

ROOF
INSTR. #9221675

THOMAS L. SLIDER
INSTR. #2011052491

SANITARY SEWER & TELECOMMUNICATIONS
EASEMENT PER INSTR. #200600062771 &
2007043503

KHOSROWYAR
INSTR. #2012059561

EXIST. SAN. MH.
RIM ELEV. - 908.69
48" RCP - 886.64

SANITARY SEWER & TELECOMMUNICATIONS
EASEMENT PER INSTR. #200600062771

SANITARY SEWER & TELECOMMUNICATIONS
EASEMENT PER INSTR. #200600062771

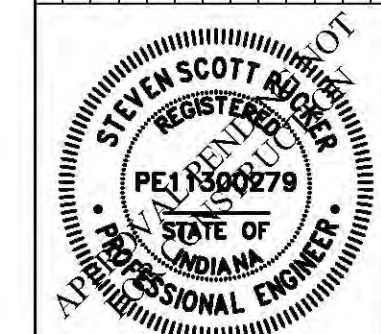
EXIST. SAN. MH.
RIM ELEV. - 913.41
48" RCP - 886.66

WOODED AREA TO DENSE FOR SPOT SHOTS
TOPOGRAPHICAL INFORMATION TO BE COLLECTED IN FALL 2015

DELTA=89°20'11"
R=66.00'
L=261.96'
CH=396.444'
TAN LEN=236.21'

BLOCK Q
19.47 AC
848,412 SF

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
ISSUED FOR TAC SUBMITTAL	12-28-2017	BJS	W150193	W150193-0200.dwg	W150193-0200.dwg	RAM	BJS	12-28-2017



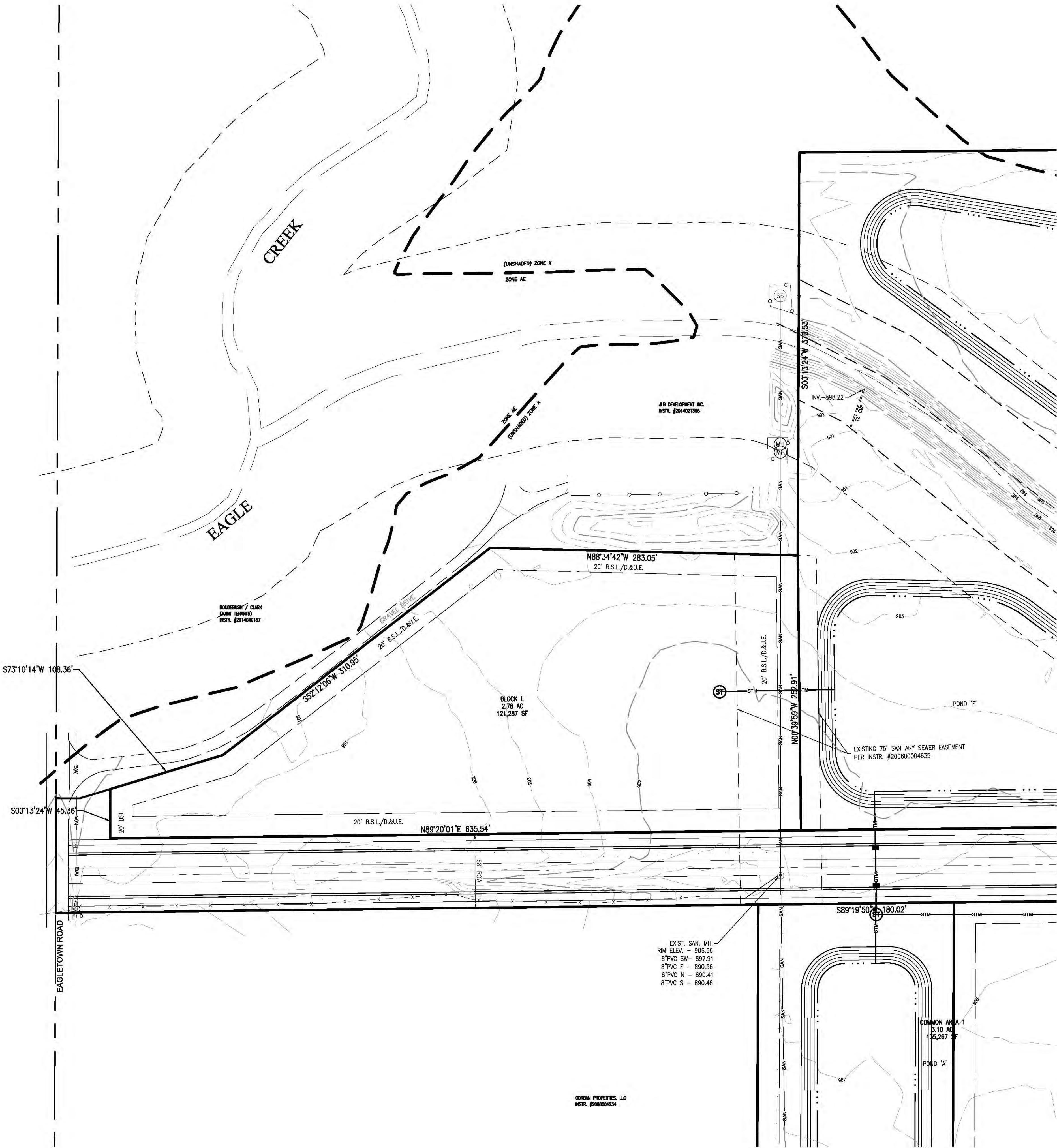
PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
DEVELOPMENT PLAN
PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.
17
PROJECT NO.
W150193

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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LOCATION: H:\2015\W150193\Engineering\Design\Construction\W150193-1-C200.dwg
DATE/TIME: February 02, 2018 - 8:15am
PLOTTER: HP DesignJet 5000



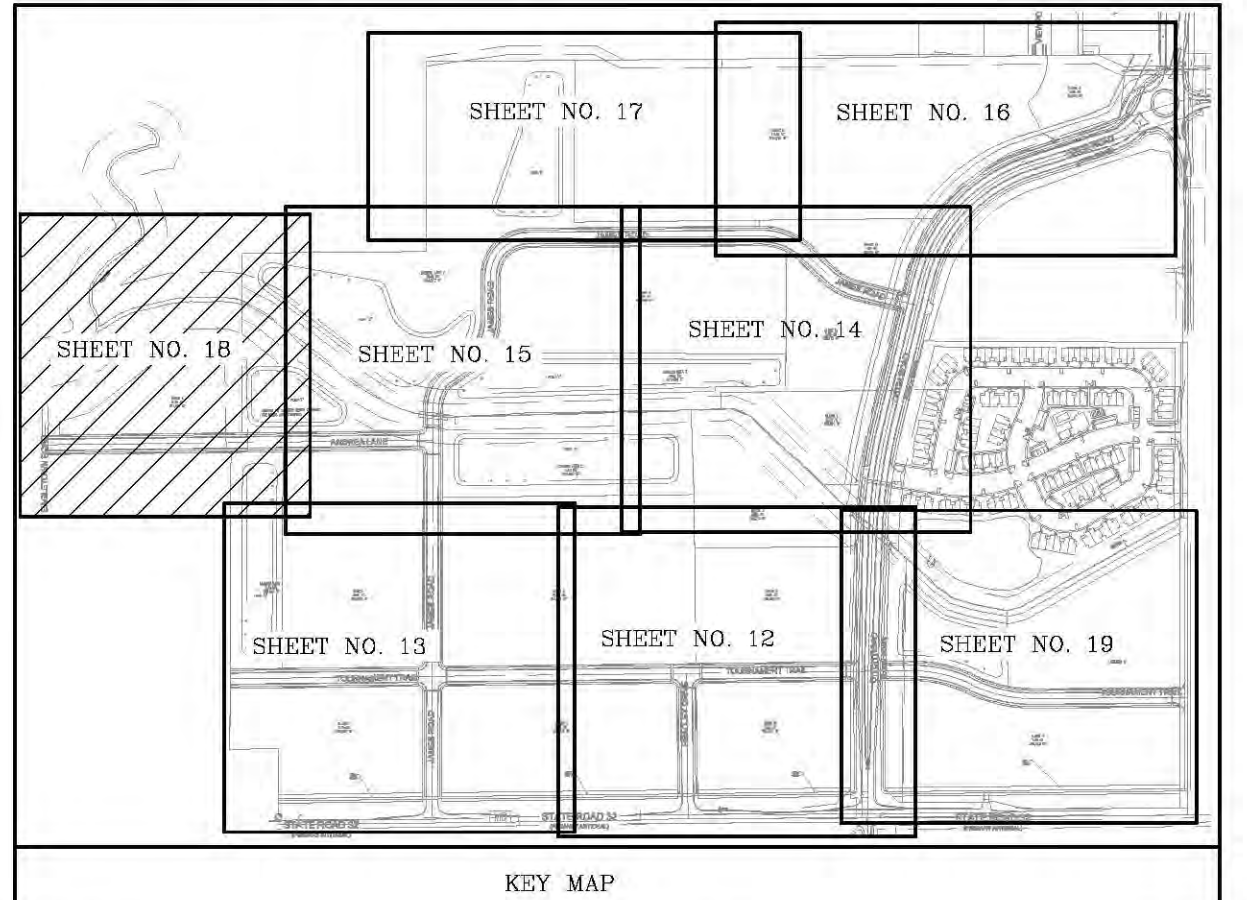
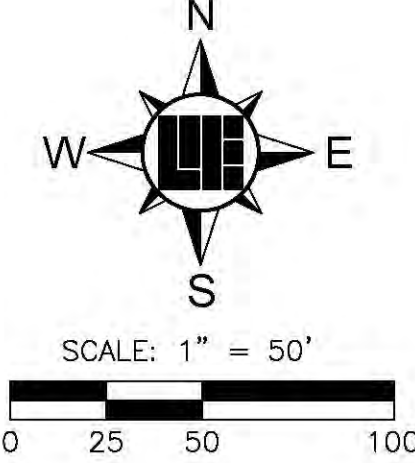
LEGEND	
UTILITIES	OTHER
FIRE DEPT HOOKUP	SIGN
FIRE HYDRANT	MAIL BOX
POST INDICATOR VALVE	PAVEMENT SPOT ELEVATION
WATER MANHOLE	GROUND SPOT ELEVATION
WATER METER	EXISTING SPOT ELEVATION
WATER VALVE	EMERGENCY FLOOD ROUTE
GAS METER	FLOW DIRECTION AND SLOPE
GAS VALVE	DECIDUOUS TREE
ELECTRIC MANHOLE	CONIFEROUS TREE
ELECTRIC METER	IRON PIN FOUND/SET (IPF)
ELECTRICAL RISER	PK OR MAG NAIL FOUND/SET
TRANSFORMER	ALUMINUM DISK
GUY ANCHOR	T-POST
ELECTRIC JUNCTION BOX	HARRISON MONUMENT FOUND
UTILITY POLE	RIGHT OF WAY MONUMENT
UTILITY POLE W/ TRANSFORMER	
MONITORING WELL	
ORNAMENTAL LIGHT	
STREET LIGHT	
COMMUNICATIONS JUNCTION BOX	
COMMUNICATIONS MANHOLE	
COMMUNICATIONS PEDESTAL	
COMMUNICATIONS RISER	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL	
STORM CLEANOUT	
BEEHIVE INLET	
CURB INLET	
FLOOR DRAIN	
ROUND INLET	
SQUARE INLET	
STORM MANHOLE	
DOWN SPOUT	
SANITARY SEWER CLEANOUT	
LIFT STATION	
SANITARY SEWER MANHOLE	
SANITARY STUB MARKER	

LINE TYPES	
	RIGHT OF WAY LINE
	FENCE
	GUARD RAIL
	BOUNDARY LINE
	FLOW LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	UNDERGROUND GAS
	UNDERGROUND WATER
	AERIAL ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND COMMUNICATIONS
	AERIAL COMMUNICATIONS
	UNDERGROUND FIBER OPTIC
	AERIAL FIBER OPTIC CABLE
	OVERHEAD UTILITY
	FORCE MAIN
	SANITARY SEWER LATERAL
	SANITARY SEWER MAIN

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
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PROJECT NO.: W150193
DWG NAME: W150193-C200.dwg
DESIGNED BY: W150193-C200.dwg
DRAWN BY: RAM
CHECKED BY: B.S.
DATE: 12-28-2017

DATE: 12-28-2017
BY: B.S.
ISSUED FOR: TAC SUBMITTAL

REVISIONS AND ISSUES

APPROVED FOR SUBMITTAL
STEVEN SCOTT BUCKER
REGISTERED PROFESSIONAL ENGINEER
PE #1300279
STATE OF INDIANA

PREPARED FOR:
SPRINGMILL TRAILS
1500 WEST STATE ROAD 32, WESTFIELD, INDIANA 46074
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PT. SE 1/4 SEC. 33 & PT. SW 1/4 SEC. 34, T19N, R12E, WASHINGTON TWP., HAMILTON CO., INDIANA

SHEET NO.
18
PROJECT NO.
W150193



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 5, 2018
1802-DDP-06

Petition Number: 1802-DDP-06

Subject Site Address: Southwest Corner of SR 32 and Oak Ridge Road

Petitioner: Weihe Engineers

Representative: Brad Schoeff

Request: Detailed Development Plan approval of a 5,696 square foot +/- bank on 1.46 acres +/- in the Oak Ridge Pointe PUD District (amendment pending).

Current Zoning: Oak Ridge Point PUD District

Current Land Use: Undeveloped / Commercial

Approximate Acreage: 1.45 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan

Property History:

1104-PUD-04 (Ordinance 11-09, Oak Ridge Pointe PUD, restated)
1409-SPP-17 (Primary Plat)
1409-DP-26 (Overall Development Plan)
1802-PUD-04 (Ord. 18-01, Oak Ridge Pointe PUD amendment, pending)

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT OVERVIEW

The 1.45 acre site is located on the Southwest Corner of SR 32 and Oak Ridge Road, on Lot 1 of Oak Ridge Pointe Section 2(see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a new 5, 696 square foot bank.

The petition was reviewed in advance of the January 23, 2018 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's March 5, 2018, meeting.

The applicable zoning district is the Oak Ridge Pointe PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply. Simultaneously with this petition, a PUD amendment was filed. The comments in this report are based on the standards of that amendment.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



WESTFIELD-WASHINGTON TOWNSHIP
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- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Ordinance 11-09: Oak Ridge Pointe PUD, as amended by Ordinance 18-01 (pending).

22) Article 2—Business Districts

- a) General Requirements
 - i) Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate requirements for each participating use.
 - ii) Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery
 - iii) In no case shall a building exceed forty-five (45) feet in height or three stories, whichever is greater.
 - iv) There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for that purpose. Permanent outside sales display areas shall be permitted only in ORP-Commercial 2 District.
 - v) Pedestrian walkways shall be provided between buildings and parking areas. Sidewalk connections shall also be made between buildings and adjacent sidewalks/paths within the right-of-way.
 - vi) The pedestrian path constructed within the Oak Ridge Road right-of-way shall be twelve (12) feet in width.



WESTFIELD-WASHINGTON TOWNSHIP
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- vii) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
 - viii) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.
 - ix) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.
 - x) Development Plan approval shall be delegated to and shall be by the Director.
- b) Section 2.3—ORP - Commercial 1 District
- i) Special Requirements
 - (1) Architectural Standards (see Section 2.6 and State Highway 32 Overlay Zone).
 - (2) No outside storage or sales display is permitted.
 - ii) Permitted Uses
 - (1) See Article 5 (Table of Permitted Uses) for list of permitted businesses.
 - (2) Any other business not listed which can be classified as general retail sales, general personal services or general office will be eligible with the approval by the Director.
 - (3) Retail Uses shall not exceed 21,800 square feet of total floor area within the district.
 - iii) Minimum Tract Requirement for Development Plans: no minimum (per Section 4.1 of Ord. 18-01, pending)
 - iv) Minimum Lot Area: None
 - v) Minimum Development Plan Frontage on Road: no minimum (per Section 4.2 of ord. 18-01, pending)
 - vi) Minimum Setback Lines (applied to perimeter of the ORP - Commercial 1 District).
 - (1) Front Yard: Thirty (30) feet along SR 32. Twenty (20) feet for all other streets.
 - (2) Side Yard: Twenty (20) feet (zero (0) feet for interior lot lines)



- (3) Rear Yard: Twenty (20) feet (zero (0) feet for interior lot lines)
- vii) Maximum Building Height: Per State Highway 32 Overlay Zone (no maximum).
- viii) Minimum Building Height (All Uses): Eighteen (18) feet.
- ix) Building Size
 - (1) No building shall exceed a floor area of 18,000 square feet.
 - (2) The minimum building size shall be 2,500 square feet.
- c) Section 2.6 – Architectural Standards
 - i) General Requirements
 - (1) Development must conform generally with the exhibits contained within the Oak Ridge Pointe PUD. Architectural Character examples are included in Exhibits F, G, and H of this Oak Ridge Pointe PUD. Zoning Districts may be individual development areas, with requirement specific to each area (example: ORP - Commercial 1 District on the south side of SR 32 may have a unique and different design theme than development in the ORP – Commercial 2 District on the north side of SR 32.
 - (2) Signage shall be in conformance with Article 7 of this Oak Ridge Pointe PUD. Signs may be lit externally and internally.

Comment: Signage will be reviewed at the time of a sign permit application.
 - (3) Light fixtures shall be pedestrian-scale in design. One style of pole shall be used for parking lot lighting across all Districts within the Oak Ridge Pointe PUD.
 - (4) Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety.
 - (5) Sidewalks required internal to the Real Estate, including those required adjacent to the front of buildings shall be a minimum of five (5) feet. (per Section 7.1 of Ord. 18-01, pending)
 - (6) Buildings shown fronting SR 32 and Oak Ridge Road shall be required to subscribe to an overall architectural theme by District and buildings shall be compatible with the character of the subject District as depicted in the photo example contained in Exhibits F, G and H of this Oak Ridge Pointe PUD.



Common design vocabulary shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Development within each District should be compatible in general exterior design and materials. “Franchise” architecture shall be modified to conform to the above noted design vocabulary.

- (7) Monument Signage shall be incorporated to match the general character and identity of the primary structures within each District. Iconic elements may be used as entry treatments at Oak Ridge Road and State Highway 32. Monument Signage shall be as directed in Article 7 of this Oak Ridge Pointe PUD.

Comment: Signage will be reviewed at the time of a sign permit application.

23) Article 3—State Highway 32 Overlay District: The standards of Chapter 5 State Highway 32 Overlay District shall apply to the development of the Real Estate, Except as otherwise modified below:

- a) No shade trees shall be required within the Trail Corridor. (per Section 5.1 of Ord. 18-01, pending)

24) Article 4—Off-Street Loading and Parking

- a) Section 4.1—Loading Berths

- i) Loading Berths shall be oriented in a manner that they are not visible from SR 32 with the exception of an automobile fuel sales use.
- ii) Off-Street loading berths shall be provided only to the rear and side of buildings. Loading berths are not permitted along the front façade of building or along the side of the building generally parallel with the Midland Trail within 100’ of the south property line of the Real Estate.

- b) Section 4.2—Off-street Parking

- i) All parking lots including access drives and parking spaces shall require concrete curbing unless curb conflicts with the provision of a bio swale or other filtration system as part of a Low Impact Development (LID) design.
- ii) General Offices shall provide one (1) parking space per each two hundred fifty (250) square feet of assignable office area.

- c) Section 4.3—Bicycle Parking: Where off-street vehicular parking spaces are required, the following bicycle parking regulations apply:

- i) Location. Bicycle parking must be provided within one hundred (100) feet from the main entrance to the building served.



- ii) Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 - (1) A minimum of five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all uses.
 - (2) Each bicycle parking facility shall be designed to accommodate a minimum of four (4) bicycles.
- iii) All non-residential uses larger and 12, 000 square feet shall provide shower facilities for employees.
- iv) All non-residential uses shall provide enclosed bicycle parking within the primary structure or within accessory structures designed for such purpose. Enclosed bicycle parking shall be provided at a rate of one (1) enclosed bicycle parking space per one hundred (100) required vehicular parking spaces. (standard inapplicable per Section 6.1 or Ord. 18-01, pending)

25) Article 6—Landscaping Standards

- a) Section 6.1—Low Impact Design (LID) Considerations: Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.
- b) Section 6.2—Trash and Loading Facilities: See State Highway 32 Overlay Zone requirements.
- c) Section 6.3—Heating and Cooling Facilities: Ground-mounted heating and cooling units shall be completely screened and are not permitted along the façade of buildings generally parallel with the Midland Trail within 100' of the southernmost south property line of the Real Estate.
- d) Section 6.4—Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of Districts, and (ii) along the south, west and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width. (standard inapplicable per Section 6.1 or Ord. 18-01, pending)
- e) Section 6.5—Plant Materials. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- f) Section 6.6—State Highway 32 Landscaping (Corridor Plantings and mounding). The primary landscaping materials used in the corridor shall be shade trees, ornamental trees, shrubs, ground cover and grass. See the Landscaping and Amenity requirements of the State Highway 32 Overlay Zone.



- g) Section 6.7—Corporate Park Signage and Landscaping Easement. An area 20' in depth from the road right-of-way and 50' in length as measured from the intersecting right-of-way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate.
- h) Section 6.1 Ord. 18-01 (pending): Article 6.8 Landscaping Standards shall apply, except as otherwise modified below:
 - i) Article 3.8(K) Minimum Lot Landscaping: the minimum required shade trees shall be six (6) per one (1) acre.
 - ii) Article 6.8(L) Foundation Plantings: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan.
 - iii) Article 6.8(M) External Street Frontage Landscaping: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan.
 - iv) Article 6.8(O)(2) Perimeter Parking Area: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan.

26) Article 6.7—Sign Standards

Comment: Signage will be reviewed at the time of a sign permit application.

OVERLAY DISTRICTS (CHAPTER 5 OF UDO)

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

27) State Highway 32 Overlay District (Article 5.3)

- a) Access Control Requirements (Article 5.3(F)(3)): Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.
- b) Setback Requirements (Article 5.3(G)(2)): The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- c) Accessory Buildings (Article 5.3(H)): No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall



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March 5, 2018
1802-DDP-06

not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public rest rooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.

d) Building Height Requirements:

- i) Maximum Building Height: No maximum
- ii) Minimum Building Height: Eighteen (18) feet
- iii) Multiple Stories: Multiple stories are encouraged, but not required.

e) Minimum Building Size Requirements: 5,000 square feet

f) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

g) Building Elevations:

- i) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- ii) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- iii) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

h) Openings:

- i) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute



- an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- i) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
 - j) Pitched Roofs:
 - i) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
 - ii) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a non-reflective material.
 - iii) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
 - k) Main Entrances:
 - i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
 - ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
 - iii) The location, orientation, proportion and style of doors shall complement the style of the building.
 - l) Windows:
 - i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
 - ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
 - m) Awnings:



WESTFIELD-WASHINGTON TOWNSHIP
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- i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- ii) Awnings shall be made of a non-reflective material. iii. All awnings shall be kept in good repair.
- iii) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.
- n) Drive-thrus and Fueling Stations
 - i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- o) Building Materials:
 - i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
 - iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32
- p) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- q) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the "Trail Corridor") along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.



- r) Trail Corridor Design Standards (Article 5.3(L)(4))
 - i) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - ii) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
- s) Trail Corridor Plantings (Article 5.3(L)(5))
 - i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one half (2.5) inches in Caliper at the time of planting.
 - ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
 - iii) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
- t) Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.
- u) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.
- v) Mechanical Equipment:
 - i) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.
 - ii) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.



- iii) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

w) Walls and Fencing:

- i) The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.
- ii) The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated metal, electrified fences and razor/concertina/barbed wire.
- iii) Walls and fencing shall not be located in an Established Front Yard.
- iv) If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building.
- v) If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

28) Floodplain Overlay District (Article 5.5)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

29) Accessory Use and Building Standards (Article 6.1)

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

30) Architectural Standards (Article 6.3)

Comment: Superseded by SR 32 overlay.

31) Building Standards (Article 6.4)



32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

Comment: Superseded by PUD and SR 32 overlay

34) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Superseded by PUD.

- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Comment: Not applicable per PUD.

- d) External Street Frontage Landscaping

Comment: Superseded by PUD.

- e) Buffer Yard Requirements

Comment: Superseded by PUD.

- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping

Comment: Not applicable per PUD.

35) Lighting Standards (Article 6.9)

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



- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities
- b) Off-Street Parking
- c) Bicycle Parking

Comment: Superseded by PUD.

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

44) Easement Standards (Article 8.3)

45) Pedestrian Network Standards (Article 8.7)



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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

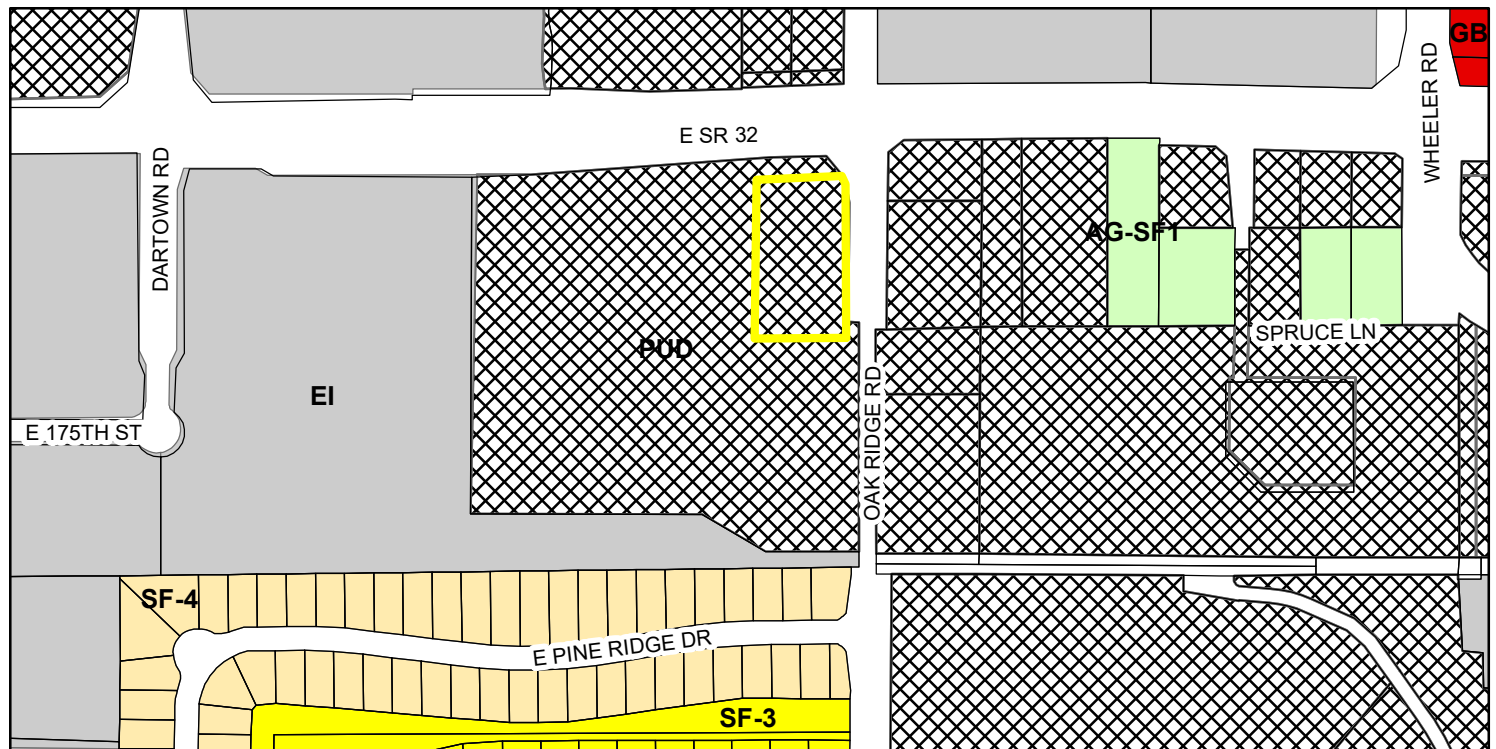
DEPARTMENT COMMENTS

- 1) **If Ordinance 18-01 (1802-PUD-04) is approved, then the plans comply as presented. If the Ordinance is not approved, then the petitioner will need to revise the plans to comply.**
- 2) **Action: Approve detailed development plan (1802-DDP-06) with the following conditions:**
 - a) Approval be contingent on the adoption of Ordinance 18-01 by the City Council.
 - b) The Secondary Plat (1802-SFP-08) associated with this plan be signed and recorded at the Hamilton County recorder's office prior to the issuance of an Improvement Location Permit.
- 3) 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.

Aerial Location Map

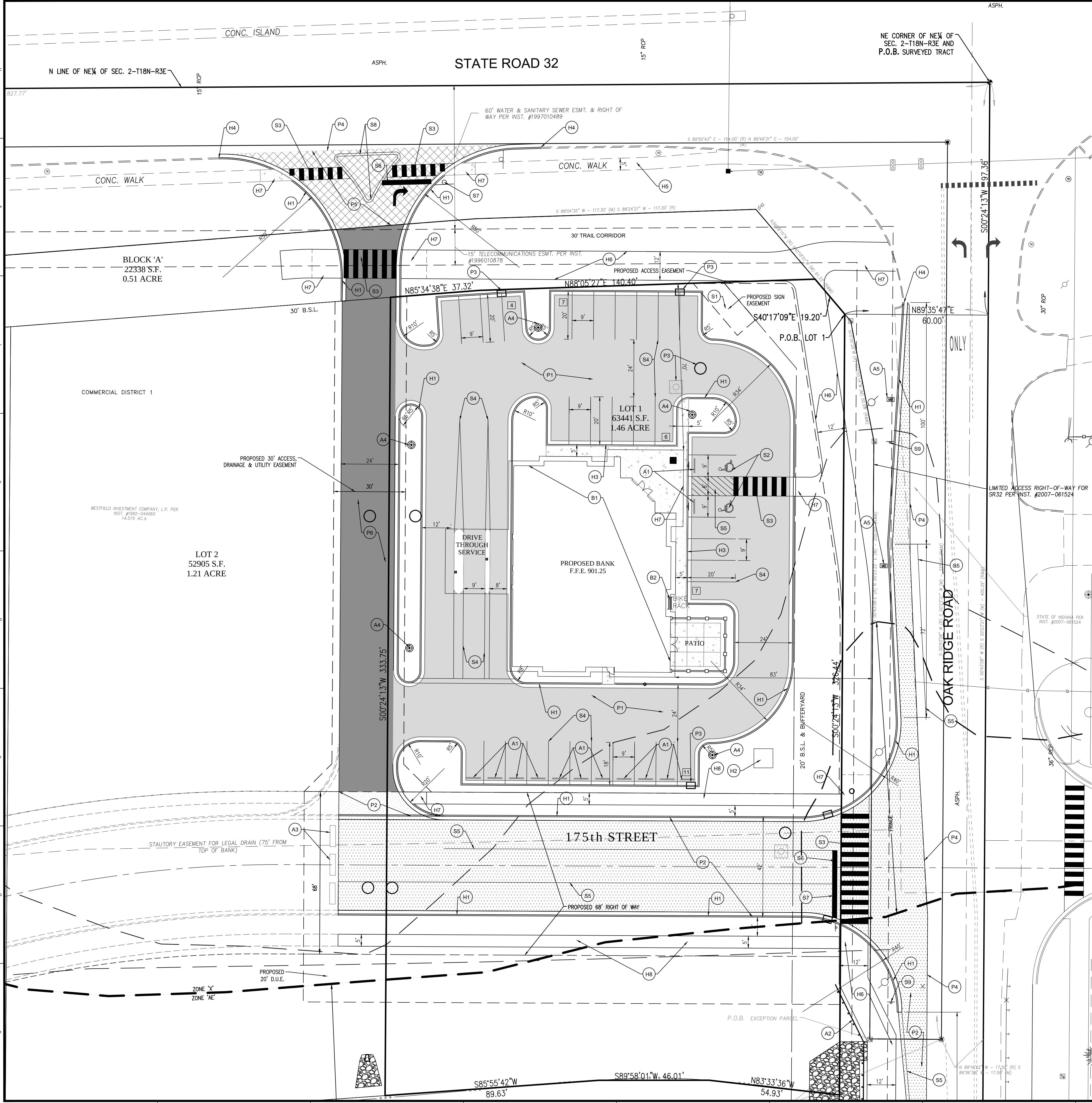


Zoning Map



- | | | |
|--|--|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  GB (General Business) |  SF-3 (Single Family - 3) |
|  EI (Enclosed Industrial) |  PUD (Planned Unit Development) |  SF-4 (Single Family - 4) |

LOCATION: H:\2017\W170199\Engineering\Design\Comm\W170199-C201.sld
DATE/TIME: February 27, 2018 - 3:57pm
PLOTTER: mfg/kawalski



SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) HEAVY DUTY ASPHALT PAVEMENT PER WESTFIELD DETAILS
- (P3) STORM INLET WITH CONCRETE APRON
- (P4) MATCH EXISTING PAVEMENT
- (P5) INDOT PAVEMENT
- (P6) HEAVY DUTY ASPHALT

HARDSCAPE

- (H1) CURB AND GUTTER
- (H2) TRANSFORMER PAD LOCATION
- (H3) INTEGRAL WALK AND CURB
- (H4) MATCH EXISTING CURB
- (H5) EXISTING CONCRETE SIDEWALK
- (H6) 12' WIDE ASPHALT MULTI-USE PATH
- (H7) ACCESSIBLE RAMP
- (H8) 5' CONCRETE SIDEWALK

BUILDING ACCESSORIES

- (B1) BUILDING
- (B2) BIKE RACK

ACCESSORIES

- (A1) PARKING BARRIERS
- (A2) NEW GUARDRAIL, MATCH EXISTING
- (A3) TYPE III BARRICADE
- (A4) SITE LIGHTING (BY CM BUCK & ASSOCIATES, INC.)
- (A5) RELOCATED MAILBOX

SIGNAGE & MARKINGS

- (S1) GROUND SIGN LOCATION
- (S2) ACCESSIBLE PARKING SPACE
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) 24" PAINTED WHITE STOP BAR
- (S7) STOP SIGN
- (S8) PAINTED PORK CHOP ISLAND IN INDOT ROW
- (S9) RELOCATED SIGN

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART 17 APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
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- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C203 & C204 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.46± AC
BUILDING AREA = 5,696 SF

ZONING = COMMERCIAL DISTRICT ONE
FRONT YARD BSL REQUIRED = 30 FT
REAR YARD BSL REQUIRED = 20 FT
REAR YARD BUFFER = 20 FT
SIDE YARD BSL REQUIRED = 20 FT

PARKING REQUIRED:
PARKING DIMENSIONS = 9' x 20'

BIKE SPACE PROVIDED:
1 RACK PROVIDED TO FIT 4 BIKES
MIN.

PARKING PROVIDED:
33 - STANDARD SPACES
2 - ADA SPACES
35 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

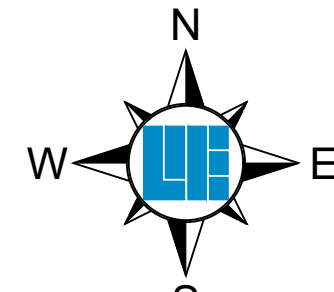
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- RIGHT OF WAY PAVEMENT (INDOT)
- RIGHT OF WAY PAVEMENT (CITY OF WESTFIELD)

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW - RIGHT OF WAY
- BSL - BUILDING SETBACK LINE
- ESMT - EASEMENT
- D.&U.E. - DRAINAGE AND UTILITY EASEMENT
- FFE - FINISH FLOOR ELEVATION



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Indianapolis, Indiana 46280
weihne.net
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800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DATE	BY
ISSUED FOR TAC SUBMITTAL	12/28/2017	BJS	W17.0199	12/28/2017	BJS
ISSUED FOR CITIZEN REVIEW AND APPROVAL	01/09/2018	BJS	W17.0199	01/09/2018	BJS
ISSUED FOR TAC REVIEW COMMENTS	02/19/2018	BJS	W170199-C201-886	02/19/2018	BJS
DESIGNED BY		RAM	DRAWN BY		RAM
CHECKED BY		RAM	DATE		12/28/2017

STEVEN SCOTT RUCKER P.E. 11300270

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
NO. 11300270

PREPARED FOR:

COMMUNITY FIRST BANK

707 EAST STATE ROAD 32, WESTFIELD, IN 46074

SITE PLAN

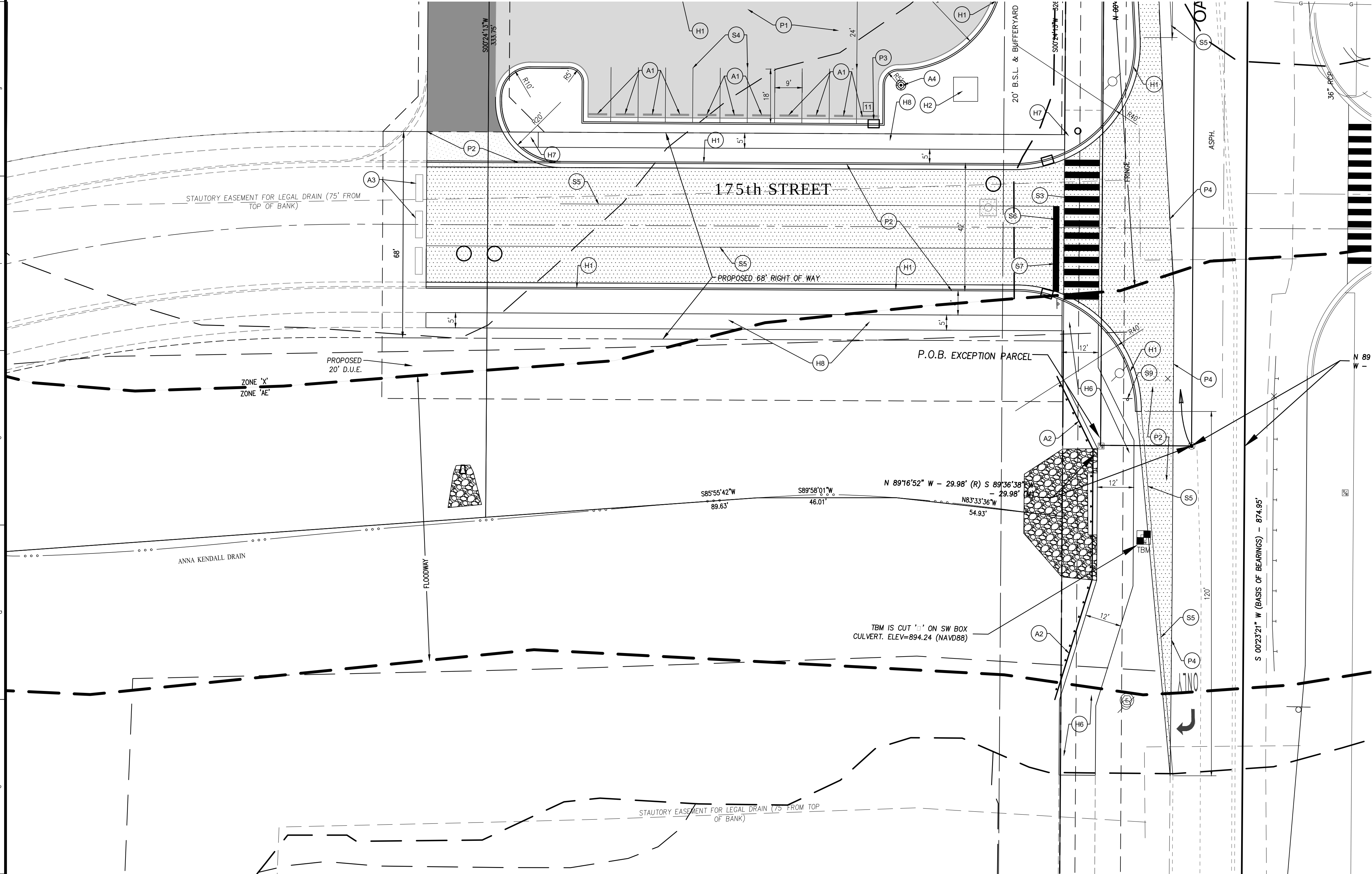
Part of the SW/4 of Section 35, Township 19 North, Range 5 East, Warren County, Indiana

SHEET NO.

C201

PROJECT NO.

W17.0199



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- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C203 & C204 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.46± AC
BUILDING AREA = 5,696 SF

ZONING = COMMERCIAL DISTRICT ONE
FRONT YARD BSL REQUIRED = 30 FT
REAR YARD BSL REQUIRED = 20 FT
REAR YARD BUFFER = 20 FT
SIDE YARD BSL REQUIRED = 20 FT

PARKING REQUIRED:
PARKING DIMENSIONS = 9' x 20'

BIKE SPACE REQUIRED:
1 RACK PROVIDED TO FIT 4 BIKES
MIN.

PARKING PROVIDED:
33 - STANDARD SPACES
2 - ADA SPACES
35 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

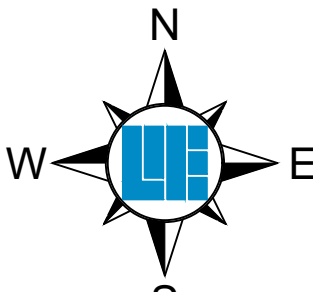
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- RIGHT OF WAY PAVEMENT (INDOT)
- RIGHT OF WAY PAVEMENT (CITY OF WESTFIELD)

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION



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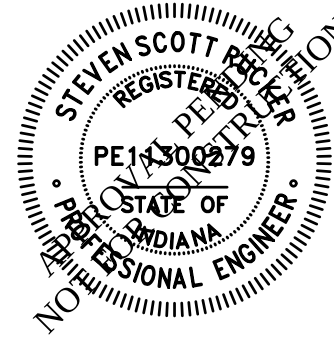
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

B u i l d w i t h c o n f i d e n c e .

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12/28/2017	BS	W17.0199
ISSUED FOR CITIZEN REVIEW AND APPROVAL	01/09/2018	BS	DWG NAME:
ISSUED FOR TAC PRELIM COMMENTS	02/16/2018	BS	DESIGNED BY:
			CHECKED BY:
			DATE:



STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
COMMUNITY FIRST BANK
707 EAST STATE ROAD 32, WESTFIELD, IN 46074
SHEET NO.
C202

PROJECT NO.
W17.0199

Part of the SW/4 of Section 35, Township 19 North, Range 5 East, Washington Township, Hamilton County, Indiana



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

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PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION
PRELIMINARY DOCUMENT

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Fort Wayne Indiana 46802
www.KeltyTappy.com
Fax: 260 . 426 . 7772
Phone: 260 . 426 . 7770

Drawn: DJT Checked: DJT

A New Facility for:
Community FIRST
Bank of Indiana
707 E. State Rd. 32
Westfield, IN 46074

Revision No.: Date:

Title

BUILDING ELEVATIONS

Date: Project Number

2-28-2018 17068

Sheet Number

A5.1

PRELIMINARY
DOCUMENT
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ARCHITECTURE ♦ PLANNING ♦ URBAN DESIGN
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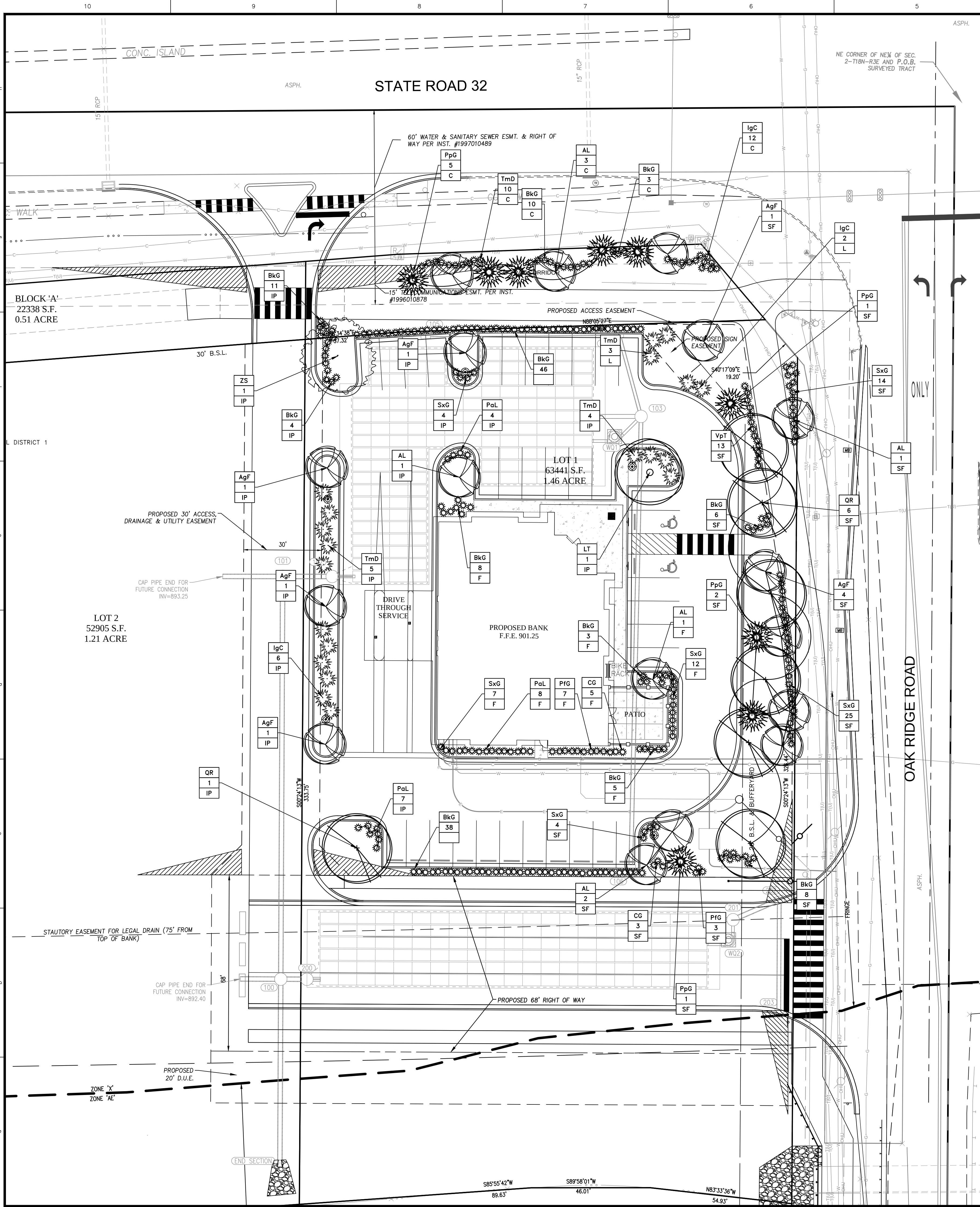
707 E. State Rd. 32
Westfield, IN 46074

Date:

Title

17068

A5.2



GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE RELOCATED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ONSITE FOLLOWING LANDSCAPE ARCHITECT APPROVAL.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE REQUIREMENTS

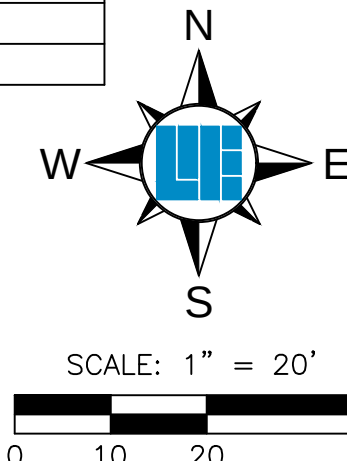
REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAL FEET	SR 32 = 200' - 6 SHADE TREES - 2 ORNAMENTAL TREES	SR 32 = 200' - 5 EVERGREEN TREES - 3 ORNAMENTAL TREES
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	(1.46 ACRES ±) - 15 SHADE TREES - 15 ORNAMENTAL OR EVERGREEN TREES - 37 SHRUBS	(1.46 ACRES ±) - 9 SHADE TREES - 26 ORNAMENTAL OR EVERGREEN TREES - 189 SHRUBS
FOUNDATION PLANTINGS - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12' LINEAR FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	BANK FRONT (NORTH) = 58' - 5 SHRUBS OR ORNAMENTAL TREES BANK FRONT (EAST) = 82' - 7 SHRUBS OR ORNAMENTAL TREES BANK WEST = 82' - 2 PLANTINGS	BANK FRONT (NORTH) = 58' - 8 SHRUBS BANK FRONT (EAST) = 82' - 15 SHRUBS 1 ORNAMENTAL TREE BANK WEST = 82' - 5 SHRUBS
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	SR 32 = 200' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS OAK RIDGE = 250' - 8 SHADE OR EVERGREEN TREES - 5 ORNAMENTAL TREES - 63 SHRUBS 175TH ST = 150' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS	SR 32 = 200' - 0 SHADE TREES - 5 EVERGREEN TREES - 4 ORNAMENTAL TREES - 35 SHRUBS OAK RIDGE - 6 SHADE TREES - 3 EVERGREEN TREES - 5 ORNAMENTAL TREES - 58 SHRUBS 175TH ST - 0 SHADE TREES - 1 EVERGREEN TREES - 2 ORNAMENTAL TREES - 18 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 16,652 SF - 1.250 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	- 1.304 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 3 SHRUB PER 3'	CANT MEET THIS REQUIREMENT OFF OF 175TH ST	CANT MEET THIS REQUIREMENT OFF OF 175TH ST

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE	
CANOPY DECIDUOUS TREES									
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	1	X	SEE PLAN	X	90' x 50'	
QR	QUERCUS RUBRA	RED OAK	2 1/2"	7	X	SEE PLAN	X	75' x 75'	
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	1	X	SEE PLAN	X	80' x 80'	
EVERGREEN TREES									
PpG	PICEA PUNGENS 'GLAUCOA'	COLORADO BLUE SPRUCE	8'	9	X	SEE PLAN	X	60' x 25'	
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	9	X	SEE PLAN	X	25' x 15'	
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1 1/2"	8	X	SEE PLAN	X	25' x 15'	
EVERGREEN SHRUBS									
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	142	X	SEE PLAN	MIN 18"	3' x 3'	
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	#3	20	X	SEE PLAN	MIN 18"	3' x 6'	
TmD	TAXUS X MEDIA 'DENSIFORMIS'	SPREADING YEW	#3	22	X	SEE PLAN	MIN 18"	3' x 6'	
DECIDUOUS SHRUBS									
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	10	X	SEE PLAN	MIN 18"	3' x 3'	
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	66	X	SEE PLAN	MIN 18"	3' x 3'	
VpT	VIBURNUM PLICATUM 'TOMENTOSUM' NEWZAM'	NEWPORT VIBURNUM	18"	13	X	SEE PLAN	MIN 18"	3' x 3'	
ORNAMENTAL GRASSES									
CG	CAREX GLAUCA	BLUE SEDGE	#1	8	X	SEE PLAN	MIN 12"	3' x 3'	
PaL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	#1	19	X	SEE PLAN	MIN 18"	3' x 3'	

LANDSCAPE PLAN NOTES

- SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L201 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF 'ADVENTURE BLEND' TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- LANDSCAPE BED EDGE (TYP.)
- MULCH

LEGEND



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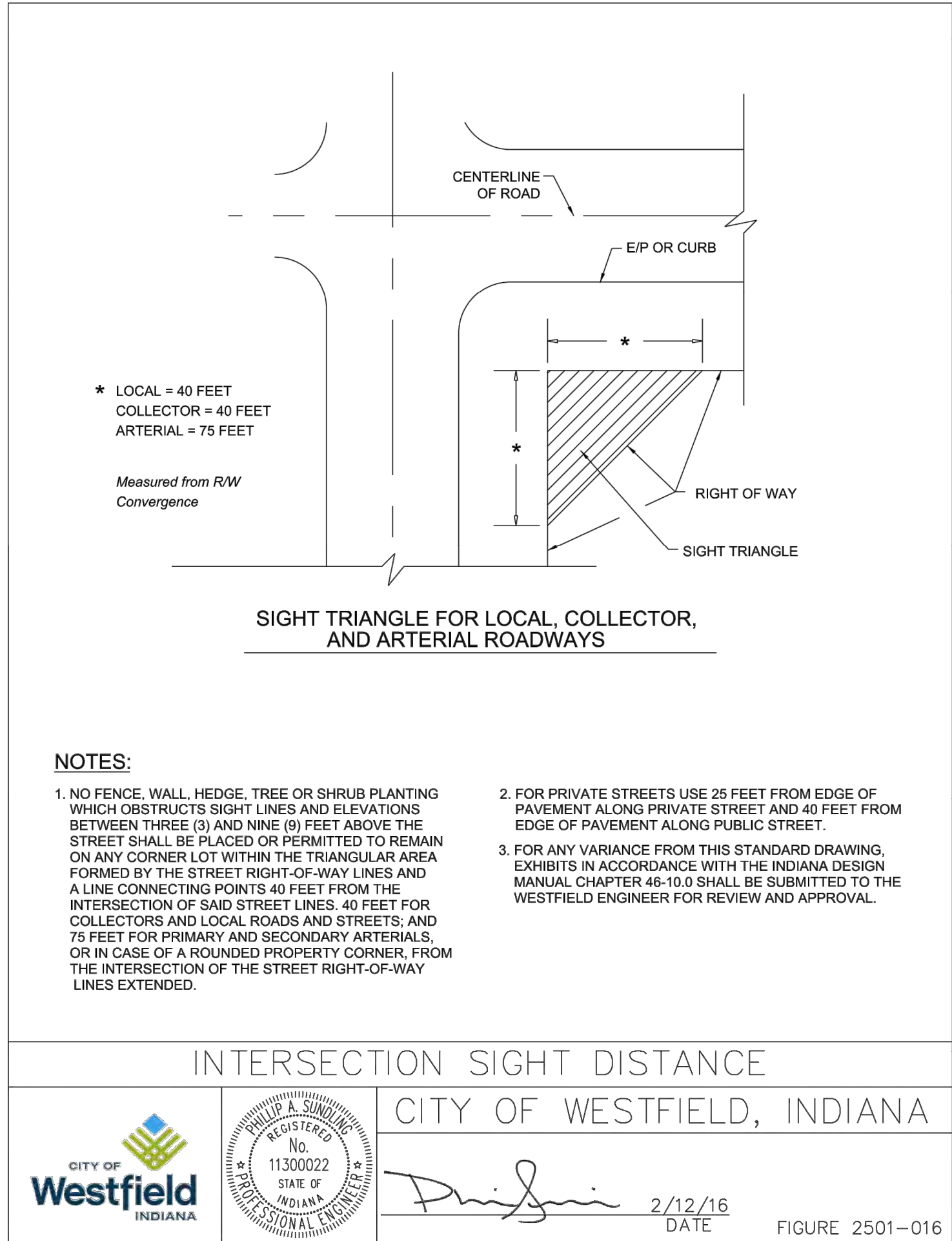
PROJECT NO.: W17.0199
DWG NAME: W170199-L100
DESIGNED BY: J. RAM
DRAWN BY: J. RAM
CHECKED BY: J. RAM
DATE: 12-28-2017

REVISIONS AND ISSUES
ISSUED FOR TAC SUBMITTAL 12-28-2017 BY: J. RAM
ISSUED FOR CITIZEN REVIEW AND APPROVAL 01-09-2018 BY: J. RAM
ISSUED FOR TAC REVIEW COMMENTS 02-19-2018 BY: J. RAM

ROBERT A. MEZYKOWSKI
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT IN INDIANA
No. 80068080
ROBERT A. MEZYKOWSKI RLA 80050080

PREPARED FOR:
COMMUNITY FIRST BANK
707 EAST STATE ROAD 32, WESTFIELD, IN 46074
LANDSCAPE PLAN
Part of the SW/4 of Section 35, Township 19 North, Range 5 East, Washington Township, Hamilton County, Indiana

SHEET NO.: **L100**
PROJECT NO.: W17.0199



NOTES:

1. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN THREE (3) AND NINE (9) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF SAID STREET LINES. 40 FEET FOR COLLECTORS AND LOCAL ROADS AND STREETS, AND 75 FEET FOR PRIMARY AND SECONDARY ARTERIALS, OR IN CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
2. FOR PRIVATE STREETS USE 25 FEET FROM EDGE OF PAVEMENT ALONG PRIVATE STREET AND 40 FEET FROM EDGE OF PAVEMENT ALONG PUBLIC STREET.
3. FOR ANY VARIANCE FROM THIS STANDARD DRAWING, EXHIBITS IN ACCORDANCE WITH THE INDIANA DESIGN MANUAL CHAPTER 46-10.0 SHALL BE SUBMITTED TO THE WESTFIELD ENGINEER FOR REVIEW AND APPROVAL.

LAWNS AND HIGH-MAINTENANCE AREAS		
SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW		
SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. PERENNIAL RYEGRASS - WHITE	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS - SMOOTH BROMEGRASS - SWITTOGRASS - TIMOTHY	20 LBS. 10 LBS. 3 LBS. 4 LBS.	5.5 TO 7.5
PERENNIAL RYEGRASS - WHITE CLOVER	10 LBS. 2 LBS.	
3. TALL FESCUE - WHITE CLOVER	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE - PERENNIAL RYEGRASS - KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

NOTES

1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
 - 1.A. SPRING OATS: ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
 - 1.B. WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

INSTALLATION

1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL OR COMPOST MULCH TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FIRMABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

SEEDING

- OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
 2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
 3. MULCH ALL SEEDBED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
2. CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLuishGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
3. CHECK FOR EROSION OR MOVEMENT OF MULCH.
4. REPAIR DAMAGED, BARE, GULLED, OR SPARSLEY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
5. IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION. REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDBED AREAS.
6. IF VEGETATION FAILS TO GROW, CONSIDER SOIL TESTING TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
7. IF ADDITIONAL FERTILIZATION IS NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
8. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
9. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL

PERMANENT SEED

SPECIFICATIONS

SITE PREPARATION

1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED TO ENSURE ROOTING OF SOD.

MATERIALS

1. SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
2. SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION

- SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD

1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION

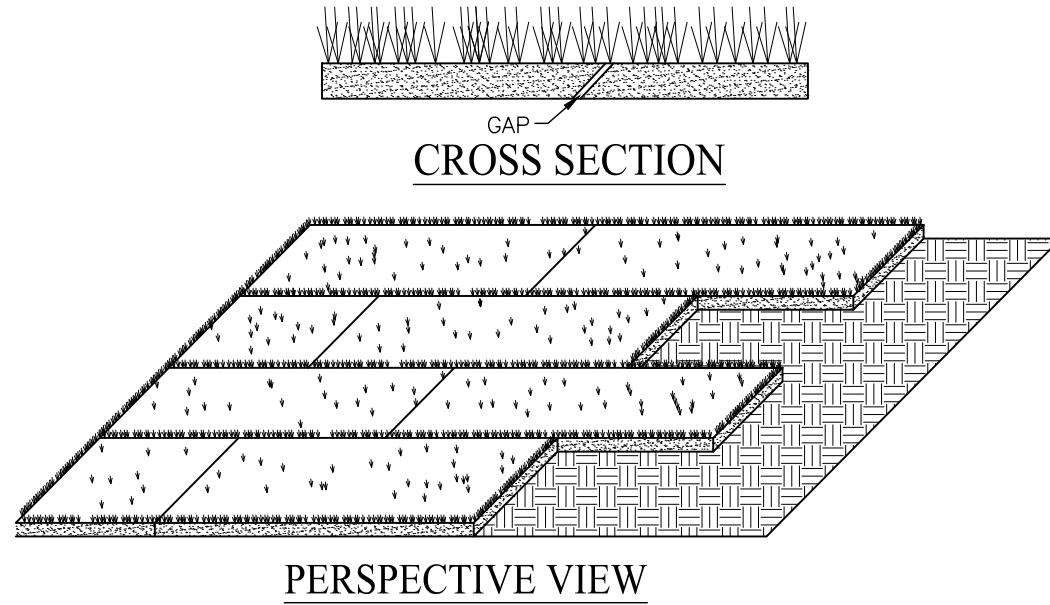
1. INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION

(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)

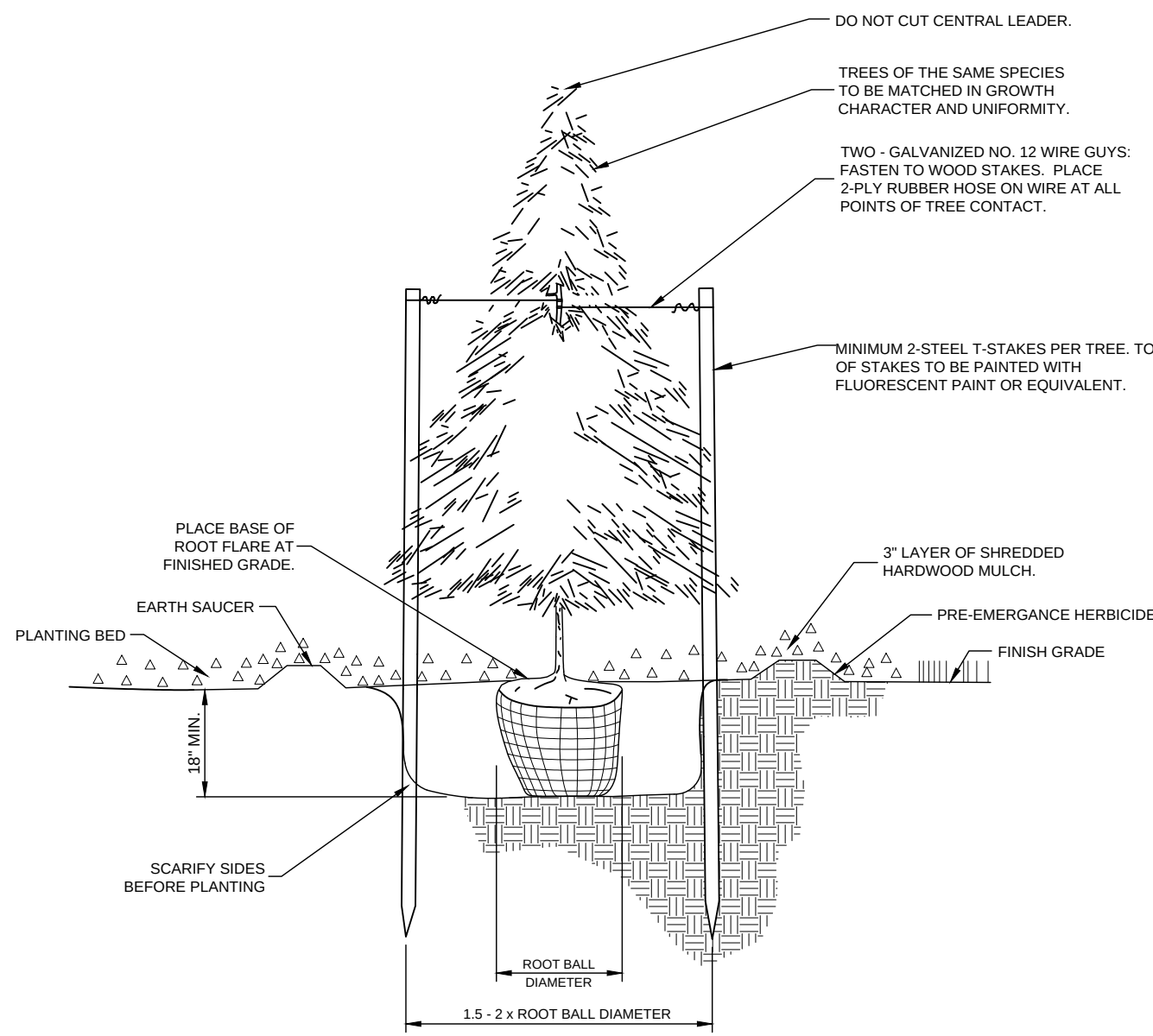
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
 2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
 3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
 4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.
- MAINTENANCE
- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
 - KEEP SOD MOIST UNTIL FULLY ROOTED.
 - AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
 - TIME MOWING TO AVOID RUTS IN TURF.
 - FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL



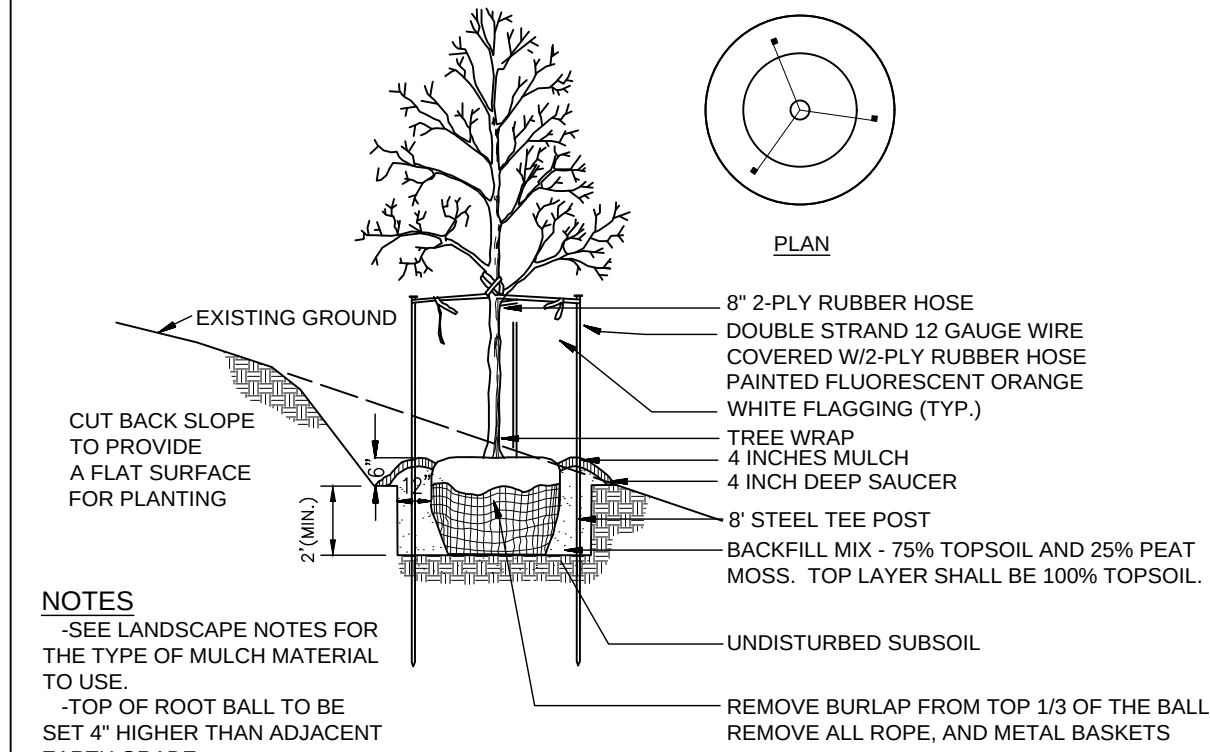
SOD APPLICATION DETAIL

(NO SCALE)



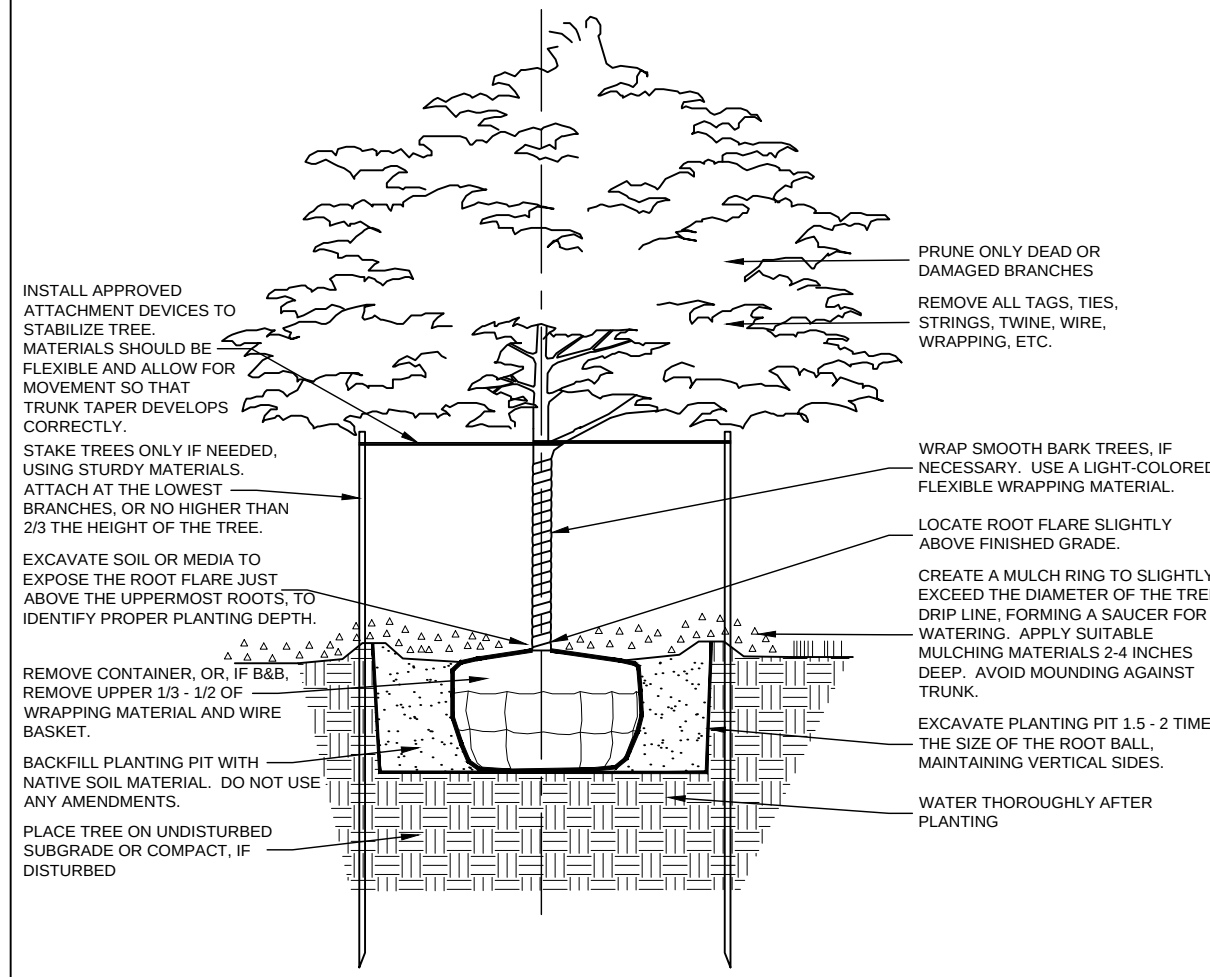
EVERGREEN PLANTING & STAKING

(NO SCALE)



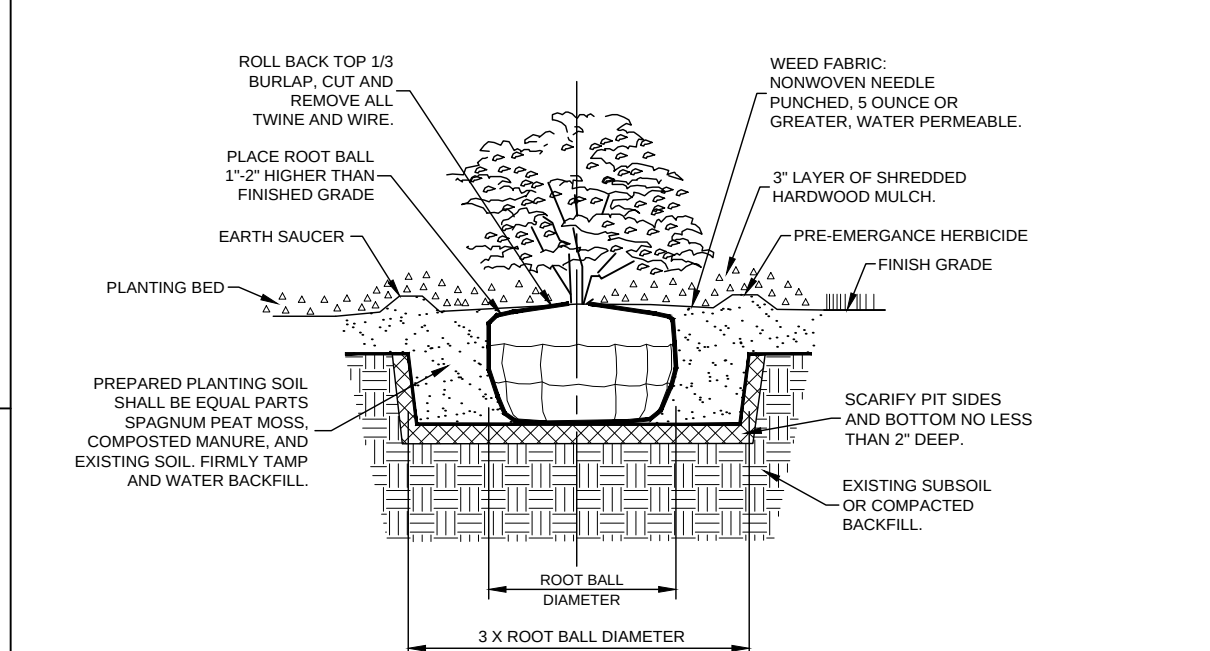
TREE PLANTING ON SLOPE

(NO SCALE)



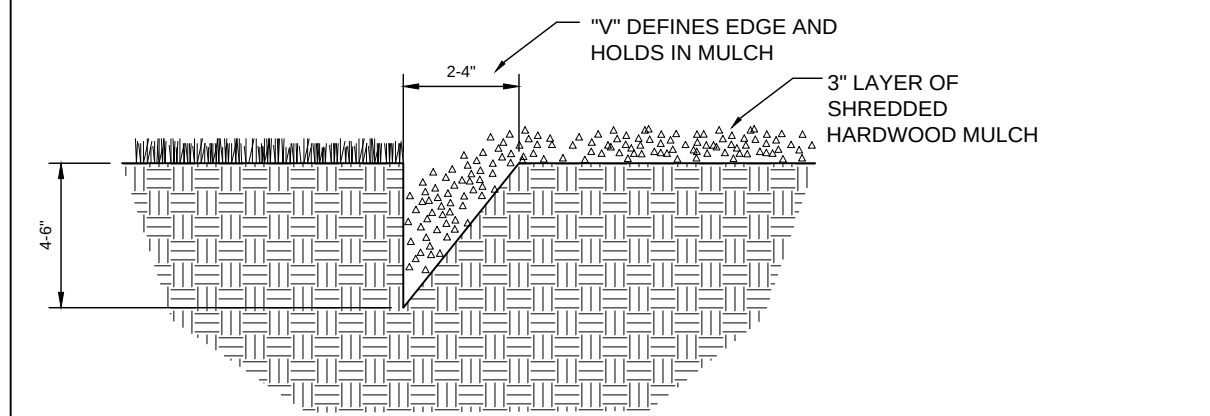
SHADE TREE PLANTING DETAIL

(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)



V-CUT LANDSCAPE BED EDGE DETAIL

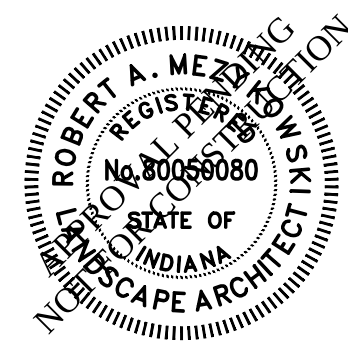
(NO SCALE)



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800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR TAC SUBMITTAL	12-28-2017	BJS	W17.0199
ISSUED FOR CITIZEN REVIEW AND APPROVAL	01-09-2018	BJS	DWG NAME: W170199-L100
ISSUED FOR TAC REVIEW COMMENTS	02-19-2018	BJS	DESIGNED BY: WEIHE ENGINEERS
			DRAWN BY: RAM
			CHECKED BY: RAM
			DATE: 12-28-2017



ROBERT A. MEZYKOWSKI RLA 80050080

COMMUNITY FIRST BANK
707 EAST STATE ROAD 32, WESTFIELD, IN 46074
LANDSCAPE DETAILS
Part of the SWM of Section 35, Township 19 North, Range 5 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:
COMMUNITY FIRST BANK
SHEET NO.
L200
PROJECT NO.
W17.0199



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 5, 2018
1803-PUD-07
Exhibit 1

Docket Number: 1803-PUD-07 (Ordinance No. 18-05)

Petitioner: Clancy's Inc. by American Structurepoint, Inc.

Request: An amendment to the development standards of Lot B-2 in the Hall and House Planned Unit Development (PUD) District

Current Zoning: Hall and House PUD (Ord. 12-25)

Current Land Use: Vacant

Acreage: 1.76 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Draft PUD Ordinance (Ord. 18-05)
5. Elevations
6. Landscaping Plan

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY:

This petition was introduced at the February 12, 2018, City Council meeting. The petition will receive a public hearing at the March 5, 2018, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting an amendment (the "Amendment") to modify development standards specific to Lot B-2 (17470 Wheeler Road) in the Hall and House PUD District (the "Property") which consists of approximately 1.76 acres +/- . The property is located on Wheeler Road south of State Road 32 adjacent to the Hampton Inn (see **Exhibit 2**).

Property History: The Property was zoned as part of the Hall and House PUD at the July 9, 2012, City Council Meeting. The Overall Development Plan for the Hall and House PUD was approved at the July 16, 2012, APC meeting.

ZONING REQUEST:

The petitioner requests this PUD amendment to modify development standards specific to 17470 Wheeler Road to accommodate the construction of a new 6,000 square foot restaurant.

General Development and Design Standards: The proposed Amendment modifies the Minimum Front Yard Building Setback from the unnamed future drive extension (see **Exhibit 3**) Street from thirty (30) feet to ten (10) feet. This modification is necessary due to the acquisition of additional Right-of-Way by the City of Westfield.

The proposed Amendment also modifies the Landscaping Standards so that the Illustrative Landscape Exhibit (**Exhibit C of the PUD Ordinance**) shall apply to the development of the Real Estate instead of Article 6.8 of the Unified Development Ordinance (UDO). Due to the Marathon Pipeline's existence on the property, the ability to plant trees in that area is limited.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of US Highway 31 and State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the March 5, 2018, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 5, 2018
1803-PUD-07
Exhibit 1

DEPARTMENT COMMENTS:

1. **Action:** Hold a public hearing at the March 5, 2018, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Hall and House PUD Amendment (1803-PUD-07), the Department recommends forwarding the PUD to the City Council with a favorable recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.



Property Location Map

Hall and House PUD Amendment

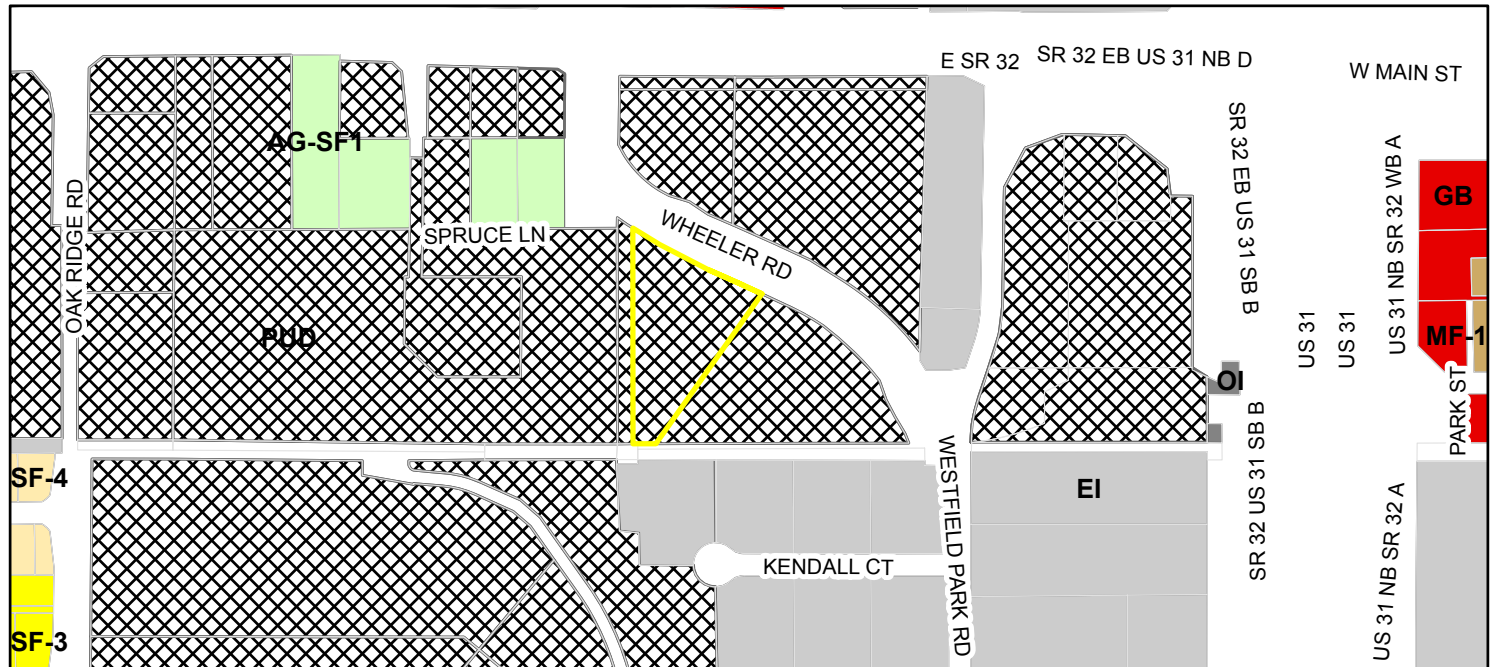
1803-PUD-07



Aerial Location Map



Zoning Map



 Parcel	Zoning - All	 GB (General Business)
Zoning		 OI (Open Industrial)
 AG-SF1 (Agriculture - Single Family - 1)		 PUD (Planned Unit Development)
 EI (Enclosed Industrial)		 SF-3 (Single Family - 3)
		 SF-4 (Single Family - 4)

ORDINANCE 18-05

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND HALL AND HOUSE PLANNED UNIT DEVELOPMENT DISTRICT

This is an Ordinance (this “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Unified Development Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, The City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (the “UDO”); and

WHEREAS, the Common Council enacted Ordinance No. 12-25, establishing the Hall and House PUD Ordinance on July 9, 2012, recorded as Instrument No. 2012041159 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”); and

WHEREAS, the Council subsequently adopted Ordinance No. 17-16, the Hall and House PUD Amendment on July 10, 2017 (the “First Amendment”), which amended the Original Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 1803-PUD-07**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly describe in **Exhibit A**, attached hereto and made apart hereof (the “Real Estate”); and

WHEREAS, the Commission forwarded Petition No. 1803-PUD-07 to the Common Council with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provision of this Ordinance and its exhibits, (ii) the Hall and House PUD Ordinance, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised,

supplemented or expressly made inapplicable by this Ordinance or the Hall and House PUD Ordinance.

1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provision and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance or the Hall and House PUD Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or the Hall and House PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

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

Section 4. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified by the Hall and House PUD Ordinance as set forth below:

4.1 Minimum front yard building setback along the public right-of-way of the Future Drive Extension as shown in Exhibit B shall be ten (10) feet.

Section 5. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified by the Hall and House PUD Ordinance as set forth below:

5.1 Article 6.8 Landscape Standards: Shall not apply to Lot B-2, rather landscaping shall be installed in substantial compliance with the Illustrative Landscape Exhibit, attached hereto as **Exhibit C**.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-05** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-05**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-05**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

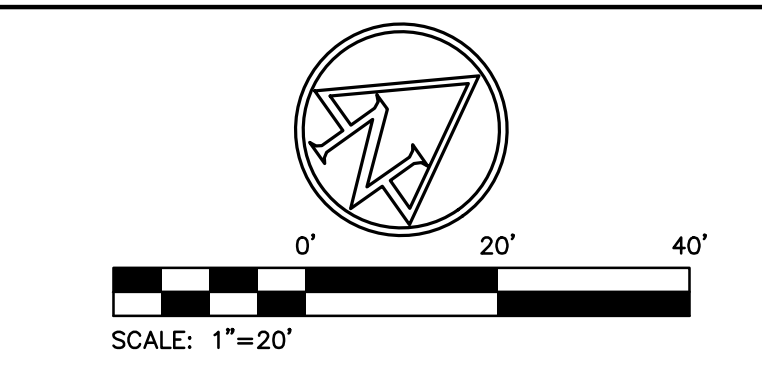
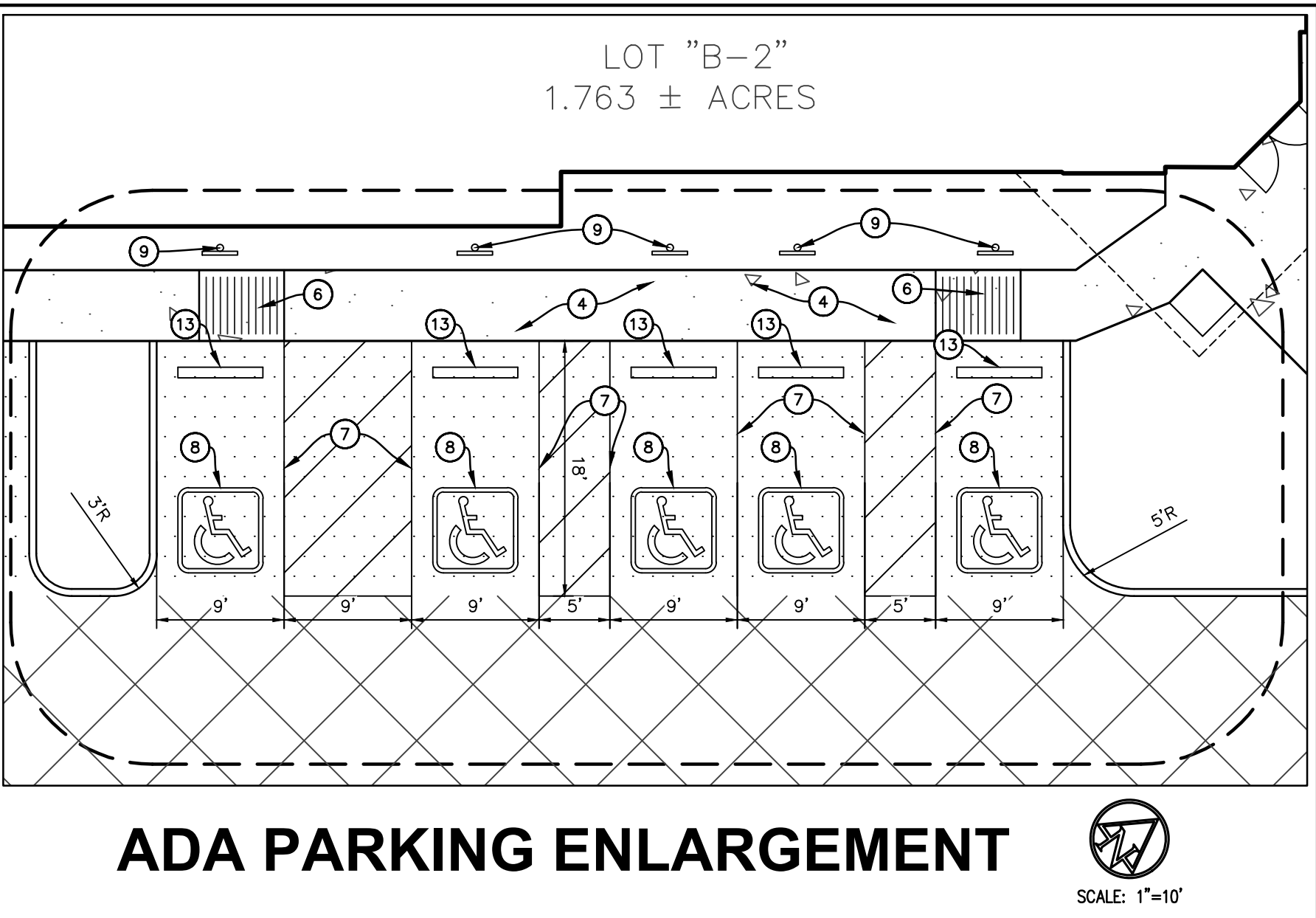
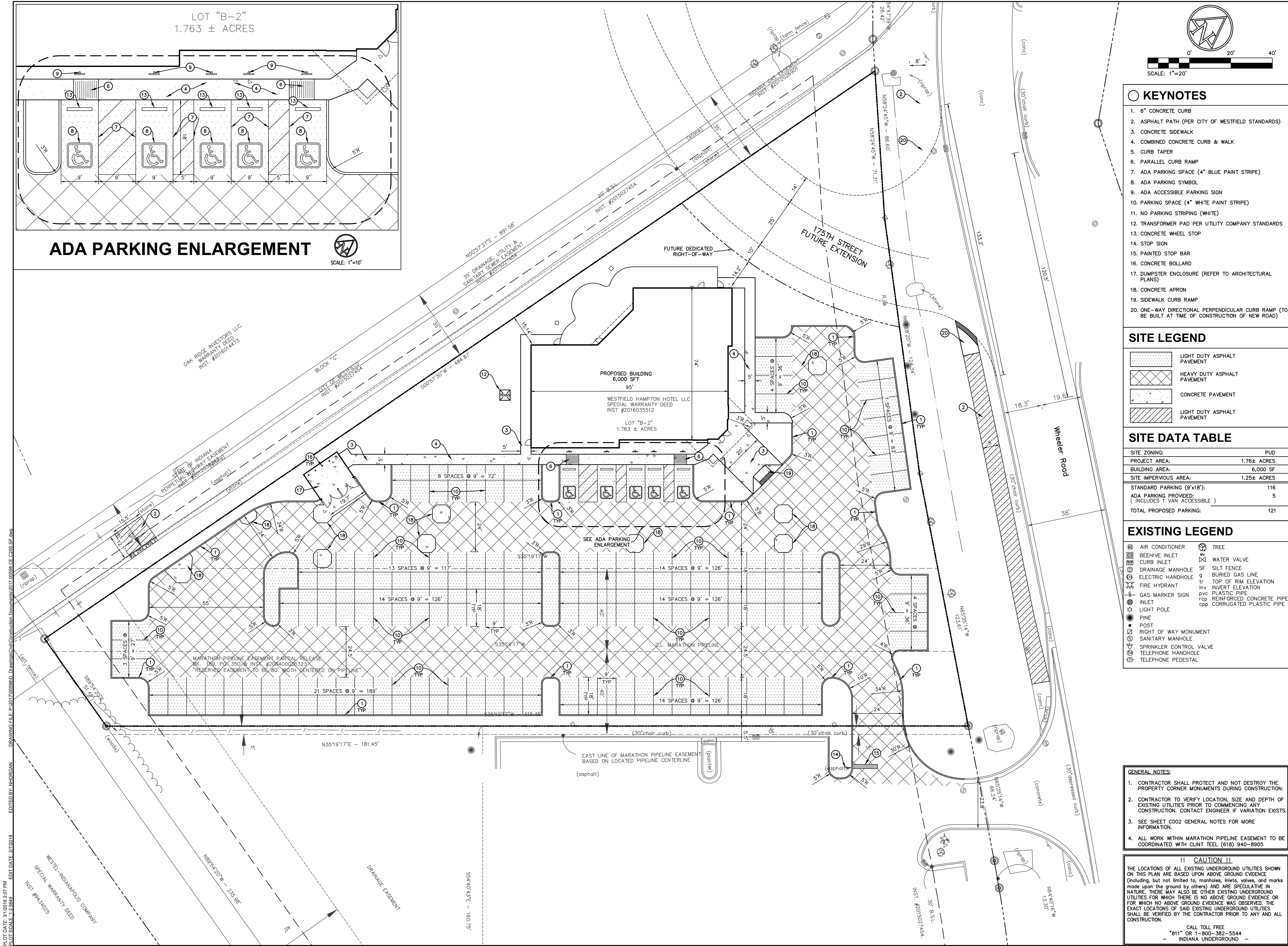
Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Landscape Exhibit

EXHIBIT “A”

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follow:

Lot B-2 of the "Secondary Plat Lot B-1 and Lot B-2 of Block B of 1st West Development by Hall & House", recorded April 18, 2016 as Instrument No. 2016017132, in the Office of the Recorder of Hamilton County, Indiana.



- ### KEYNOTES
- 6" CONCRETE CURB
 - ASPHALT PATH (PER CITY OF WESTFIELD STANDARDS)
 - CONCRETE SIDEWALK
 - COMBINED CONCRETE CURB & WALK
 - CURB TAPER
 - PARALLEL CURB RAMP
 - ADA PARKING SPACE (4" BLUE PAINT STRIPE)
 - ADA PARKING SYMBOL
 - ADA ACCESSIBLE PARKING SIGN
 - PARKING SPACE (4" WHITE PAINT STRIPE)
 - NO PARKING STRIPING (WHITE)
 - TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
 - CONCRETE WHEEL STOP
 - STOP SIGN
 - PAINTED STOP BAR
 - CONCRETE BOLLARD
 - DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
 - CONCRETE APRON
 - SIDEWALK CURB RAMP
 - ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP (TO BE BUILT AT TIME OF CONSTRUCTION OF NEW ROAD)

- ### SITE LEGEND
- LIGHT DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - LIGHT DUTY ASPHALT PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	1.76± ACRES
BUILDING AREA:	6,000 SF
SITE IMPERVIOUS AREA:	1.25± ACRES
STANDARD PARKING (9'x18'):	116
ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	5
TOTAL PROPOSED PARKING:	121

- ### EXISTING LEGEND
- AIR CONDITIONER
 - BEEHIVE INLET
 - CURB INLET
 - DRAINAGE MANHOLE
 - ELECTRIC HANDHOLE
 - FIRE HYDRANT
 - GAS MARKER SIGN
 - INLET
 - LIGHT POLE
 - POST
 - RIGHT OF WAY MONUMENT
 - SANITARY MANHOLE
 - SPRINKLER CONTROL VALVE
 - TELEPHONE HANDHOLE
 - TELEPHONE PEDESTAL
 - TREE
 - WATER VALVE
 - SILT FENCE
 - BURIED GAS LINE
 - TOP OF RIM ELEVATION
 - INVERT ELEVATION
 - PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - CORRUGATED PLASTIC PIPE

- ### GENERAL NOTES:
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
 - ALL WORK WITHIN MARATHON PIPELINE EASEMENT TO BE COORDINATED WITH CLINT TEEL (618) 940-8905

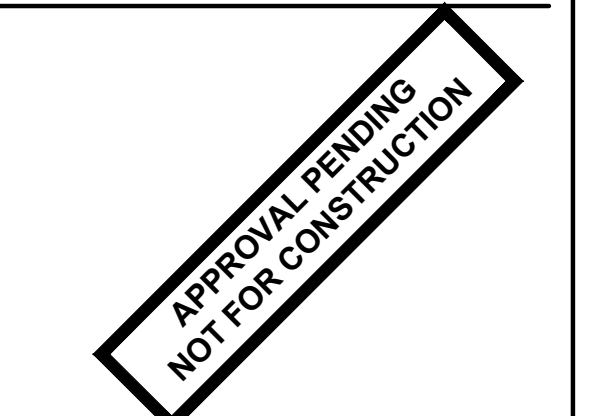
!! CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
INDIANA UNDERGROUND



GRINDSTONE CHARLEY'S

**17470 WHEELER ROAD
WESTFIELD, IN 46074**



CERTIFIED BY

ISSUANCE INDEX
DATE:
12/29/2017
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2017.00598

Exhibit B

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AR	3	Acer rubrum 'Redpointe' / Redpointe Maple	B & B	2" Cal.	As shown
GA	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2" Cal.	As shown
GS	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2" Cal.	As shown
NW	3	Nyssa sylvatica 'Wildfire' / Black Gum	B & B	2.5" Cal.	As shown
TN	15	Thuja occidentalis 'Nigra' / Nigra Cedar	B & B	6" HT.	As shown

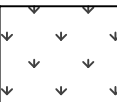
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CM	2	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B & B	8" HT.	As shown
MS	5	Magnolia virginiana / Sweet Bay	B & B	8" HT.	As shown
MC	6	Malus x 'Centzam' TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AA	23	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	CONT.	3 GAL.	60" O.C.
DN	11	Deutzia gracilis 'Nikko' / Slender Deutzia	CONT.	3 GAL.	36" O.C.
IV	9	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	CONT.	3 GAL.	As Shown
JO	134	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	CONT.	3 GAL.	48" O.C.
RG	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT.	3 GAL.	48" O.C.
RD	36	Rosa x 'Double Knockout' / Rose	CONT.	3 GAL.	48" O.C.
ST	13	Spiraea betulifolia 'Tor' / Birchleaf Spirea	CONT.	3 GAL.	36" O.C.
SM	21	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	CONT.	3 GAL.	48" O.C.
TR	33	Taxus x media 'Runyan' / Yew	CONT.	3 GAL.	48" O.C.
VS	9	Viburnum plicatum tomentosum 'Shasta' / Shasta Japanese Snowball	CONT.	3 GAL.	96" O.C.

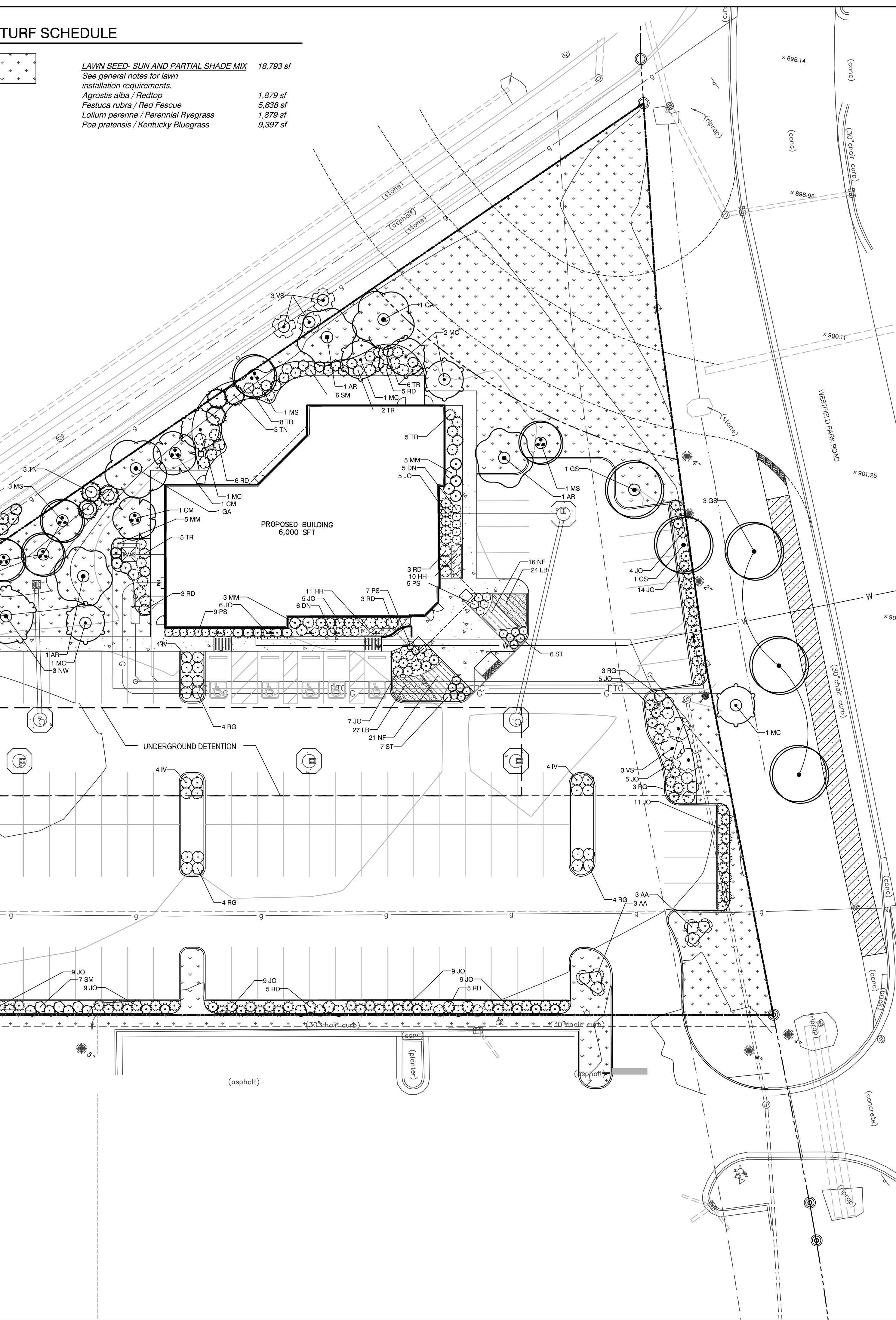
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
MM	21	Miscanthus sinensis 'Morning Light' / Eulalia Grass	CONT.	3 GAL.	48" O.C.
PS	21	Panicum virgatum 'Shenandoah' / Switch Grass	CONT.	3 GAL.	36" O.C.

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
HH	21	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	Cont.	4" Pot	24" OC
LB	51	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Cont.	4" Pot	24" OC
NF	37	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	Cont.	4" Pot	24" OC

TURF SCHEDULE



LAWN SEED- SUN AND PARTIAL SHADE MIX 18,793 sf
See general notes for lawn installation requirements.
Agrostis alba / Redtop 1,879 sf
Festuca rubra / Red Fescue 5,638 sf
Lolium perenne / Perennial Ryegrass 1,879 sf
Poa pratensis / Kentucky Bluegrass 9,397 sf



GENERAL NOTES:

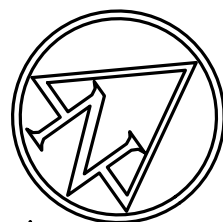
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL @ TOPSOIL 1/2 MULCH AND SOIL CONDITIONER SHALL BE PLACED ON ALL AREAS TO BE SEED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURERS RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
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LANDSCAPE LEGEND

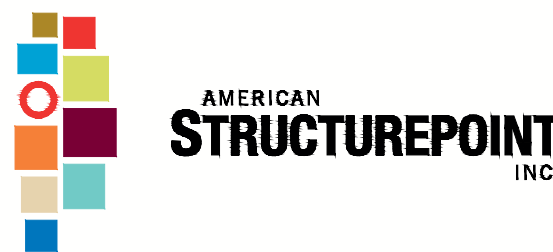
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- ORNAMENTAL TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE
- SEE DETAIL ON SHEET C710
- TURF SEED MIX



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



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GRINDSTONE CHARLEY'S

17470 WHEELER ROAD
WESTFIELD, IN 46074

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

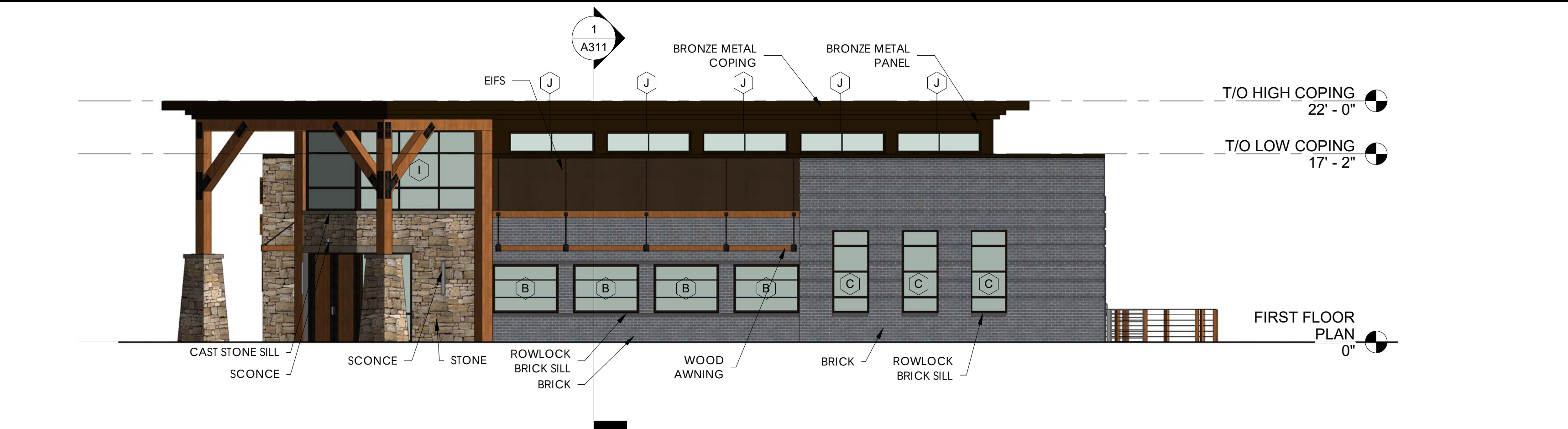
DATE:
12/29/2017
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

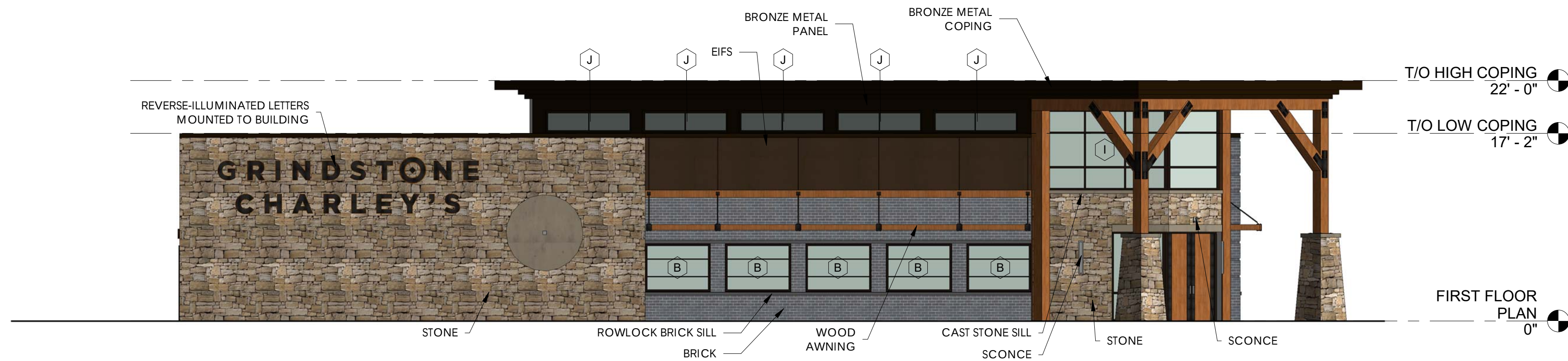
NO.	DESCRIPTION	DATE

Project Number 2017.00598

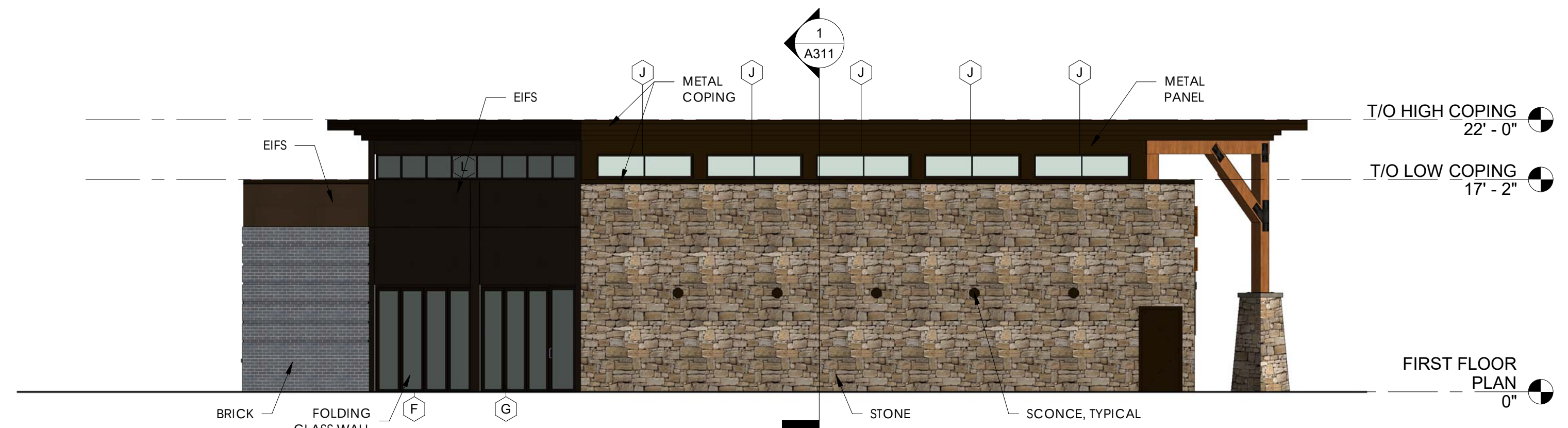
Exhibit C



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



5 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

Certified By:

Scale: 1/8" = 1'-0"
Date: 12.22.2017
Drawn By: JMM
Checked By: BAR

GRINDSTONE CHARLEY'S

WESTFIELD PARK ROAD & SR 32
WESTFIELD, INDIANA

Revisions

Job Number:

Drawing Name:
BUILDING ELEVATIONS

Drawing Number:

A201

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AR	3	Acer rubrum 'Redpointe' / Redpointe Maple	B & B	2" Cal.	As shown
GA	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2" Cal.	As shown
GS	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2" Cal.	As shown
NW	3	Nyssa sylvatica 'Wildfire' / Black Gum	B & B	2.5" Cal.	As shown
TN	15	Thuja occidentalis 'Nigra' / Nigra Cedar	B & B	6" HT.	As shown

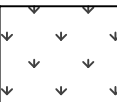
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CM	2	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B & B	8" HT.	As shown
MS	5	Magnolia virginiana / Sweet Bay	B & B	8" HT.	As shown
MC	6	Malus x 'Centzam' TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AA	23	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	CONT.	3 GAL.	60" O.C.
DN	11	Deutzia gracilis 'Nikko' / Slender Deutzia	CONT.	3 GAL.	36" O.C.
IV	9	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	CONT.	3 GAL.	As Shown
JO	134	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	CONT.	3 GAL.	48" O.C.
RG	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT.	3 GAL.	48" O.C.
RD	36	Rosa x 'Double Knockout' / Rose	CONT.	3 GAL.	48" O.C.
ST	13	Spiraea betulifolia 'Tor' / Birchleaf Spirea	CONT.	3 GAL.	36" O.C.
SM	21	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	CONT.	3 GAL.	48" O.C.
TR	33	Taxus x media 'Runyan' / Yew	CONT.	3 GAL.	48" O.C.
VS	9	Viburnum plicatum tomentosum 'Shasta' / Shasta Japanese Snowball	CONT.	3 GAL.	96" O.C.

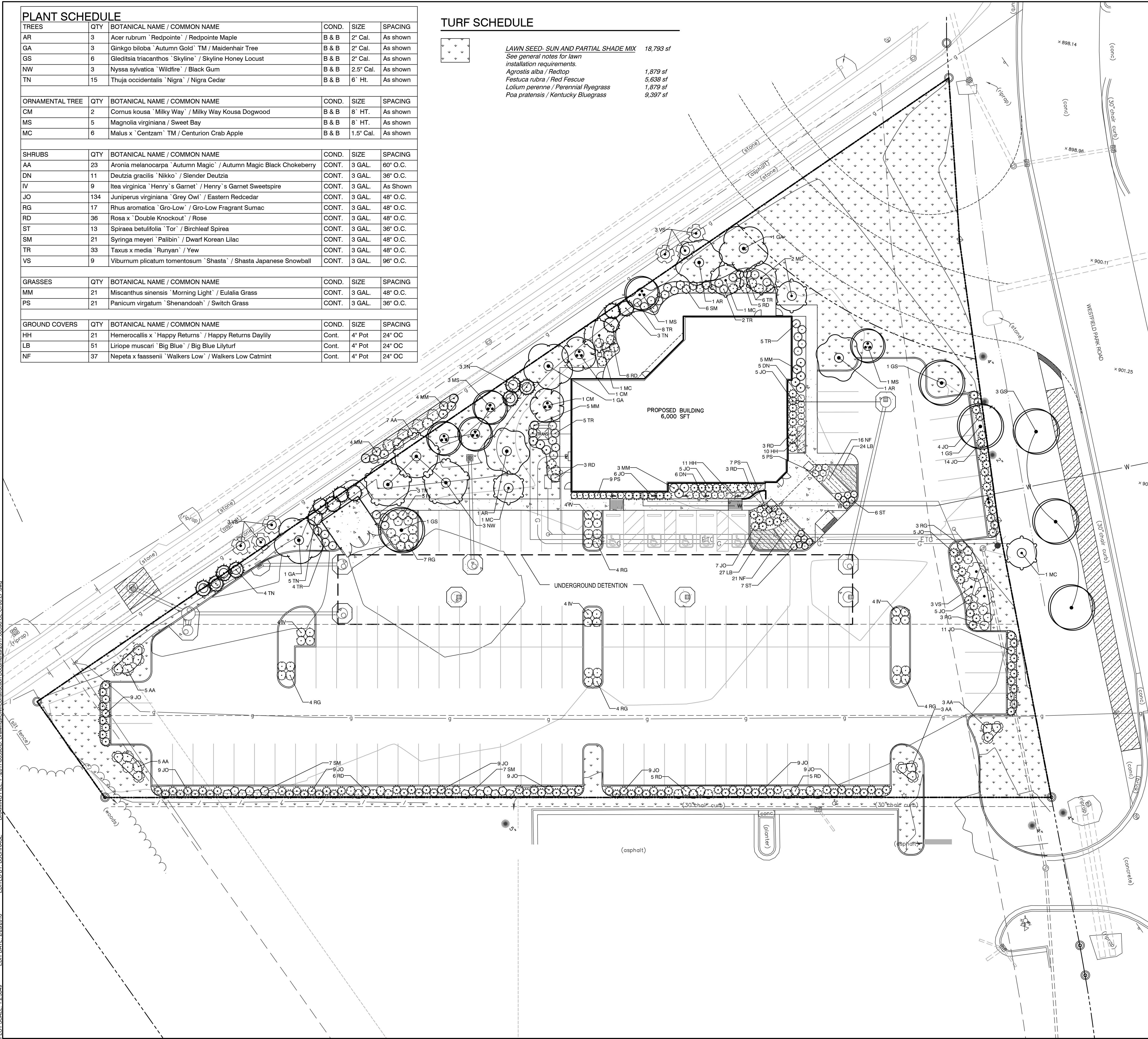
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
MM	21	Miscanthus sinensis 'Morning Light' / Eulalia Grass	CONT.	3 GAL.	48" O.C.
PS	21	Panicum virgatum 'Shenandoah' / Switch Grass	CONT.	3 GAL.	36" O.C.

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
HH	21	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	Cont.	4" Pot	24" OC
LB	51	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Cont.	4" Pot	24" OC
NF	37	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	Cont.	4" Pot	24" OC

TURF SCHEDULE



LAWN SEED- SUN AND PARTIAL SHADE MIX 18,793 sf
See general notes for lawn installation requirements.
Agrostis alba / Redtop 1,879 sf
Festuca rubra / Red Fescue 5,638 sf
Lolium perenne / Perennial Ryegrass 1,879 sf
Poa pratensis / Kentucky Bluegrass 9,397 sf



GENERAL NOTES:

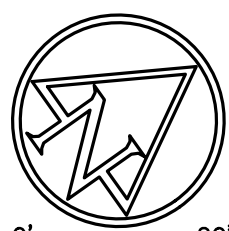
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL @ TOPSOIL 1/2 MULCH AND SOIL CONDITIONER SHALL BE PLACED ON ALL AREAS TO BE SEED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
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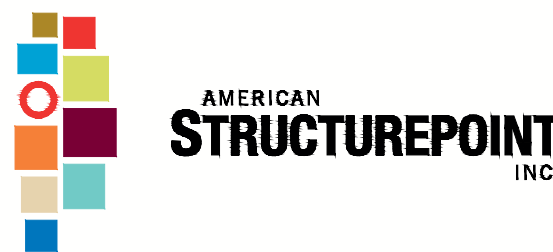
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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2017.00598

Exhibit C



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 5, 2018
1802-DDP-05
Exhibit 1

Petition Number: 1802-DDP-05

Subject Site: 17470 Wheeler Road (Lot B-2 of the Hall and House Planned Unit Development)

Petitioner: Clancy's Inc. by American Structurepoint, Inc.

Request: Petitioner requests a Detailed Development Plan review for a new 6,000 square foot restaurant and site improvements on 1.76 acres +/- in the Hall and House PUD District

Current Zoning: Hall and House PUD

Current Land Use: Vacant

Approximate Acreage: 1.76 acres+/-

Property History: 1206-PUD-06 Hall and House PUD District
1206-SPP-02 Overall Development Plan
1803-PUD-07 Hall and House PUD District Amendment (Ord. 18-05) (*pending*)
1803-SFP-10 Secondary Plat (*pending*)

Exhibits: 1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

Staff Reviewers: Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 1.76 acre +/- site is located on Wheeler Road south of State Road 32 immediately adjacent to the existing Hampton Inn (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibits 3-5**) for a new 6,000 square foot restaurant and site improvements.



The applicable zoning district is the Hall and House PUD (the "PUD District Ordinance"). Applicable underlying zoning district is General Business and is part of the State Highway 32 Overlay District.

The petition was reviewed by the Technical Advisory Committee at its January 23, 2018, meeting.

An amendment to the Hall and House PUD Ordinance (Ord. 18-05) (the "PUD Amendment"), which proposes modifications to the Minimum Front Yard Building Setback and Landscaping Standards, is pending. The approval of this Detailed Development Plan is contingent upon the approval of the PUD Amendment.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.



- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



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

DEVELOPMENT STANDARDS (Hall & House PUD / Proposed PUD Amendment) (Ord. 12-25 & Ord. 18-05)

The plans comply.

- 22)** Permitted Uses (Ord. 12-25)

- 23)** Development Standards (Ord. 12-25 & 18-05)

UNDERLYING DISTRICT STANDARDS: GB: GENERAL BUSINESS (CHAPTER 4.16 OF UDO)

The plans comply.

- | | |
|--|---------------------------------------|
| 24) Minimum Lot Area: | No Minimum |
| 25) Minimum Lot Frontage: | 80 Feet |
| 26) Minimum Building Setback Lines: | |
| a) Front Yard: | Superseded by Ord. 12-25 & Ord. 18-05 |
| b) Side Yard: | Superseded by Ord. 12-25 |
| • Abutting a residential district: | Superseded by Ord. 12-25 |
| c) Rear Yard: | Superseded by Ord. 12-25 |
| 27) Minimum Lot Width: | No Minimum |
| 28) Maximum Building Height: | 60 feet |
| 29) Minimum Building Size: | No Minimum |

STATE HIGHWAY 32 OVERLAY DISTRICT STANDARDS (CHAPTER 5.3 OF UDO)

The plans comply.

- 30)** State Highway 32 Overlay District
- a) Purpose and Intent
 - b) Applicability
 - c) Permitted Uses
 - d) Access and Control
 - e) Setback Requirements:
 - Maximum Setback
 - f) Accessory Buildings



- g) Building Height Requirements:
 - 1. Maximum Building Height: No Minimum
 - 2. Minimum Building Height: Eighteen (18) feet
 - 3. Multiple Stories: Multiple stories encourage, not required
- h) Building Size Requirement:
 - 1. Minimum Gross Floor Area: Five Thousands (5,000) square feet
 - 2. Maximum Gross Floor Area: No maximum
- i) Architectural Design Requirements:
 - 1. General Design Theme Standards
 - 2. Building Elevations:
 - i. Openings
 - ii. Gutters and Downspouts
 - iii. Roofs:
 - 1. Pitched Roofs
 - 2. Flat Roofs
 - iv. Main Entrances
 - v. Windows
 - vi. Awnings
 - vii. Drive-thrus and Fueling Stations
 - viii. Building Materials: No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - ix. Accessory Buildings
- j) Trail Corridor Requirement
- k) Miscellaneous Requirements:
 - 1. Loading Berths
 - 2. Mechanical Equipment
 - 3. Walls and Fencing

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

The plans comply.

31) Accessory Use and Building Standards

32) Architectural Standards

- a) Mechanical Screening
- b) Building Facades
 - External Facades
 - (1) 60% Masonry
 - (2) Offsets



(3) No loading spaces/loading docks or service doors on External Façade

- All Building Facades

33) Building Standards: Industrial and Business Uses

34) Fence Standards

- a) Location
- b) Height Limitations
- c) Opaque Fences

35) Height Standards: Non-Residential Districts

36) Landscaping Standards

- a) Content
- b) Preservation and Replacement of Trees
- c) Selection, Installation and Maintenance of Plant Materials
- d) General Design Standards
- e) General Screening Standards
- f) Detention/Retention Areas
- g) Street Trees
- h) Minimum Lot Requirements
- i) Foundation Plantings
 - External Street Frontage Requirements
- j) Buffer Yard Requirements
- k) Parking Area Landscaping

37) Lighting Standards

- a) General Lighting Standards
- b) Industrial Lighting Standards
 - Pole Lights
 - Parking Area Lighting

38) Lot Standards

39) Outside Storage and Display

- a) Yards
- b) Screening
- c) Storage Surface

40) Parking and Loading Standards

- a) Site Access and Circulation
- b) Off-Street Parking



- c) Bicycle Parking
- 41) Setback Standards**
- 42) Sign Standards**
- 43) Vision Clearance Standards**
- 44) Yard Standards**

DESIGN STANDARDS: CHAPTER 8 of UDO

The plans comply.

- 45) Block Standards**
- 46) Easement Standards**
- 47) Monument and Marker Standards**
- 48) Open Space and Amenity Standards**
- 49) Pedestrian Network Standards**
- 50) Storm Water Standards**
- 51) Street and Right-of-Way Standards**
- 52) Street Light Standards**
- 53) Street Sign Standards**
- 54) Surety Standards**
- 55) Utility Standards**

DEPARTMENT COMMENTS

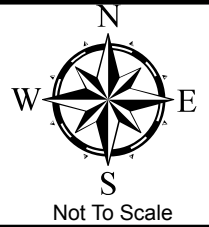
- 1) The plans as presented comply with the applicable zoning ordinances.**
- 2) Action: Approve Detailed Development Plan 1802-DDP-05 with the following conditions:**
 - That the approval of Detailed Development Plan 1802-DDP-05 is contingent upon The Hall and House PUD Ordinance Amendment (Ord. 18-05) being approved at a future City Council Meeting.**
 - That the Secondary Plat (1803-SFP-10) associated with this development plan be signed and recorded at the Hamilton County recorder's office prior to the issuance of an Improvement Location Permit.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.**



Property Location Map

Hall and House PUD Amendment

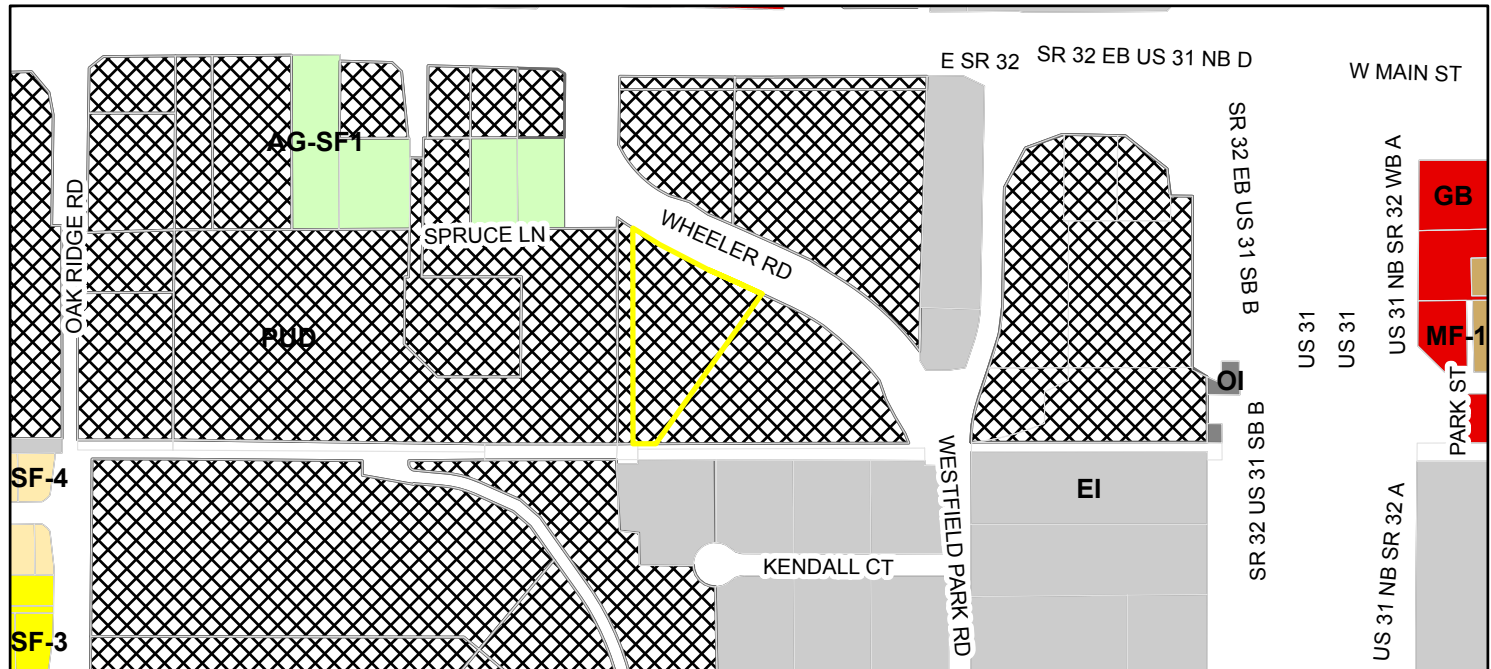
1803-PUD-07



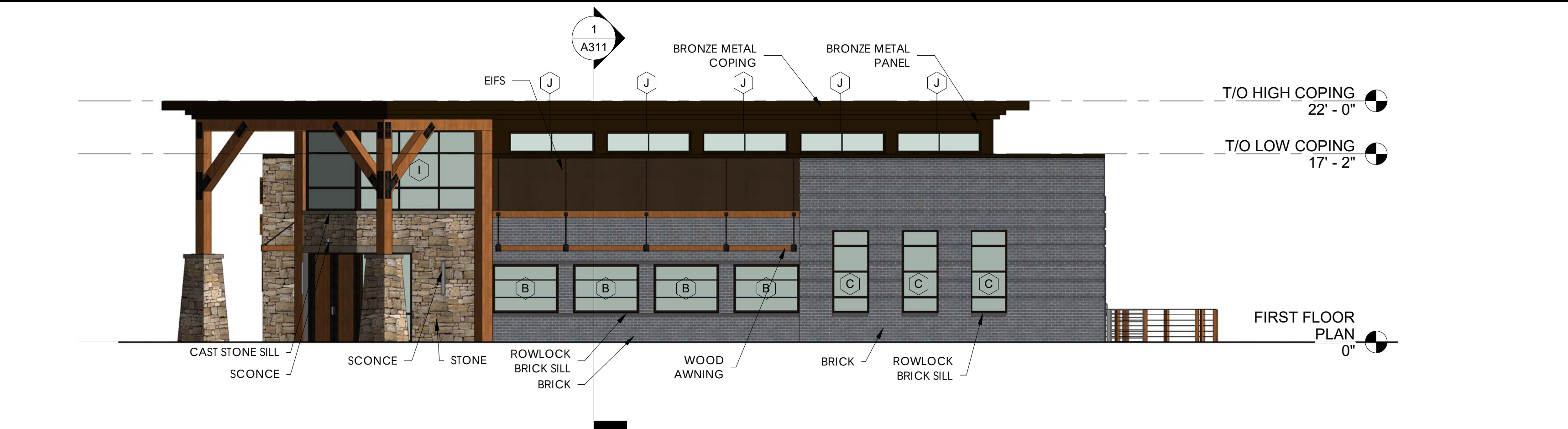
Aerial Location Map



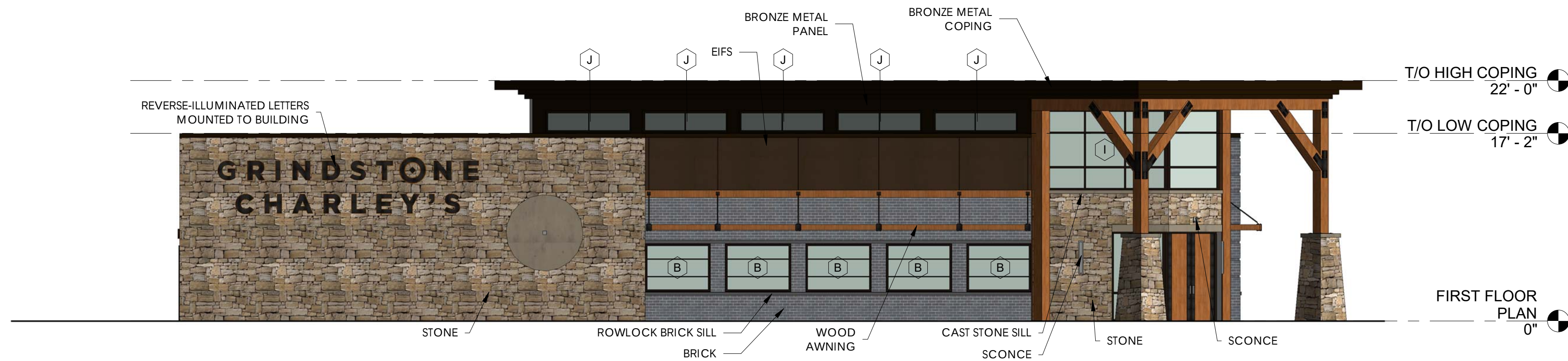
Zoning Map



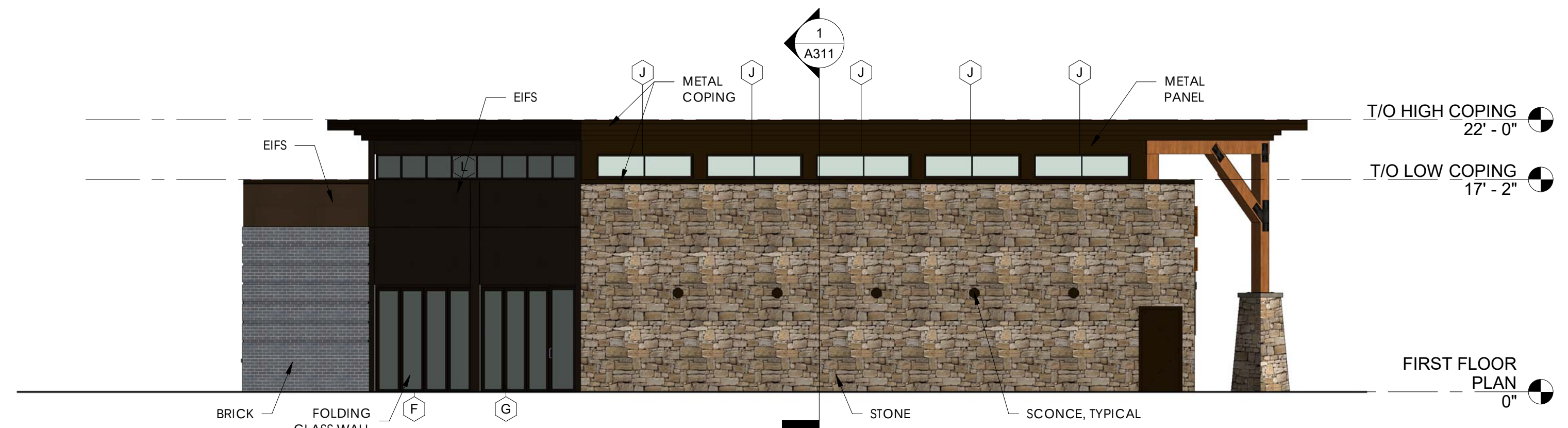
 Parcel	Zoning - All	 GB (General Business)
	Zoning	 OI (Open Industrial)
 AG-SF1 (Agriculture - Single Family - 1)		 PUD (Planned Unit Development)
 EI (Enclosed Industrial)		 SF-3 (Single Family - 3)
		 SF-4 (Single Family - 4)



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



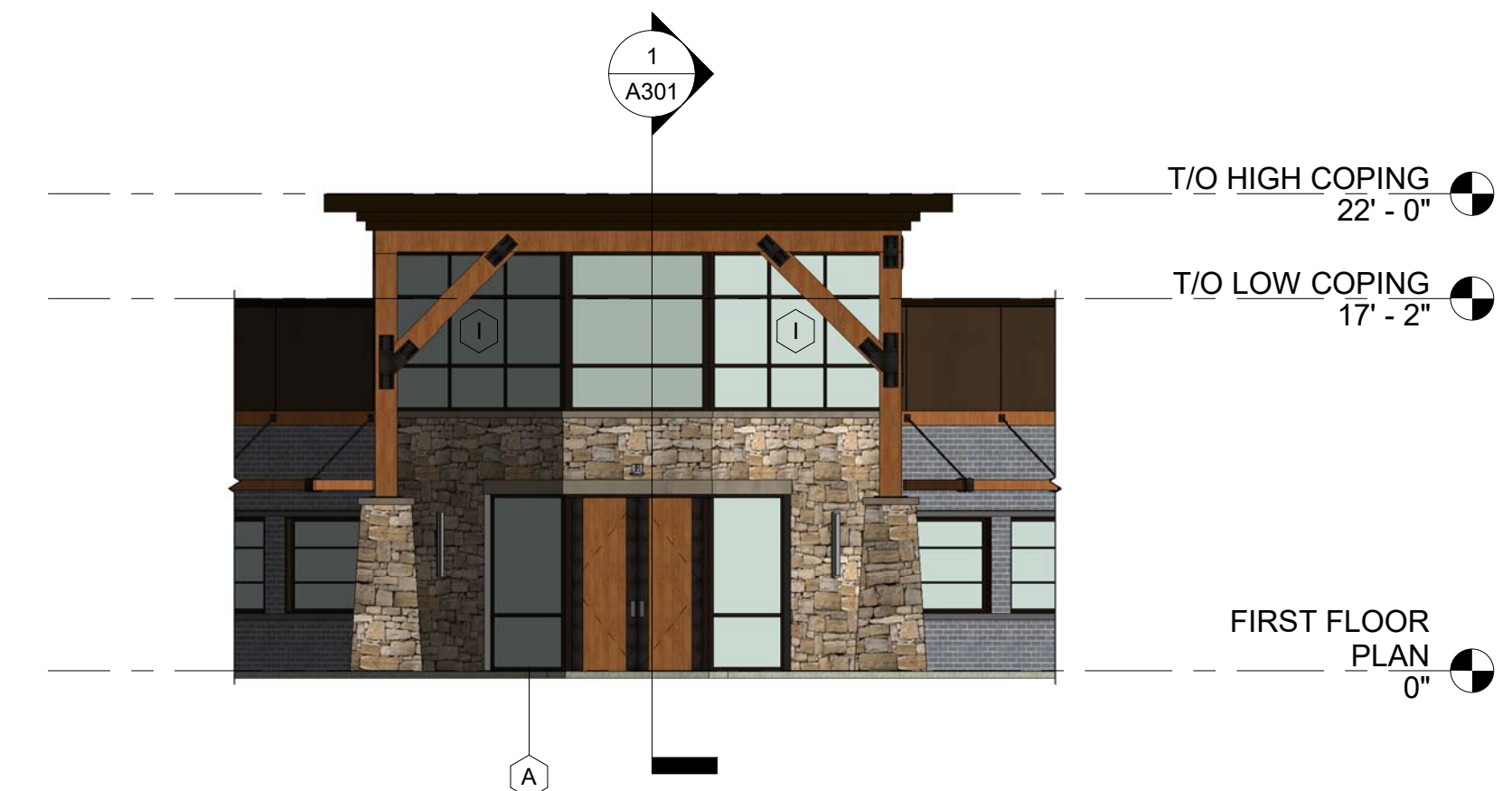
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



5 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

Certified By:

Scale: 1/8" = 1'-0"
Date: 12.22.2017
Drawn By: JMM
Checked By: BAR

GRINDSTONE CHARLEY'S

WESTFIELD PARK ROAD & SR 32
WESTFIELD, INDIANA

Revisions

Job Number:

Drawing Name:
BUILDING ELEVATIONS

Drawing Number:

A201

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AR	3	Acer rubrum 'Redpointe' / Redpointe Maple	B & B	2" Cal.	As shown
GA	3	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2" Cal.	As shown
GS	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2" Cal.	As shown
NW	3	Nyssa sylvatica 'Wildfire' / Black Gum	B & B	2.5" Cal.	As shown
TN	15	Thuja occidentalis 'Nigra' / Nigra Cedar	B & B	6" HT.	As shown

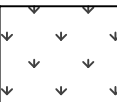
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CM	2	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B & B	8" HT.	As shown
MS	5	Magnolia virginiana / Sweet Bay	B & B	8" HT.	As shown
MC	6	Malus x 'Centzam' TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AA	23	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	CONT.	3 GAL.	60" O.C.
DN	11	Deutzia gracilis 'Nikko' / Slender Deutzia	CONT.	3 GAL.	36" O.C.
IV	9	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	CONT.	3 GAL.	As Shown
JO	134	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	CONT.	3 GAL.	48" O.C.
RG	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT.	3 GAL.	48" O.C.
RD	36	Rosa x 'Double Knockout' / Rose	CONT.	3 GAL.	48" O.C.
ST	13	Spiraea betulifolia 'Tor' / Birchleaf Spirea	CONT.	3 GAL.	36" O.C.
SM	21	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	CONT.	3 GAL.	48" O.C.
TR	33	Taxus x media 'Runyan' / Yew	CONT.	3 GAL.	48" O.C.
VS	9	Viburnum plicatum tomentosum 'Shasta' / Shasta Japanese Snowball	CONT.	3 GAL.	96" O.C.

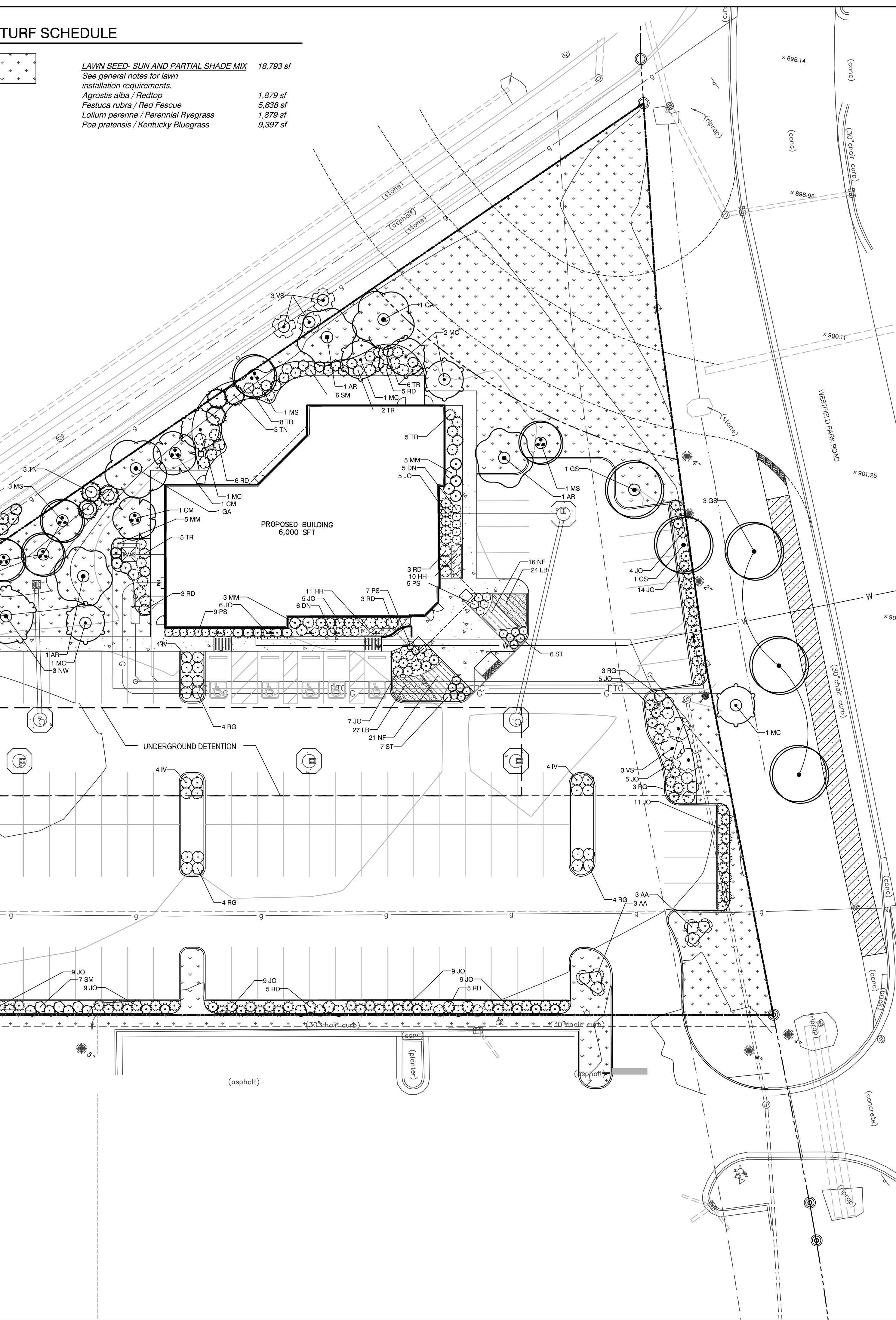
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
MM	21	Miscanthus sinensis 'Morning Light' / Eulalia Grass	CONT.	3 GAL.	48" O.C.
PS	21	Panicum virgatum 'Shenandoah' / Switch Grass	CONT.	3 GAL.	36" O.C.

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
HH	21	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	Cont.	4" Pot	24" OC
LB	51	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Cont.	4" Pot	24" OC
NF	37	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	Cont.	4" Pot	24" OC

TURF SCHEDULE



LAWN SEED- SUN AND PARTIAL SHADE MIX 18,793 sf
See general notes for lawn installation requirements.
Agrostis alba / Redtop 1,879 sf
Festuca rubra / Red Fescue 5,638 sf
Lolium perenne / Perennial Ryegrass 1,879 sf
Poa pratensis / Kentucky Bluegrass 9,397 sf



GENERAL NOTES:

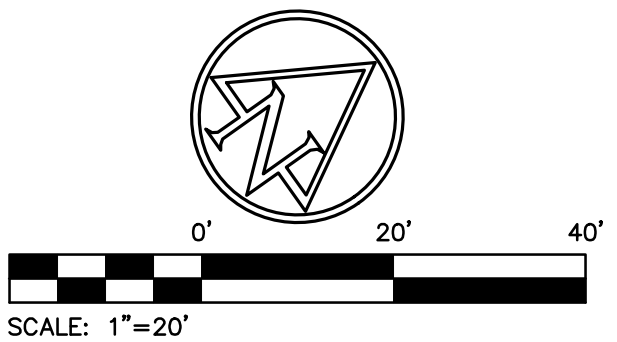
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL @ TOPSOIL 1/2 MULCH AND SOIL CONDITIONER SHALL BE PLACED ON ALL AREAS TO BE SEED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURERS RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDDED AREAS.

ORDINANCE NOTES:

MINIMUM LOT LANDSCAPING (1.61 ACRES)
BUSINESS USE: (10) SHADE TREES + (10) ORNAMENTAL TREES + (25) SHRUBS / ACRE.
REQUIRED: (16.1) SHADE TREES + (16.1) ORNAMENTAL TREES + (40.3) SHRUBS
PROPOSED: (15) SHADE TREES + (28) ORN. / EVERGREEN TREES + (348) SHRUBS
STREET FRONTAGE LANDSCAPING
(3) SHADE OR EVERGREEN TREES + (2) ORNAMENTAL TREES + (25) SHRUBS / 100 LF
WESTFIELD PARK ROAD (200 LF):
REQUIRED: (6) SHADE TREES + (4) ORNAMENTAL TREES + (50) SHRUBS
PROPOSED: (5) SHADE TREES + (2) ORNAMENTAL TREES + (58) SHRUBS
SITE RESTRICTIONS LIMIT PLANTINGS. SEE NOTE BELOW
FOUNDATION PLANTINGS (337 LF)
(1) SHRUB OR ORNAMENTAL TREE / 12 LF
REQUIRED: (28.08) TREES / SHRUBS
PROPOSED: (68) SHRUBS
BUFFER YARDS (NW - 485 LF)
REQUIRED: (20) SHADE TREES + (20) EVERGREEN TREES + (49) SHRUBS
PROPOSED: (8) SHADE TREES + (17) EVERGREEN TREES + (9) ORN TREES + (103) SHRUBS
SITE RESTRICTIONS LIMIT PLANTINGS. SEE NOTE BELOW
INTERIOR PARKING AREA LANDSCAPING (121 SPACES; 9,900 SF)
PARKING ISLANDS TO INCLUDE (1) TREE + (4) SHRUBS / ISLAND (MINIMUM 120 SF)
REQUIRED LANDSCAPED AREA: (10%): 990 SF
PROPOSED LANDSCAPED AREA: (148.1): 470 SF
PROPOSED PLANTINGS: (2) SHADE TREES + (0) ORNAMENTAL TREES + (39) SHRUBS
SITE RESTRICTIONS LIMIT PLANTINGS. SEE NOTE BELOW
PERIMETER PARKING AREA LANDSCAPING (516 LF)
(1) SHADE TREE + (10) SHRUBS / 30 LF
REQUIRED: (5) SHADE TREES, (172) SHRUBS
PROPOSED: (4) SHADE TREES, (172) SHRUBS
SITE RESTRICTIONS NOTE:
GAS LINE ALONG THE SOUTH AND WEST OF THE PROPERTY AND A UTILITY EASEMENT TO THE SOUTH AND EAST LIMIT THE ABILITY TO PLANT IN THESE AREAS. THE NORTH CORNER OF THE LOT IS ALSO TO BE DEDICATED AS RIGHT-OF-WAY TO THE CITY AND WILL NOT BE PLANTED. ADDITIONAL SHRUBS PROVIDED AS FOUNDATION PLANTINGS AND ALONG THE TRAIL ARE TO COMPENSATE FOR OVERALL SITE QUANTITIES, AND ADDITIONAL TREES HAVE ALSO BEEN PROPOSED WITHIN THE RIGHT OF WAY.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE
- SEE DETAIL ON SHEET C710
- TURF SEED MIX



CLANCY'S
INC.
EST. 1965

120 CAREY DR. NOBLESVILLE, INDIANA 46060

TEL 317.773.3284
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PFOGELSONG@CLANCYSINC.COM

AMERICAN
STRUCTUREPOINT
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.647.5580 | FAX 317.643.0270
www.structurepoint.com

GRINDSTONE
CHARLEY'S

17470 WHEELER ROAD
WESTFIELD, IN 46074

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
12/29/2017
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2017.00598

Exhibit C



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 5, 2018
1802-PUD-04
Exhibit 1

Docket Number: 1802-PUD-04 (Ordinance No. 18-01)

Petitioner: Weihe Engineers

Request: An amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District to allow for commercial development.

Current Zoning: Oak Ridge Pointe PUD District

Current Land Use: Undeveloped

Acreage: 1.45 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Illustrative Site Plan
4. Elevations
5. Landscape Plan
6. Proposed Ord. 18-01
7. Ordinance 11-09 (Oak Ridge Pointe PUD)
8. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the January 8, 2018, City Council meeting. The petition received a public hearing at the February 5, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 1.45 acres in size and is located on the southwest corner of SR 32 and Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned the Oak Ridge Pointe PUD District (Ordinance 11-09, adopted May, 23, 2011). The surrounding properties to the north, south, and west are also zoned the Oak Ridge Pointe PUD District. The properties to the east are zoned The Trails PUD District.

Project Description: The petitioner is requesting an amendment to the Oak Ridge Pointe PUD District (see **Exhibit 6**) to allow for development of a new bank, as generally illustrated on the Illustrative Site Plan (see **Exhibit 3**) and Elevations (see **Exhibit 4**).

Definitions: The proposed amendment defines “Illustrative Site Plan” and incorporates it as an exhibit to the ordinance. Additionally, it is explained that the Illustrative Site Plan is conceptual only and that final layouts and site plans will be subject to the terms of the ordinance and may vary from the Illustrative site plan.

General Regulations: As proposed, the amendment modifies the general regulations of the ORP-Commercial 1 District of the Oak Ridge Pointe PUD as outlined in the chart below:

	Underlying Zoning (LB)	Oak Ridge Pointe PUD (Ord. 11-09)	Proposed Amendment (Ord. 18-01)
Minimum Tract Requirement (for Development Plans)	No comparable standard	Two (2) acres	No minimum
Minimum Development Plan Frontage on Road	No comparable standard	Three hundred and thirty (330) feet	No minimum

State Highway 32 Overlay District: The proposed amendment eliminates the requirement for shade trees in the trail corridor.

Development Standards: The proposed amendment removes the requirement that an enclosed bike structure be provided on the site. Additionally, the proposed amendment reduces the number of shade trees required per lot from ten (10) per acre to six (6) per acre. Lastly, the proposed amendment removes the requirements for Buffer Yard Plantings along street on the perimeter of districts, Foundation Plantings, External Street Frontage Landscaping, and Perimeter Parking Area Landscaping; but requires substantial compliance with the Landscape Plan (see **Exhibit 5**).

Design Standards: The proposed amendment reduces the minimum width for sidewalks on the real estate to five (5) feet, from the ten (10) feet required in the ORP-Commercial 1 District of the Oak Ridge Pointe PUD. Additionally, the proposed amendment does not require or pedestrian paths connecting the building to sidewalks along roads other than Oak Ridge Road.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the petition since the public hearing. While some were purely formatting or clarification of the text, others were substantive and are briefly described below.

First, in Section 5, the requirement for shade tree in the corridor were removed. The draft presented at the public hearing required 2 shade trees per acre, though this was never reflected on the concept plan. The planting show on the concept plan have not changed.

In Section 6, a requirement from the original PUD that enclosed bicycle parking be provided either within the primary structure or an accessory structure was removed. Additionally, the

buffer yard requirements from the original PUD are exempted in the amendment. These standards would have applied to the frontages on SR 32 and Oak Ridge Road.

In Section 7 two standards were added regarding sidewalks. The second was to only require a pedestrian connection from the building to the path along Oak Ridge Road, not to the other external streets.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Secondary Arterial: Oak Ridge Road, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the for the February 5, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the January 8, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** If the Plan Commission is satisfied with the proposed PUD Amendment (1802-PUD-04), the Department recommends forwarding the petition to the City Council with a favorable recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 1803-ODP-03 & 1803-SPP-03
Petitioner: Maple Knoll Developers, LLC
Request: Petitioner requests Overall Development Plan & Primary Plat review of 88 units on 38.09 acres +/- in the Maple Knoll Planned Unit Development District.

Enclosed Attachments:

March 05, 2018 Public Hearing

- | | |
|---------------------------|------------|
| 1. Mucklo, Barbara | (02/26/18) |
| 2. Eversole, Kendra | (03/02/18) |
| 3. Sharp-Evans, Katherine | (03/03/18) |

I'm in objection to the development of Springmill Villas or Maple knoll. I live in The Sonoma neighborhood and love seeing the empty

Land, I don't want to see townhomes from my backyard, it would ruin the view and increase traffic on Springmill rd, I already have a hard time getting out of the neighborhood in the morning as it is, and a new development would make it ten times worse. I vote NO! For the development of the land. Please take my vote into consideration and leave the land alone. I like seeing farmland from my backyard. Don't build it.

Thanks for hearing me out
Barbara

To Whom it may concern:

I, Kendra Eversole, as a neighbor of the proposed development of the Springmill Villas (formerly known as Maple Knoll East) 1803-ODP-04 & 1803-SPP-04 have concern and questions for the planning committee. I understand that this is the one and only time the public comments will be accepted, so I appreciate your consideration in advanced.

1. What kind of housing does “two-family dwellings” constitute? Land use of those dwellings to preserve property values of the surrounding neighbors.
2. Are they proposing one two family dwelling per 6000ft² lot? (density of buildings)

Tree Preservation Buffer for surrounding neighbors:

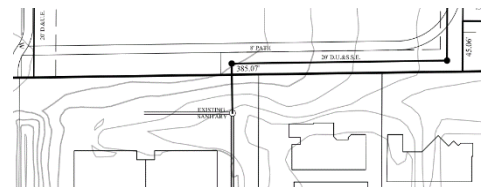
3. 3 acres before or after development: Is the wooded area talked about below measured before the development (existing woods) or after the development of the land? (the remaining tree preservation area) that would have to be sampled by a certified arborist?

With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland

4. Destruction of woodland area for drainage installation: **Can an overlay be done** with the primary plat drawing on top of the existing woodland areas to see the path of the proposed drainage route? I'd like to see where the 30' drainage easement will cut through areas currently wooded. Possibility of the drainage easement to be relocated further northward (through the grassy area) if it gets into the woodland area. We want to preserve the woodland buffer for all neighbors to this new proposed development.



5. Brown Bat and Other Wildlife habitat preservation – any studies been done by DNR for preservation of our wildlife? Specifically, Brown Bats? I am not a bat expert, but being a close neighbor to this area, I have many Bats around my house and I know Brown Bats are a protected species. I do believe this area may be a DNR identified wetland area.
6. Landscaping: 42 A) Shrubs are not required to be planted within woodlands located within buffer yards.
 - a. Development of the surrounding areas of “woodland area to be preserved will have an ecological impact on the existing plant material. Root zone impaction, micro-climate change and other factors will affect the plant health on a long-term basis. I'd like to ask that this be amended to include native plantings of woodland shrubs and trees to act not only as a screening buffer to this development but also to have food source for native wildlife. I'd be happy to give suggestions which fit this requirement.
7. A conflict of timing for proposing this development? I am not directly affected but my concerns is for my neighbors in the maples at Springmill who many are snow birds and not able to review these details and plans.
8. Outlot use and possible covenant to dictate how it can be used to preserve property values.
9. These Outlots are about 100' feet from existing maples dwellings – with a very narrow buffer between the existing houses and the proposed outlot.

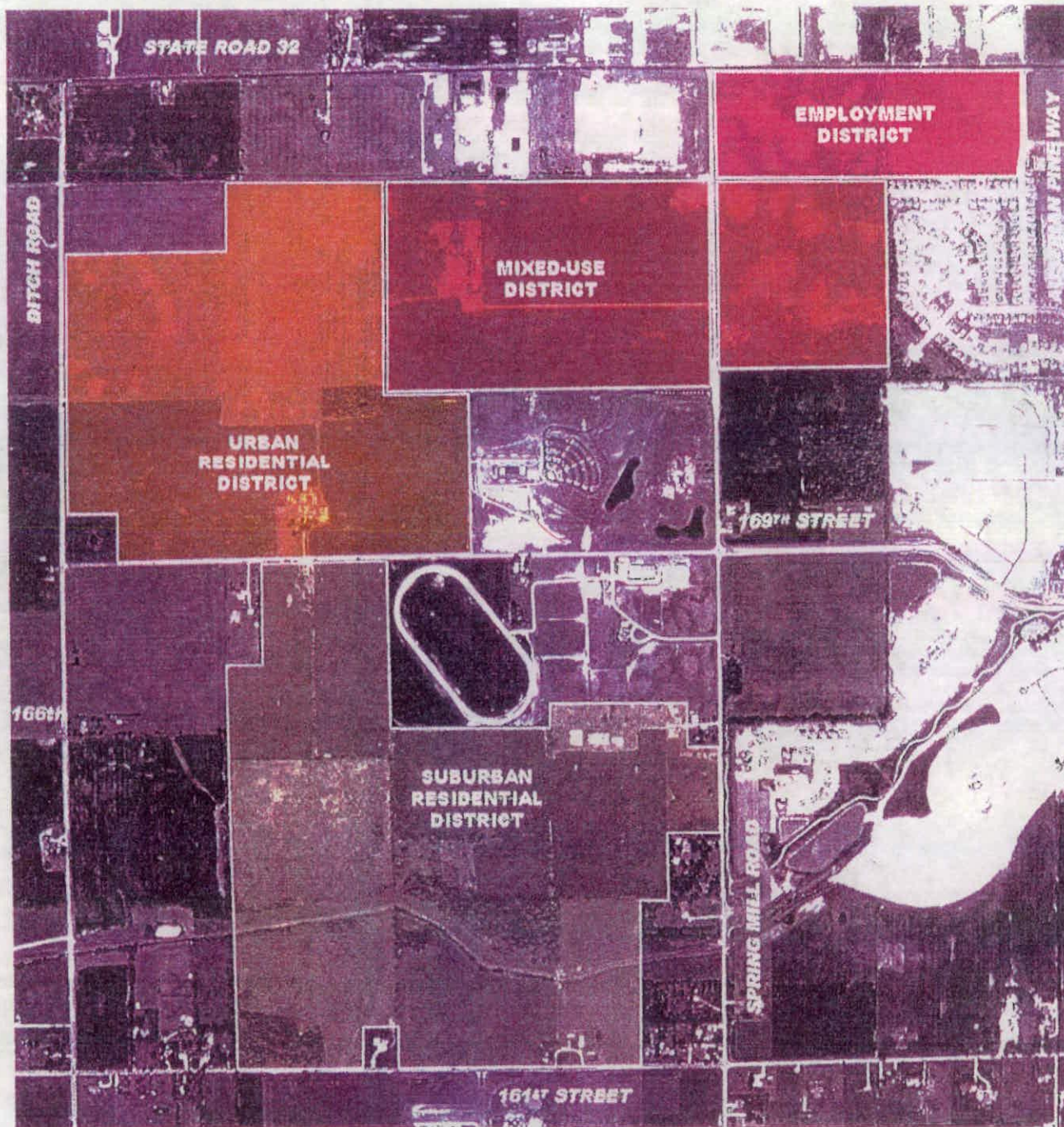


To Whom it may concern:

I Katherine Sharp-Evans, as a neighbor of the proposed development of the Springmill Villas (formerly known as Maple Knoll East) 1803-ODP-04 & 1803-SPP-04 have concerns and questions for the planning committee. I understand that this is the one and only time that public comments will be accepted, so I appreciate your consideration in advance.

1. What demographic are you targeting on for this development? If it is families, the influx of children will make the already overflowing schools of Westfield break their walls. The referendum that has passed and is under development will be over populated before it breaks ground. As a teacher and a parent, I see the effect of over populated classrooms on students, teachers, and parents.
2. Have you thought about the increased amount of traffic that you will be bringing to Spring Mill Road? The morning commute is already unsafe, as the lanes heading north are backed up so far that one cannot get to the left turn lane. This causes drivers to cross the center line to go around the traffic backed up in the right lane to get to the left turn lane. With the combination of St. Maria Goretti Catholic School traffic and other morning commuters making their way to 31N, it is a battle to get out of our neighborhood going in any direction. Add to that the school bus traffic that will be needed to transport the new influx of children to school.

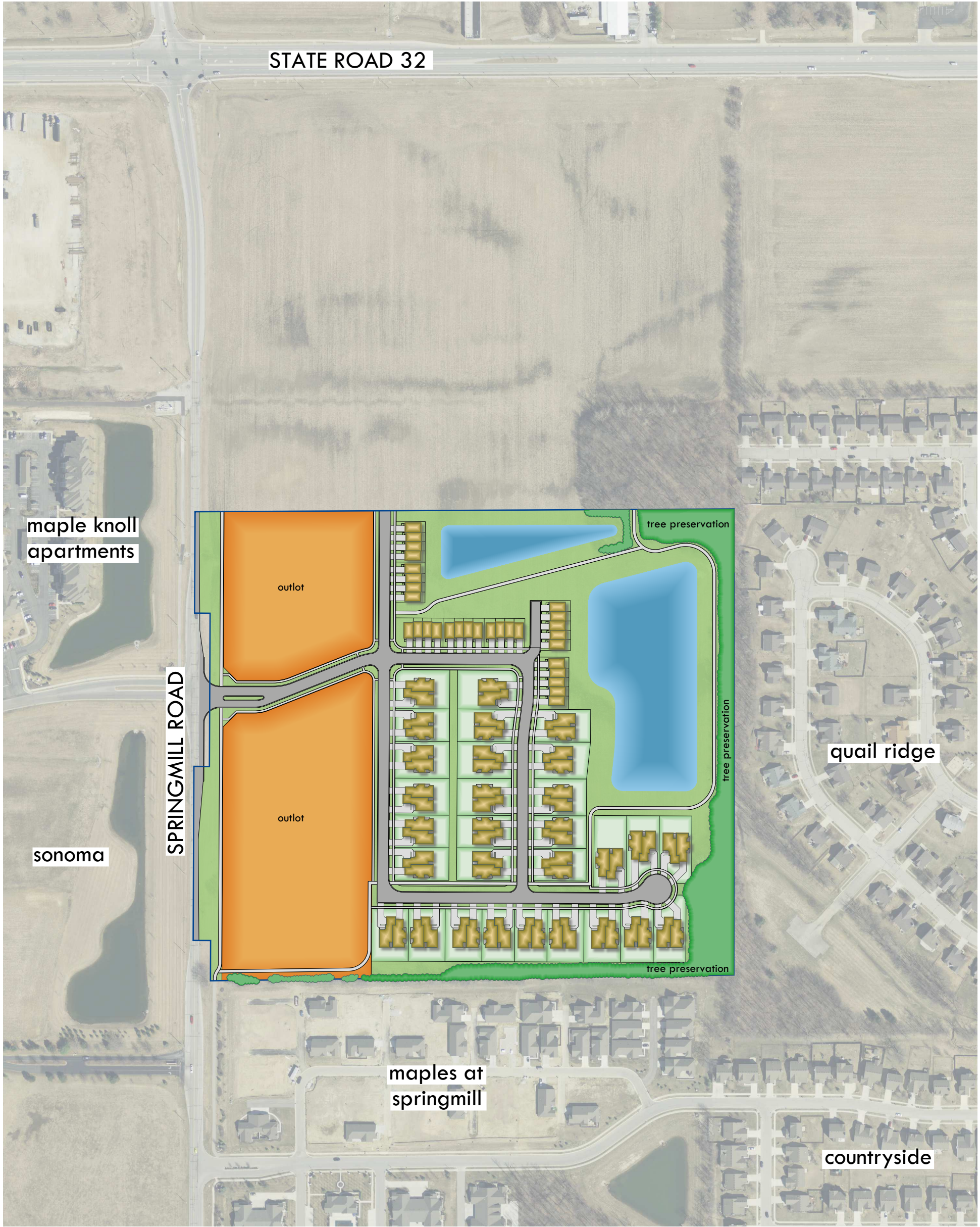
Westfield is growing at an exorbitant rate. If people are looking for a small town feel, they will soon be looking to other towns. The development needs to stop and the needs of current residents need to be met before we can hope to expand and welcome new community members.



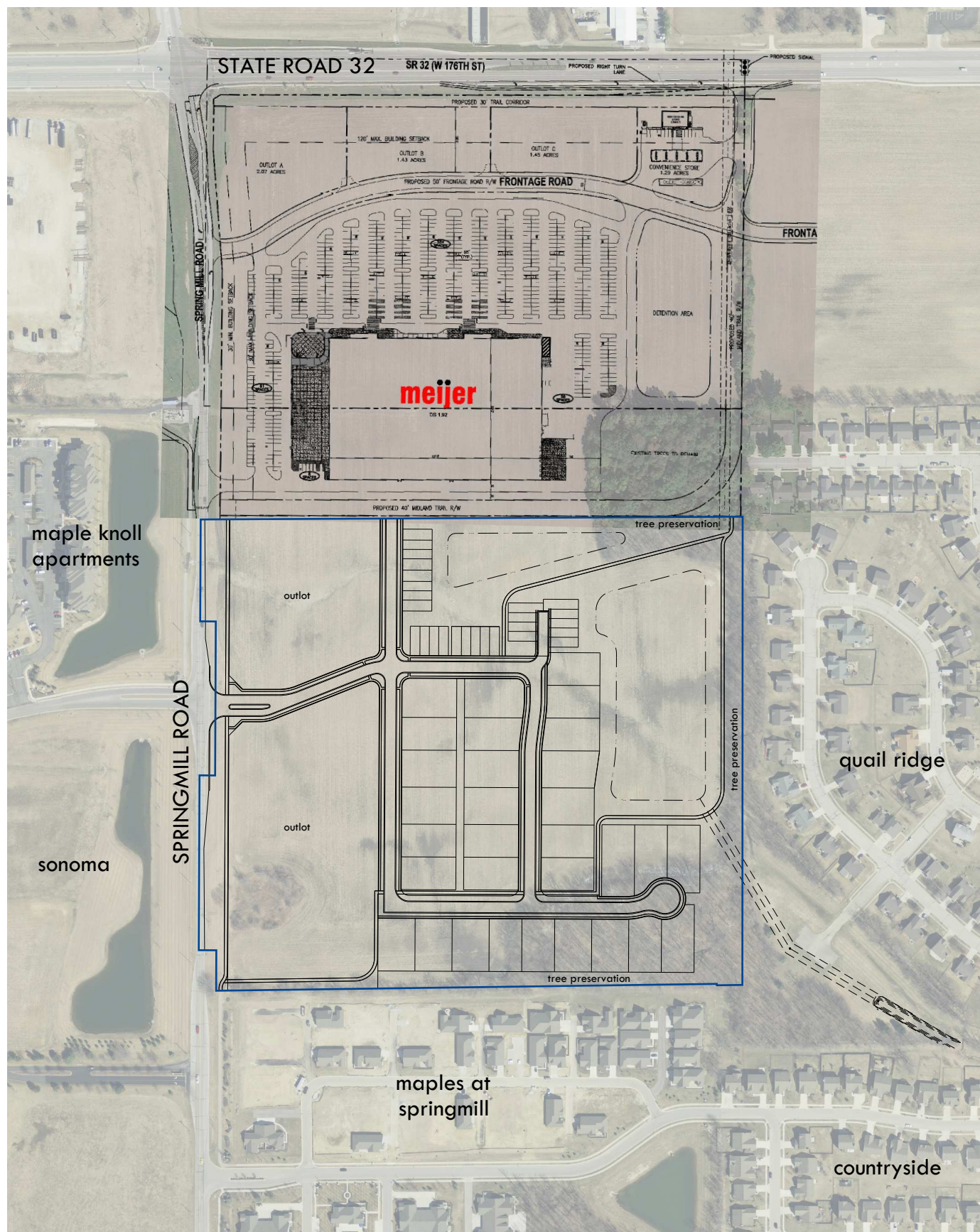


Maple Knoll East

Westfield, Indiana







Westfield Economic and Community Development Department
Westfield, IN

I am writing to voice my concerns on 1803-ODP-03 & 1803-SPP-03 set for the agenda of the Advisory Plan Commission (APC) on Monday, March 05, 2018.

After my review of the Primary Plat, the following items need to be addressed.

1. There is no connection to Sunbrook Way or Viewpoint Lane shown. The existing termination of the streets at the boundary with said property is unsightly. Westfield has prided itself as a well planned and developed area. Details like this being overlooked takes away from the flowing homogeneous of the community.
2. What kind of 'Mixed Use' is this property going to have? I do not want to see another Casey Acres which did not fit the character of any of the structure examples that were shown in Ordinance #11-19. Also there have been crime issues in our community associated Casey Acres.
3. The four existing subdivisions in Springmill Trails PUD have been lead to believe that the area labeled 'Block P' on the plat drawing would be the Clubhouse / Pool facility. The city and developers have kept us in the dark on this issue. Will you please shed some light on this?

Regards,

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