CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_02_20_2018

Tuesday, February 20, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)
MEETING DATE: Tuesday, February 20, 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 5, 2018

Documents: APC Minutes - February 5, 2018

Review APC Rules & Procedures

ITEMS OF BUSINESS

1802-ODP-08 & 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.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Landscape Plan | Exhibit 5: Public Comment | Exhibit 6: Commitments

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)

1802-PUD-04 [PUBLIC HEARING]
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)

1802-PUD-05 [PUBLIC HEARING]
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)

WITHDRAWN

1801-PUD-02 [WITHDRAWN]
Chance PUD
Southwest Corner of Ditch Road and 166th Street
Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 5, 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, Dave Schmitz, Robert Smith, and Scott Willis.

Members Absent: Chris Woodard

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

Approval of Minutes:

Motion: Approve January 16, 2018 Meeting Minutes as presented.

Motion: Kelleher; Second: Schmitz. Motion passed. Vote: 8-0.

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1711-ODP-11 **Osborne Trails Landscaping Plan**
193rd Street and Six Points Road, 191st Street and Horton Road
Osborne Trails Developer, LLC by Nelson & Frankenberger, LLC requests review of the landscaping plan for 1711-ODP-11.

Motion: Approve Consent Agenda Items.

Motion: Horkay; Second: Kelleher. Motion passed. Vote: 8-0.

ITEMS OF BUSINESS

1712-ODP-13 & 1712-SPP-13 **Hittle at ThirtyOne**
Southwest Corner of US 31 & 191st Street
Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat approval for three (3) commercial lots on approximately 12.2 acres +/- in the Hittle at ThirtyOne PUD District.

Howard summarized this request for an Overall Development Plan and Primary Plat approval for three commercial lots in the Hittle at ThirtyOne PUD District.

No APC comments.

Motion: Approve 1712-ODP-13 and 1712-SPP-13 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: Willis; Second: Horkay. Motion passed. Vote: 8-0.

PUBLIC HEARING ITEMS

1802-PUD-04 **Oak Ridge Pointe PUD District Amendment**
[PUBLIC HEARING] *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.

Howard presented a summary of this request for an amendment to the Oak Ridge Pointe PUD District to accommodate a new bank.

Casey Arnold, Market Leader for Community First Bank presented an overview of the Bank's community involvement and volunteer activity.

Public Hearing for 1802-PUD-04 opened at 7:09 p.m.

No public comments.

Public Hearing for 1802-PUD-04 Closed at 7:10 p.m.

Kelleher asked about foundation plantings.

Howard answered that foundation plantings have since been added and shown on the landscape plan.

Kelleher also asked about the two access points.

Howard answered that the petitioner is working with Westfield Public Works on this item.

Maue mentioned that mechanicals need to be screened; understanding that this is a DDP issue he wants to make sure they are planning for this screening.

1802-PUD-05 **Compton PUD District**
[PUBLIC HEARING] *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.

Ernest presented a summary of this request for a change in zoning of 0.88 acres to allow for the construction of an office building.

Paul Page of Page Law, representing Dr. Compton explained that Compton is looking to expand from an existing one story home he has occupied for the past 20 years to an approximately 5,000 square foot multi-tenant building.

Public Hearing for 1801-PUD-05 opened at 7:15 p.m.

Mic Mead, 15466 Oak Road; inquired why are west and north entries nicest. He stated that the nicest entries should be what the residents see from the street view,

Public Hearing for 1801-PUD-05 closed at 7:16 p.m.

Maue addressed the same issue that was brought up in the public comments.

Attorney responded that the layout may be a mistake by the architect. The petitioner will review and get back with staff.

Kelleher stated she recalled the BZA hearing for this petition and it was approved for this use and petitioner only. At that time she believes the BZA thought that the area's residential character wouldn't change and it was an appropriate variance. She added that others thought otherwise and that the variance would basically change the area to business zoning. She feels like this is what is happening now with basically an underlying zoning of LB with too many permitted uses; many that seem inappropriate for the area. Also, she added that such an approval could take away from more appropriate areas like 161st Street and Spring Mill. She said she is not sure why it is presented as a PUD rather than a rezone to LB, or just not limited to a dental practice

Smith asked if request is just for additional dental chairs or is it designed to accommodate other commercial uses.

Page attorney responded that it was made to accommodate other commercial uses; however, the petitioner is working with staff to pare down permitted uses.

Smith expressed concerned that granting this type of approval could open up additional commercial in this area, which is not desired by the community.

Kelleher echoed Smith's concern about setting a precedent for the other three corners or other residential areas.

Horkay agreed with the concerns about uses. He stated he was never satisfied with this BZA decision.

Hoover agrees that uses should be limited to a few office type uses.

Kelleher asked why this is being designed as a PUD instead of straight LB zoning.

Page answered when they have worked with staff a PUD was suggested.

Skelton added that site constraints would require variance if straight LB zoning was utilized. He added that due to these site constraints a PUD would be more efficient.

Smith reiterated that he had no problem if this request was only to add additional chairs.

Maue agreed regarding limiting uses for this area.

Kelleher said limiting hours of use would be appropriate given the neighborhood setting.

Schmitz commented that the architecture should be in line with the existing area's architecture.

Hoover asked if there has been any discussion with the neighboring subdivision of Crosswind Commons.

Page answered that the petitioner's representative had reached out but have not heard back from those residents. He added that they did meet with some of them 6-8 months ago and they were excited about the project.

Kelleher addressed that the times of commercial trash pickup times have caused issues in residential areas.

Maue asked about signage

Page answered that they are working with staff and that they will keep current sign and maybe add one more on 156th Street. He said that the petitioner wants to maintain the residents feel of the building.

1802-ODP-08 &	**Hawthorne Ridge**
1802-SPP-02	*Northside of 161st Street, between Oak Road and Carey Road*
[PUBLIC HEARING]	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 presented an overview of this request an 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.

Tim Ochs, with Ice Miller representing the petitioner summarized the proposed project. He stated that the petitioner's intent is that this project will be totally compliant with the UDO. He said that overall two components drove the planning of this development. The first component was to design the project to incorporate the pipelines, and secondly to be sensitive to the large area of woods and wetlands that exist on the property. He also addressed home size and price points of the homes. He said additional changes will need to me made to the landscape plan and that the petitioner feels the wetlands and the woods are an amenity. He addressed concerns that were presented at the January 29th neighborhood meeting. Those concerns included the entrance off of Oak Road; a passing blister that would have disturbed a wooded area and previous improvements; that trees and wetlands be dealt with in a way that avoids unnecessary impacts; similar buffering and landscaping for the five lots that back up to Oak Manor; drainage issues; and pipeline safety.

Public Hearing for 1802-ODP-08 & 1802-SPP-02 opened at 7:46 p.m.

Wayne Kotuclic, 16246 Oak Road; stated he was concerned about losing trees and berm in front of his property, glad they were able to change the design in a way that preserved the trees.

Michael Miller, 15936 Oak Park Court; said this much better than Tamarack and is glad that it preserves SF2 standards. He stated concern about pipelines, and that local zoning ordinances can address pipeline standards. Additionally he stated concerns about how pipeline regulations will be conveyed to buyers with more transparency.

John Boyer, on behalf of WTNT, 2220 Oakwood Lane; asked about the time afforded to public at the hearings is it five minutes for those representing a group or three minutes. He said this project consists of more cookie cutter models with only five or six models offered. He asked is can more models could be added with diversity of design. He stated he was glad the passing blister could be changed to preserve the trees.

Stacy Miller, 15936 Oak Park Court; agrees plan is better than Tamarack; however, she is worried about pipelines and too many parties are involved (developer, sales, builder, contractors). Additionally, she is worried about old infrastructure causing problems (not just incidental explosion). She inquired if the in ingress and egress are issue to consider and asked if the City's APC and Council are educated about pipelines.

Ron Loera, 16405 Oak Manor Drive; addressed the five houses that back directly up to this neighborhood and asked that the petitioner ensure all the houses that back up to Oak Manor be different in the front and the back. He asked if they can ensure that the sizes of houses will remain the same throughout whole development even in an economic downturn. He said that just because other people build on pipelines doesn't mean Westfield should. He is worried about safety issues during the construction of this development.

Roy Maynard, 16425 Oak Manor Drive; stated he understands this area will develop, but wants to see commitments that these promises will be kept. He thinks the area between pipelines will look out of place and unattractive as only grass can go in common area. He lives200' away and can hear rumbling from largest pipeline. He stated that he feels it will be hard for the developer to save the trees. He asked if the developer is committed to saving the wetlands or just to the best effort to do so.

Heather Liston, 16402 Carey Road; said that she has documents showing property was zoned AG-SF1 and she received a variance to build barn. She asked how SF-2 zoning abuts AG-SF1 zoning. She said there are no promises about how many trees will be preserved. She is concerned about the proximity of lot 17 to the part of her property where there is manure from her horses. She is concerned that trees along road that runs close to their property will need to be removed resulting in headlights shining onto their property. She feels that the development is very invasive to her existing property.

Mark Carrel, 16402 Carey Road; stated he is concerned about the proposed road that is designed to go very close to their property. He said Pulte said they would work on a plan for buffering; yet, he is concerned that it's not possible with the current layout. He asked if the road could be flattened to move it farther away from their property. By referencing chapter 5 of the Master Plan he said he was aware that Council approval not required, but stated that the development does need to meet Master Plan.

Todd Alexander, 16437 Oak Manor Drive; stated concerned about the impact of the pipelines and pipeline noise, especially in regard to homes having basements.

Jennifer Foster Harmeyer, 222 E. 161st Street; said she is very concerned about trees being removed as they were in Lantern Park. She stated that with the removal of the many trees, it displaced much wildlife. She said that traffic on 161st needs to be dealt with as now it is impossible to leave driveway or go to the mailbox safely.

Dave Mueller, 15960 Bridgewater Boulevard; asked why did attorney only compared the values of this proposed development to the values of in Oak Manor citing that Oak Park, Bridgewater, and AG parcels are at a much higher land value. He said this area is one of the few nice parcels left and contains large trees. Needs traffic count and should delay until RAB at 161 and Oak Rd

Mick Mead—this is surrounded by custom homes, M/I gave up because they didn't want to build custom homes. Doesn't want more of the same (passed around pictures of sides and rears of homes in Lantern Park) should be custom homes. Many people were never told of pipelines when they bought homes, can we require them to share this with buyers. When was this zoned SF-2?

Ochs responded to the public comments:

Petitioner won't and cannot hide that pipeline exists and will disclose this on the front page of declaration document.

Separation of road from north property is a bit over 30' and complies with ordinance. Petitioner will maintain existing trees and trees will be planted to the east where they do not exist as well as possible berms.

Does not agree with the reference of "cookie cutter" homes as for each floor plan there are four to five distinct elevations resulting in 20+ different homes.

House sizes will be included in the declaration document along with minimum standards for each lot.

Yes, some trees will be removed because of roads and lots; however, Pulte will take steps to preserve woods in common areas. Wetlands cannot be disturbed without a permit per Federal Law.

Working with area neighbors to be strategic with landscaping and to achieve consistency with home values in area.

This is a plat and not rezoning. Traffic issues are dealt with in the zoning phase.

Hoover asked if the intent is for trees be preserved in yards located in wooded and wetland areas.

Ochs responded that they will need to look at that and see what they can do.

Kelleher voiced concerns about that the buffer behind lot 17 isn't 30'. She is also concerned about the trees; concerned too many will be taken down with the construction of the road and that some trees might be accidentally removed. She asked if the trees will be marked.

Ochs responded the buffer is 30' along Liston property, and they will adjust lot 17 if necessary.

Ochs said that 30' is ROW line, not the edge of pavement. This means trees shouldn't need to be removed as they are out of ROW. He spoke of a community built in Carmel that allowed sidewalks to be limited to one side of road as they cared more about preserving trees and this is a possibility.

Kelleher asked if the property has a blanket easement for the pipeline.

Ochs responded that per Federal Law blanket easement would be eliminated in favor of defined easements.

She asked if the petitioner would commit to not disturbing west side of Oak Road as well as commit to larger homes than required by the SF-2 standards.

Ochs responded they have been in discussion with the City about this item.

She would like to see home plans to ensure that the homes will be nice, even if they not custom homes. She stated she wants assurance.

Willis said he feels the City has not done great job of integrating old with new in regard to subdivisions. He said this area is surrounded by custom homes. He would like as many trees preserved as possible, concerned about the restrictions and safety of the pipeline adding that he didn't know there was a pipeline along his previous home lot. He feels the more custom-like features incorporated, the better.

Smith asked why not have ten floorplans versus four or five. The petitioner keeps saying they will try to preserve wetlands and trees, he wants a commitment.

Maue stated he favors the idea of sidewalk on one side to preserve trees.

Kelleher said it looks like there is one area where they are affecting wetlands and asked the petitioner if they would need a permit from the Army Core of Engineers for that.

Ochs responded, yes a permit would be required.

Kelleher said she thinks the soil type present on this parcel is Crosby. She said if that is the case, it will make basements difficult, many builders advise against basement given this type of soil condition

Ochs responded that the petitioner will research this.

Public Hearing for 1802-ODP-08 & 1802-SPP-02 closed at 8:20 p.m.

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.

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.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Willis. Motion passed. Vote: 9-0.

The meeting adjourned at 8:32 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

Property Location Map
Hawthorne Ridge
Overall Development Plan and Primary Plat
1802-ODP-02 & 1802-SPP-02

CITY OF Westfield INDIANA

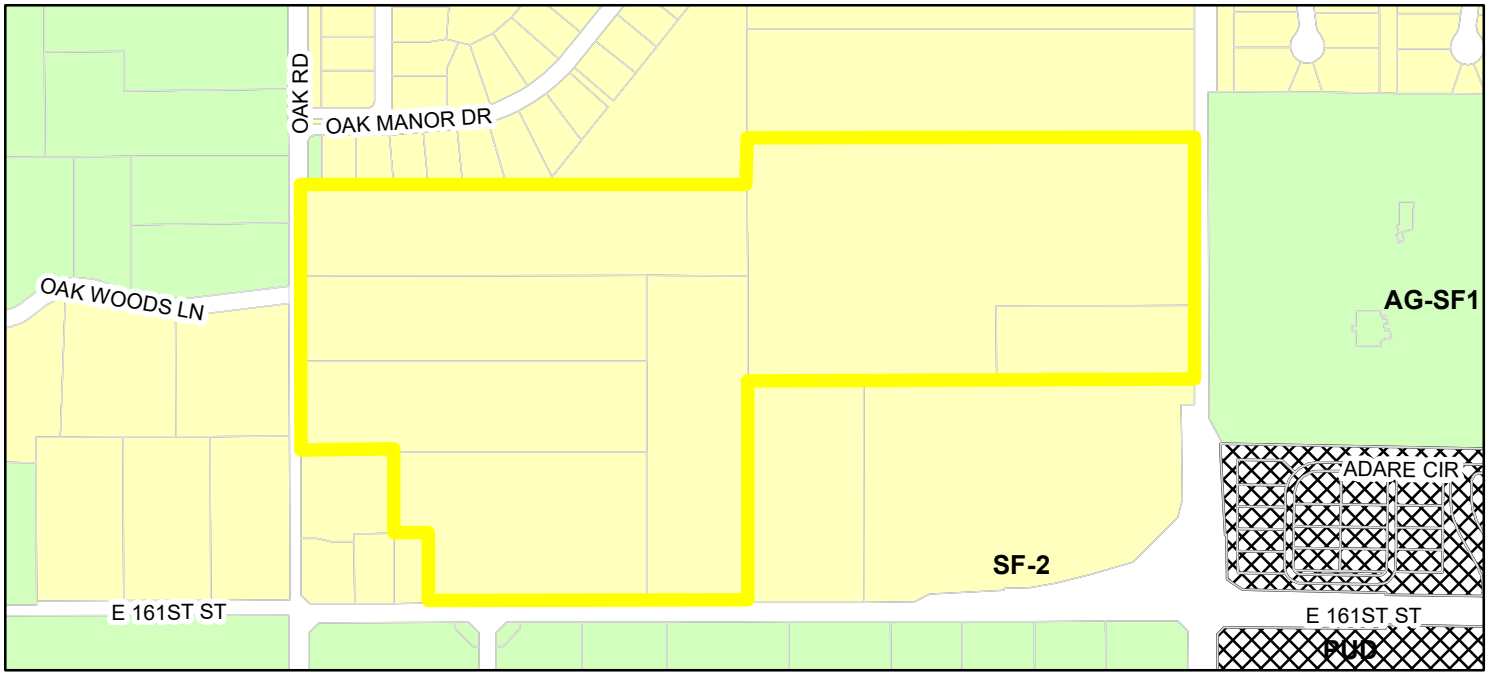
N W E S

Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning

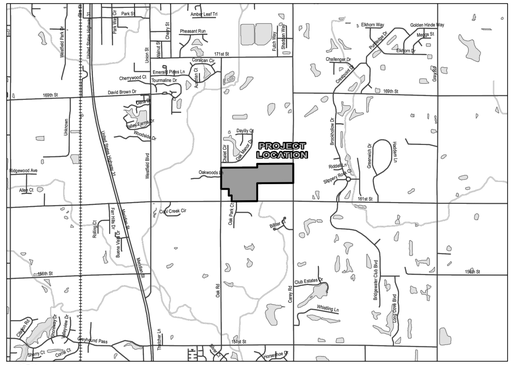
Zoning - All

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

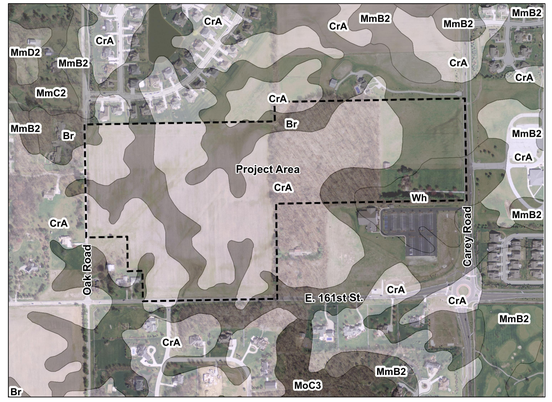
HAWTHORNE RIDGE
DEVELOPMENT PLAN

Pulte Homes of Indiana, L.L.C.

CONTACT: DAVID COMPTON
11590 N. MERIDIAN ST., SUITE 530
CARMEL, INDIANA 46032
(317) 575-2350



LOCATION MAP
SCALE 1"= 1/2 MILE



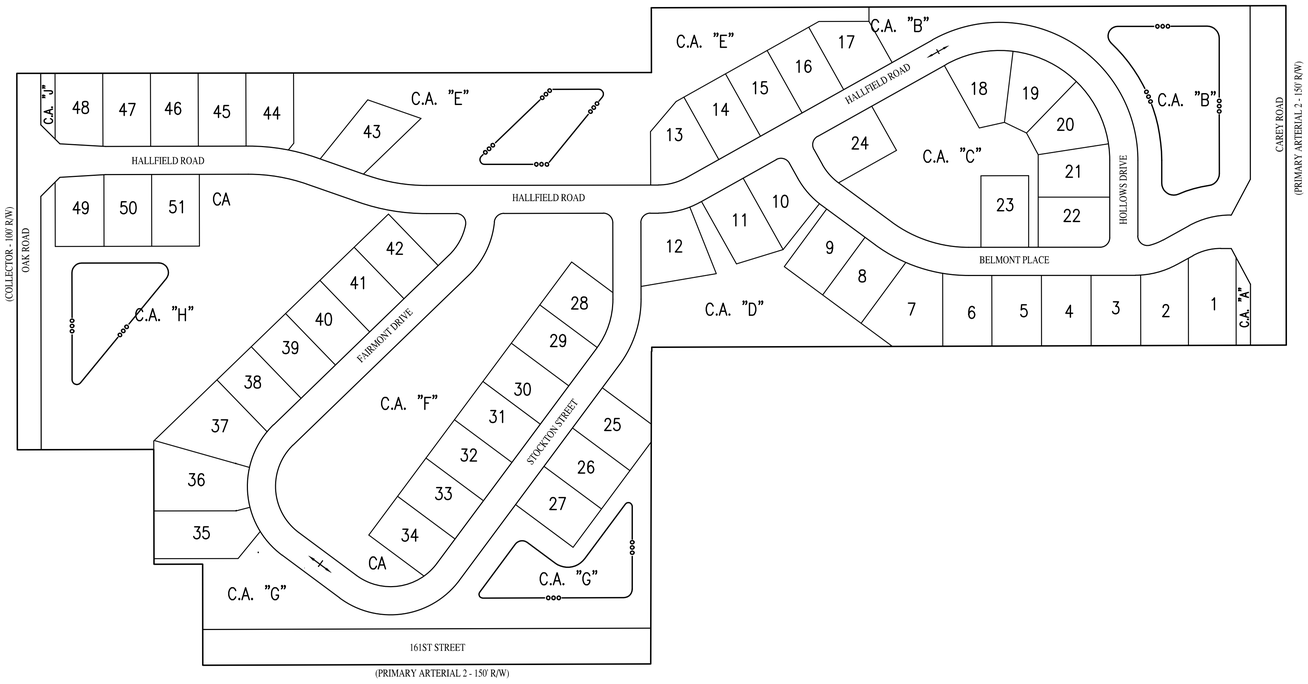
SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br	Conover loam, 0 to 1 percent slopes
CrA	Darroch silt loam
Wh	Whitaker loam

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.4	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.0-C3.2	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0-L1.2	LANDSCAPE PLAN
L1.3-L1.4	LANDSCAPE DETAILS



SITE MAP
SCALE: 1" = 150'

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of said Quarter Section; thence North 00 degrees 04 minutes 41 seconds West (basis of bearings is grid North per Indiana State Plane Coordinate System - East Zone, NAD83(2011) EPOCH 2010.0000) along the west line of said quarter section a distance of 452.73 feet to the POINT OF BEGINNING being the northwest corner of a 1.665-acre tract of land described in Instrument Number 200100054918; thence continuing North 00 degrees 04 minutes 41 seconds West along said west line a distance of 789.25 feet to the southwest corner of Oak Manor, per plat recorded in Plat Cabinet 3, Slide 139 as Instrument Number 200300017955 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 55 minutes 19 seconds East along the south line of said Oak Manor and the easterly extension thereof a distance of 1330.20 feet to the east line of the west half of said quarter section; thence North 00 degrees 03 minutes 55 seconds West along said east line a distance of 135.70 feet to the northwest corner of a 21.735-acre tract of land described in Deed Book 355, Page 364; thence North 89 degrees 48 minutes 19 seconds East along the north line of said tract a distance of 1330.24 feet to the northeast corner of said tract; thence South 00 degrees 03 minutes 09 seconds East along the east line of said quarter section a distance of 711.77 feet to the southeast corner of said tract; thence South 89 degrees 48 minutes 19 seconds West along the south line of said tract a distance of 1330.08 feet to the east line of the west half of said quarter section; thence South 00 degrees 03 minutes 55 seconds East along said east line a distance of 663.71 feet to the south line of said quarter section; thence South 89 degrees 49 minutes 39 seconds West along said south line a distance of 941.93 feet to the southeast corner of a 0.496-acre tract of land described in Instrument Number 2007045630 and the following two courses being along the east and north lines of said tract; (1) thence North 00 degrees 04 minutes 41 seconds West a distance of 212.00 feet; (2) thence South 89 degrees 49 minutes 39 seconds West a distance of 102.00 feet to a southeast corner of said 1.665-acre tract described in Instrument Number 200100054918 and the following two courses being along the east and north lines of said tract; (1) thence North 00 degrees 04 minutes 41 seconds West a distance of 240.73 feet; (2) thence South 89 degrees 49 minutes 39 seconds West a distance of 286.00 feet to the POINT OF BEGINNING, containing 56.155 acres, more or less.

DEVELOPMENT STANDARDS
HAWTHORNE RIDGE
ZONING: SF2
LOTS: 51

MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH	100'
MIN. FRONT SETBACK	30'
MIN. LOT FRONTAGE	50'
MIN. SIDE SETBACK	12'
MIN. REAR SETBACK	30'
MIN. LIVING AREA (GROUND FLOOR)	
ONE STORY	1,200 SF
TWO STORY	800 SF
STORY & ONE HALF	800 SF
MAX. BUILDING HEIGHT	25'

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-776-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
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MATT STRINGER
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STEVE.COSTLOW@FTR.COM

PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

Indiana 811
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REVISIONS		
DATE	DESCRIPTION	BY
02/09/18	REVISED PER TAC COMMENTS	DC

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

HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA

COVER

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY	DC
CHECKED BY	BB
DATE	DECEMBER 15, 2017
SCALE	AS SHOWN
JOB NUMBER	2017-213-A
SHEET	C1.0
	COVER

© 2017

Plot Date: Feb 09, 2018 Plot Time: 10:10am File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CAD\17213-A_Cover Sheet.dwg, Layout: C1.0 By: dchesterfield

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

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

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

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of said Quarter Section; thence North 00 degrees 04 minutes 41 seconds West (basis of bearings is grid North per Indiana State Plane Coordinate System - East Zone, NAD83(2011) EPOCH 2010.0000) along the west line of said quarter section a distance of 452.73 feet to the POINT OF BEGINNING being the northwest corner of a 1.665-acre tract of land described in Instrument Number 200100054918; thence continuing North 00 degrees 04 minutes 41 seconds West along said west line a distance of 789.25 feet to the southwest corner of Oak Manor, per plat recorded in Plat Cabinet 3, Slide 139 as Instrument Number 200300017955 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 55 minutes 19 seconds East along the south line of said Oak Manor and the easterly extension thereof a distance of 1330.20 feet to the east line of the west half of said quarter section; thence North 00 degrees 03 minutes 55 seconds West along said east line a distance of 135.70 feet to the northwest corner of a 21.735-acre tract of land described in Deed Book 355, Page 364; thence North 89 degrees 48 minutes 19 seconds East along the north line of said tract a distance of 1330.24 feet to the northeast corner of said tract; thence South 00 degrees 03 minutes 09 seconds East along the east line of said quarter section a distance of 711.77 feet to the southeast corner of said tract; thence South 89 degrees 48 minutes 19 seconds West along the south line of said tract a distance of 1330.08 feet to the east line of the west half of said quarter section; thence South 00 degrees 03 minutes 55 seconds East along said east line a distance of 663.71 feet to the south line of said quarter section; thence South 89 degrees 49 minutes 39 seconds West along said south line a distance of 941.93 feet to the southeast corner of a 0.496-acre tract of land described in Instrument Number 2007045630 and the following two courses being along the east and north lines of said tract; (1) thence North 00 degrees 04 minutes 41 seconds West a distance of 212.00 feet; (2) thence South 89 degrees 49 minutes 39 seconds West a distance of 102.00 feet to a southeast corner of said 1.665-acre tract described in Instrument Number 200100054918 and the following two courses being along the east and north lines of said tract; (1) thence North 00 degrees 04 minutes 41 seconds West a distance of 240.73 feet; (2) thence South 89 degrees 49 minutes 39 seconds West a distance of 286.00 feet to the POINT OF BEGINNING, containing 56.155 acres, more or less.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

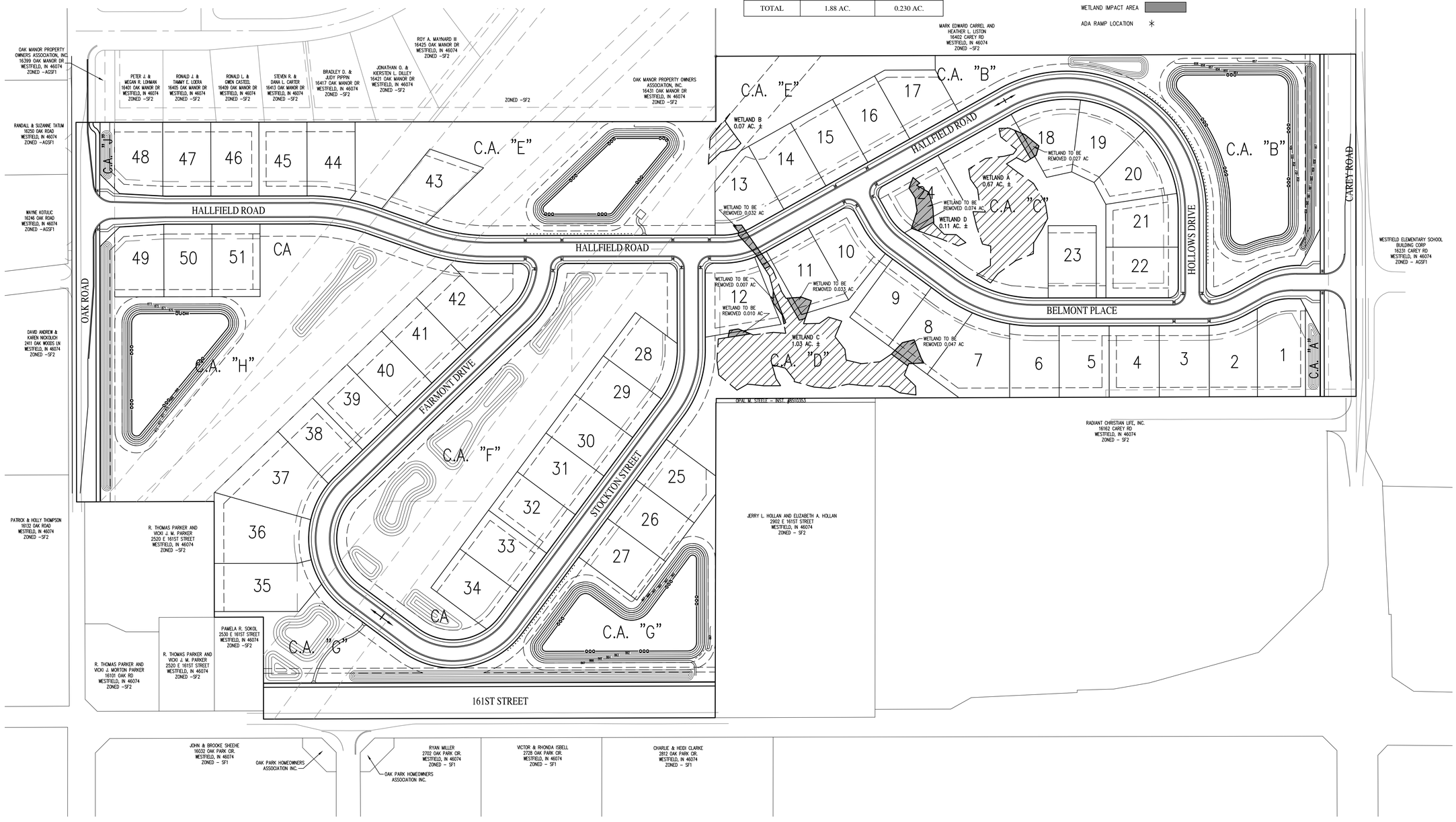
WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

HAWTHORNE RIDGE WETLAND		
WETLAND	EXISTING ACREAGE	IMPACT ACREAGE
WETLAND "A"	0.67 AC.	0.027 AC.
WETLAND "B"	0.07 AC.	0.000 AC.
WETLAND "C"	1.03 AC.	0.129 AC.
WETLAND "D"	0.11 AC.	0.074 AC.
TOTAL	1.88 AC.	0.230 AC.

LEGEND:

EXISTING / PROPOSED

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- SUBSURFACE DRAIN
- SANITARY SEWER (S)
- STORM SEWER (ST)
- STORM CULVERT (D ST D)
- WATER MAIN (W)
- CONTOUR, MAJOR (800)
- CONTOUR, MINOR (799)
- FENCE
- TREE LINE
- SANITARY MANHOLE (S)
- STORM MANHOLE (ST)
- STORM INLET
- STORM END SECTION (D)
- FIRE HYDRANT
- WETLAND IMPACT AREA
- ADA RAMP LOCATION



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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

REVISIONS

DATE	DESCRIPTION	BY
02/09/18	REVISED PER TAC COMMENTS	DC

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HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2017-213-A
CHECKED BY BB	
DATE DECEMBER 15, 2017	
SCALE AS SHOWN	

SHEET
C1.1
OVERALL SITE PLAN

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Plot Date: Feb 09, 2018 Plot Time: 10:10am File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CAD\17216-A.Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield

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

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

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

Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	75.34'	150.00'	38.48'	S75°32'23"W	28°46'38"
C-2	75.34'	150.00'	38.48'	N75°32'23"E	28°46'38"
C-3	190.81'	300.00'	98.76'	S71°51'02"E	36°26'32"
C-4	63.84'	150.00'	32.41'	S41°26'14"E	24°23'03"
C-5	540.79'	260.00'	442.93'	N59°39'30"W	119°10'25"
C-6	76.26'	150.00'	38.97'	N75°19'10"E	29°07'46"
C-7	135.22'	400.00'	68.26'	S80°25'53"E	19°22'10"
C-8	135.22'	400.00'	68.26'	N80°25'53"W	19°22'10"
C-9	120.63'	150.00'	63.79'	N22°55'24"E	46°04'44"
C-10	260.12'	150.00'	176.75'	S03°43'00"E	99°21'33"
C-11	235.62'	150.00'	150.00'	N81°36'13"E	90°00'00"
C-12	128.18'	200.00'	66.38'	N18°14'38"E	36°43'11"

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

HAWTHORNE RIDGE WETLAND

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WETLAND "D"	0.11 AC.	0.074 AC.
TOTAL	1.88 AC.	0.230 AC.

LEGEND:

EXISTING / PROPOSED

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- SUBSURFACE DRAIN
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT
- FLOW ARROW
- STREET LIGHT
- 6" X 6" VEHICLE BARRIER POST
- WETLAND IMPACT AREA

BC	– BACK OF CURB
CL	– CENTERLINE
FL	– FLOW LINE
NP	– NORMAL POOL (ELEVATION)
PVC	– POLYVINYL CHLORIDE PIPE
RCP	– REINFORCED CONCRETE PIPE
C.A.	– COMMON AREA
D.E.	– DRAINAGE EASEMENT
S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

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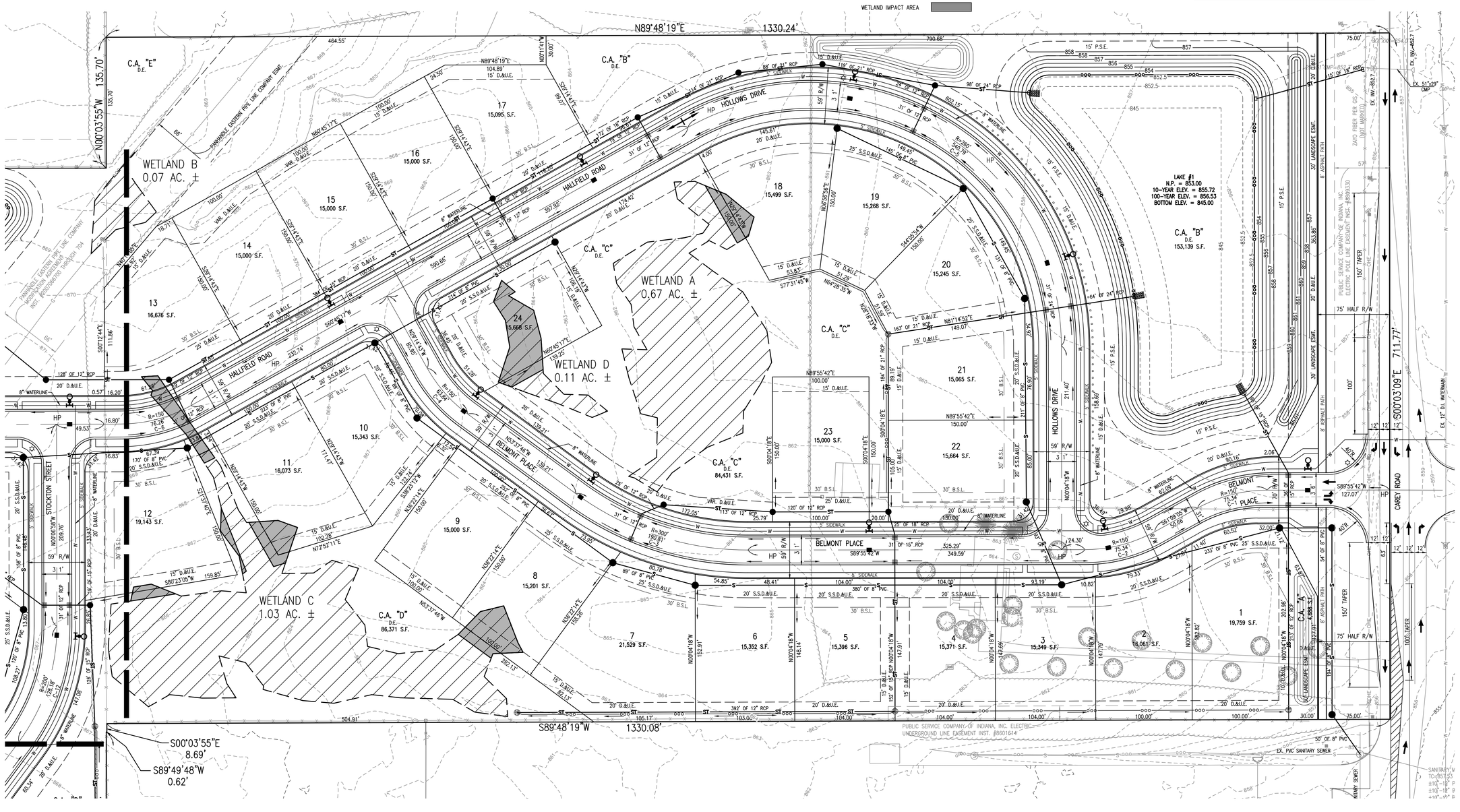
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

CAREY ROAD ENTRANCE IMPROVEMENTS:
- INSTALL ACCELERATION AND DECELERATION LANES AT NEW ENTRANCE.
- RE-STRIPING OF EXISTING CENTER AISLE LANE WITHIN CAREY ROAD TO CREATE LEFT TURN LANE FOR NEW ENTRANCE.



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REVISIONS

DATE	DESCRIPTION	BY
02/09/18	REVISED PER TAC COMMENTS	DC

HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2017-213-A
DC	
CHECKED BY	
BB	
DATE	
DECEMBER 15, 2017	
SCALE	
AS SHOWN	
SHEET	

C1.2
OVERALL DEVELOPMENT PLAN

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

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OAK ROAD ENTRANCE IMPROVEMENTS:

- INSTALL ACCELERATION, DECELERATION LANE, LANE SHIFT AND LEFT TURN LANE AT NEW ENTRANCE.
- NO PAVEMENT WIDENING WEST OF EXISTING EDGE OF PAVEMENT OF OAK ROAD.
- PAVEMENT WIDENING ON EAST SIDE OF OAK ROAD FOR LANE SHIFT, LEFT TURN LANE AND OAK MANOR DRIVE DECELERATION LANE EXTENSION.
- RE-STRIPING FOR LANE SHIFTS, LEFT TURN LANE AS GENERALLY DEPICTED. CENTER AISLE WILL NOT BE CROSS-HATCHED STRIPED (SHOWN FOR PLAN CLARITY). STRIPING TO BE DETAILED ON CONSTRUCTION PLANS.
- MINOR WORK ASSOCIATED WITH MAINTAINING DRAINAGE OF EXISTING CULVERTS WHETHER EXTENDING EXISTING CMP CULVERT OR REPLACMENT

Curve Table

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S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	– DRAINAGE AND UTILITY EASEMENT
P.S.E.	– PERMANENT STORMWATER EASEMENT
ESMT.	– EASEMENT
25	– LOT NUMBER
B.S.L.	– BUILDING SETBACK LINE
S.F.	– SQUARE FEET
R/W	– PUBLIC RIGHT-OF-WAY

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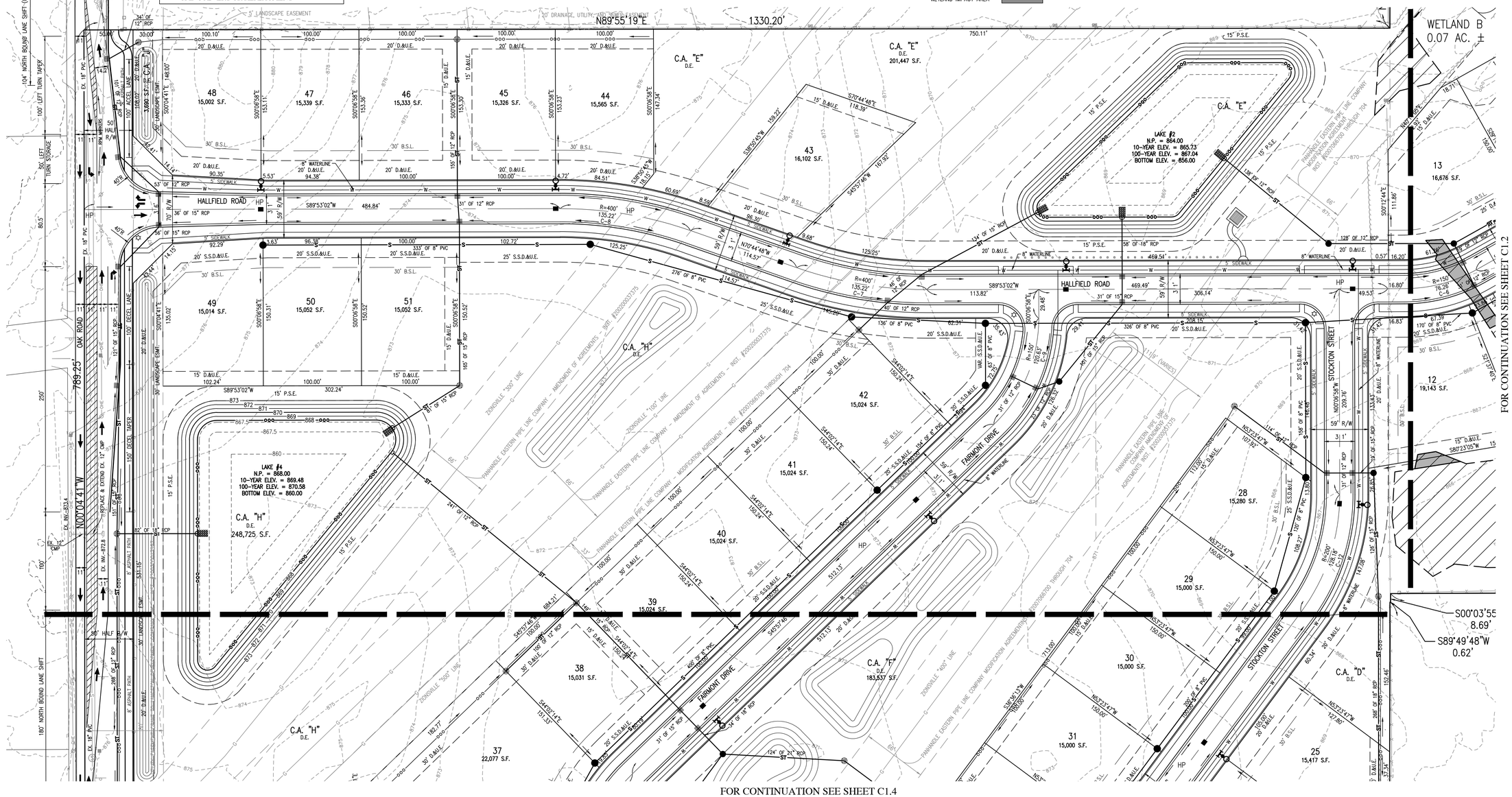
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)



REVISIONS		
DATE	DESCRIPTION	BY
02/09/18	REVISED PER TAC COMMENTS	DC

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HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	DC
CHECKED BY	BB
DATE	DECEMBER 15, 2017
SCALE	AS SHOWN
JOB NUMBER	2017-213-A
SHEET	C1.3

OVERALL DEVELOPMENT PLAN

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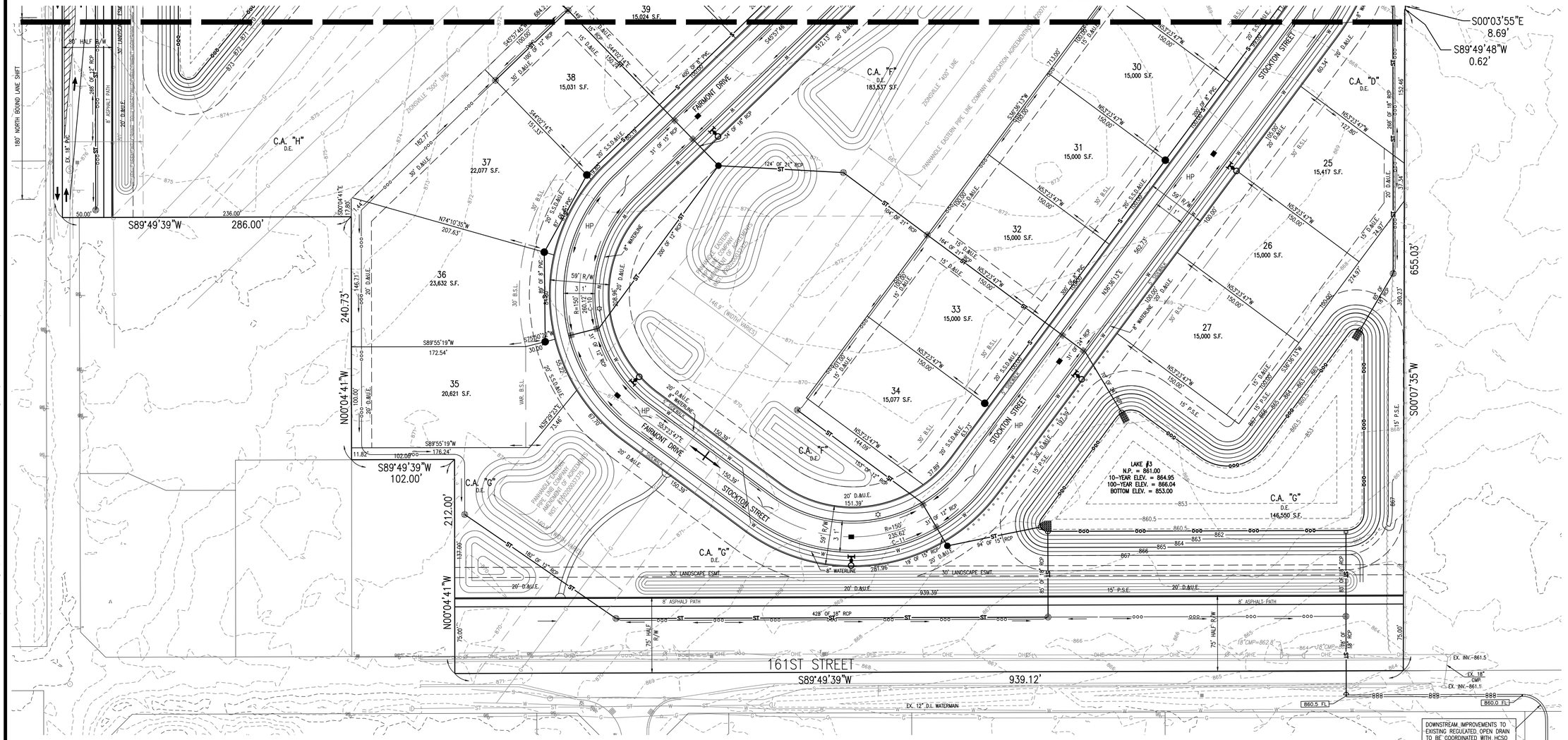
FOR CONTINUATION SEE SHEET C1.3


180' NORTH BOUND LANE SHIFT
30' HALF R/W
30' LANDSCAPE ESMT.
8' ASPHALT PATH
20' D.&U.E.
D.E. 14' PVC
S89°49'39"W 286.00'
50.00'
236.00'
S00°04'41"E 17.80'
N74°10'35"W 207.63'
36 23,632 S.F.
37 22,077 S.F.
38 15,031 S.F.
39 15,024 S.F.
35 20,621 S.F.
240.73'
N00°04'41"W
S89°55'19"W 172.54'
S89°55'19"W 176.24'
S89°49'39"W 102.00'
212.00'
N00°04'41"W
137.66'
75.00'
75' HALF R/W
S45°57'46"E 100.00'
S44°02'14"E 150.28'
S44°02'14"E 137.33'
182.77'
S45°57'46"E 884.32'
S45°57'46"E 512.13'
S45°57'46"E 100.00'
S44°02'14"E 150.28'
S44°02'14"E 137.33'
S00°04'41"E 17.80'
S89°55'19"W 30.10'
S59°29'23"E 74.46'
S89°55'19"W 176.24'
S89°49'39"W 102.00'
11.82'
N89°29'23"E 74.46'
S89°55'19"W 176.24'
S89°49'39"W 102.00'
C.A. "H" D.E.
C.A. "G" D.E.
C.A. "F" D.E. 183,537 S.F.
C.A. "D" D.E.
C.A. "E" D.E.
C.A. "G" D.E. 146,550 S.F.
ZIONSVILLE "500" LINE
ZIONSVILLE "400" LINE
PANHANDLE EASTERN PIPE LINE COMPANY MODIFICATION AGREEMENT DATED 2007
PANHANDLE EASTERN PIPE LINE COMPANY AMES LAND COMPANY AMENDMENT OF AGREEMENT DATED AUGUST 2, 1955 AND RECORDED AUGUST 5, 1955 AS INSTRUMENT NO. 5508
PANHANDLE EASTERN PIPE LINE COMPANY AMES LAND COMPANY AMENDMENT OF AGREEMENT DATED AUGUST 2, 1955 AND RECORDED AUGUST 5, 1955 AS INSTRUMENT NO. 5508
146.9' (WIDTH VARIES)
FAIRMONT DRIVE
STOCKTON STREET
24" OF 18" RCP
124' OF 21" RCP
200' OF 12" RCP
6" WATERLINE
8" OF 8" PVC
59' R/W
3' 1'
R=150' 565.12'
308.36'
15' D.&U.E.
15' OF 12" RCP
20' D.&U.E.
30' B.S.L.
20' S.S.D.&U.E.
87.58'
VAR. B.S.L.
55.22'
67.70'
20' D.&U.E. 6" WATERLINE
150.39'
151.39'
R=150' 235.62' C=11
39' R/W
31' OF 24" RCP
94' OF 15" RCP
19' OF 15" RCP
281.96'
30' LANDSCAPE ESMT.
939.39'
428' OF 18" RCP
75' HALF R/W
8' ASPHALT PATH
161ST STREET
S89°49'39"W 939.12'
EX. 12" D.I. WATERMAIN
30 15,000 S.F.
31 15,000 S.F.
32 15,000 S.F.
33 15,000 S.F.
34 15,077 S.F.
25 15,417 S.F.
26 15,000 S.F.
27 15,000 S.F.
N53°23'47"W 150.00'
S36°36'13"W 100.00'
N36°36'13"E 100.00'
S53°23'47"E 150.00'
N36°36'13"E 127.00'
S36°36'13"W 105.00'
N53°23'47"W 127.00'
S36°36'13"W 100.00'
N53°23'47"W 144.08'
S36°36'13"W 100.00'
N53°23'47"W 150.00'
S36°36'13"W 100.00'
N53°23'47"W 150.00'
S36°36'13"W 100.00'
N53°23'47"W 150.00

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

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

COMMON AREA SUMMARY (OPEN SPACE)
CA "A" = 4,688 SF
CA "B" = 153,139 SF
CA "C" = 84,431 SF
CA "D" = 86,371 SF
CA "E" = 201,447 SF
CA "F" = 183,537 SF
CA "G" = 146,550 SF
CA "H" = 248,725 SF
CA "J" = 3,690 SF
TOTAL COMMON AREA = 1,112,578 SF
TOTAL COMMON AREA = 25.54 ACRES

OPEN SPACE REQUIRED = 8.0%

OPEN SPACE PROVIDED
OPEN SPACE AREA = 25.54 AC. / TOTAL ACREAGE = 56.09 AC. = 45.53%

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	FENCE	
	TREE LINE	

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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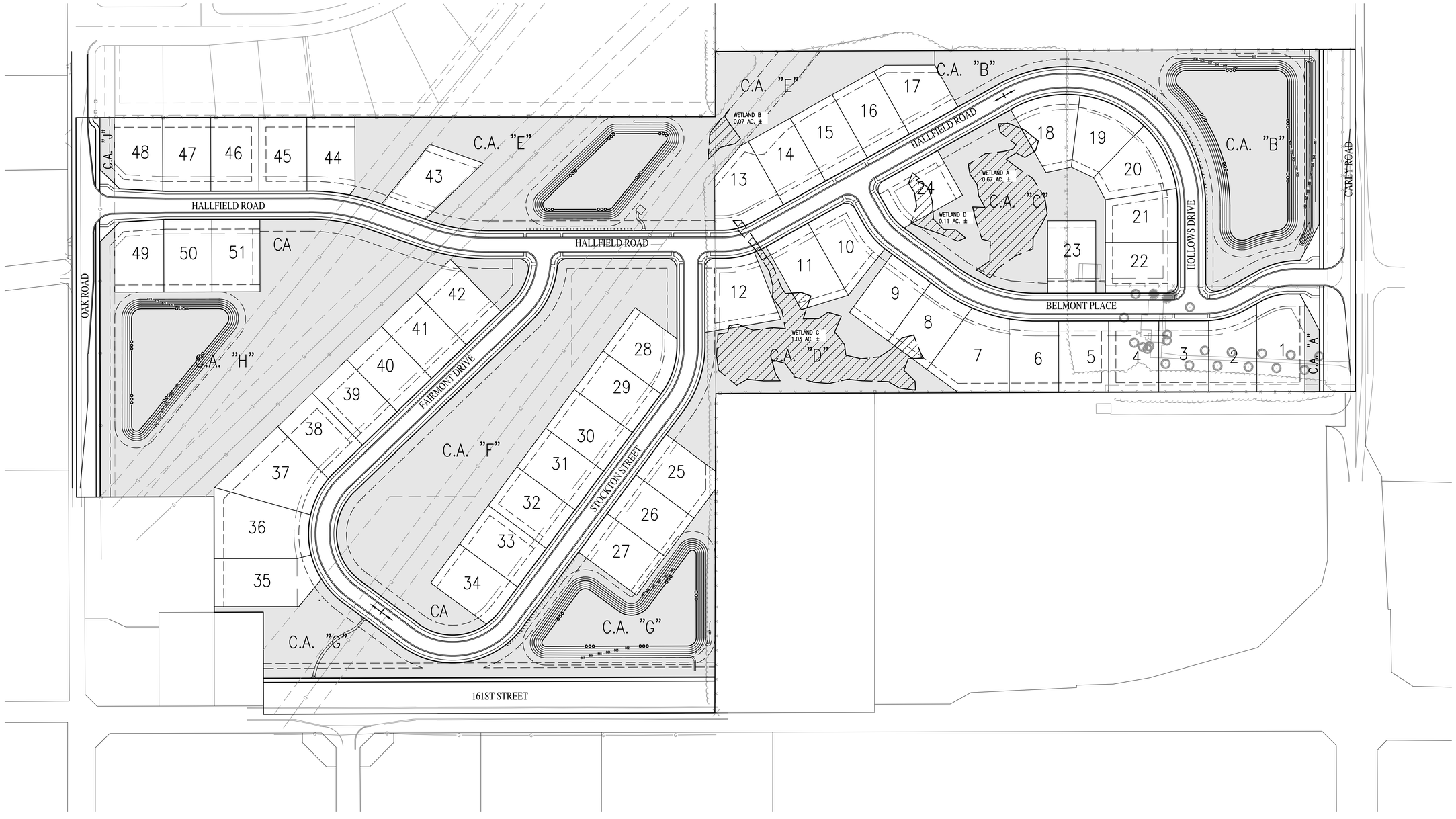

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REVISIONS		
DATE	DESCRIPTION	BY
02/09/18	REVISED PER TAC COMMENTS	DC

HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

PRELIMINARY
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DRAWN BY DC	JOB NUMBER 2017-213-A
CHECKED BY BB	
DATE DECEMBER 15, 2017	
SCALE AS SHOWN	

SHEET
C2.0
OVERALL OPEN SPACE PLAN

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Plot Date: Feb 09, 2018 Plot Time: 10:11am File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CAD\17216-A Overall Open Space Plan.dwg, Layout: C2.0 By: dchesterfield

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.

3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.

4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.

5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.

A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.

C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.

D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.

E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

DEMOLITION KEYNOTES: (#)

(NOT ALL KEY NOTES APPLY TO THIS SHEET)

ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING 7' WIDE GRAVEL DRIVE.
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5. RELOCATE EXISTING POWER POLE.
6. REMOVE EXISTING SEWER STRUCTURE / POSSIBLE SEPTIC FIELD. PER STATE AND COUNTY REGULATIONS.
7. RELOCATE EXISTING UTILITY PEDESTAL.

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

HAWTHORNE RIDGE WETLAND		
WETLAND	EXISTING ACREAGE	IMPACT ACREAGE
WETLAND "A"	0.67 AC.	0.027 AC.
WETLAND "B"	0.07 AC.	0.000 AC.
WETLAND "C"	1.03 AC.	0.129 AC.
WETLAND "D"	0.11 AC.	0.074 AC.
TOTAL	1.88 AC.	0.230 AC.

LEGEND:

EXISTING

- RIGHT-OF-WAY LINE
- CENTERLINE
- SWALE / FLOWLINE
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT
- FLOW ARROW
- WETLAND IMPACT AREA

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GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

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HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY	JOB NUMBER 2017-213-A
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EXISTING CONDITIONS & DEMOLITION PLAN

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HAWTHORNE RIDGE WETLAND		
WETLAND	EXISTING ACREAGE	IMPACT ACREAGE
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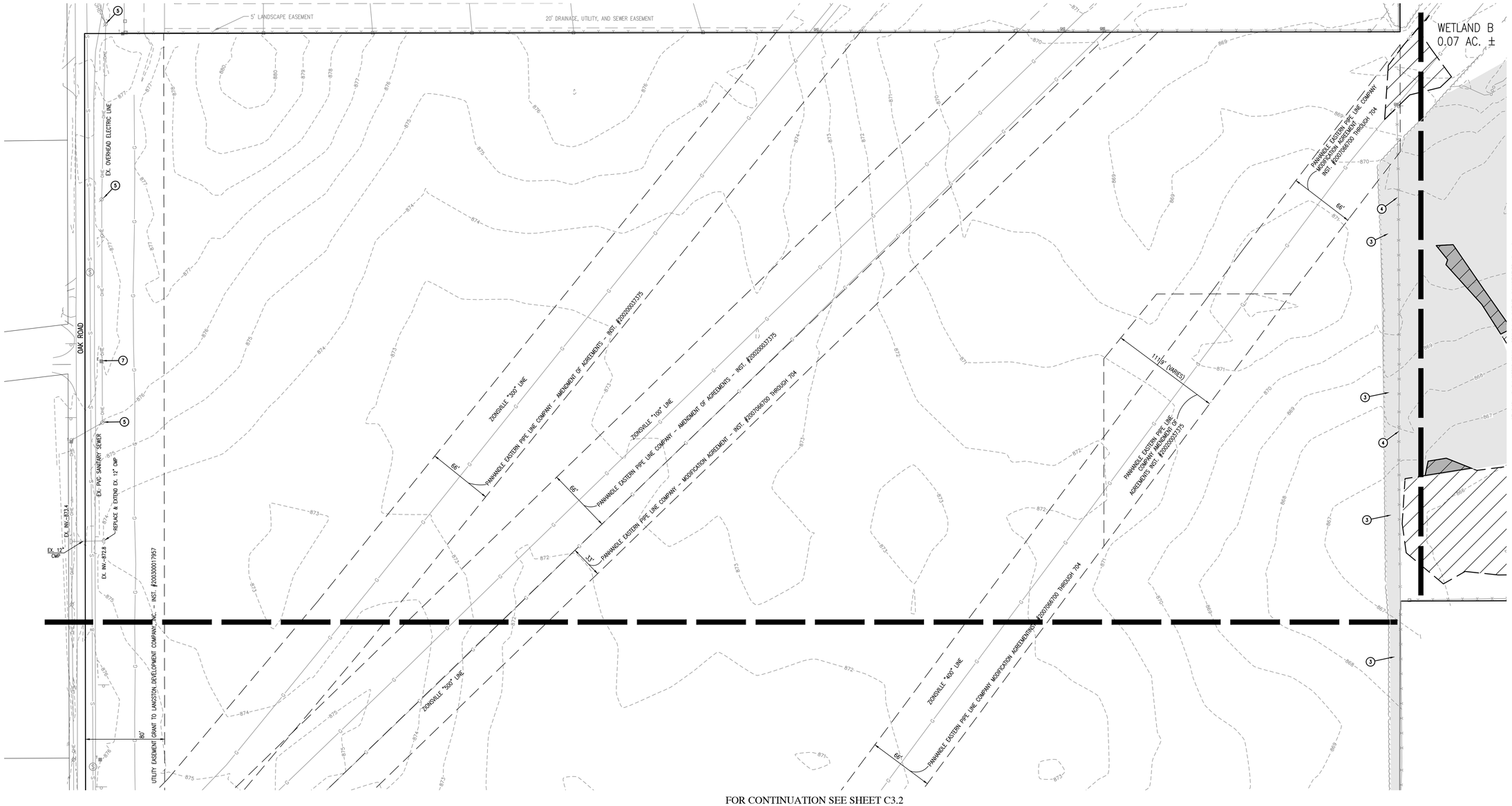

FOR CONTINUATION SEE SHEET C3.0

FOR CONTINUATION SEE SHEET C3.2

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HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
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SHEET
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EXISTING CONDITIONS & DEMOLITION PLAN

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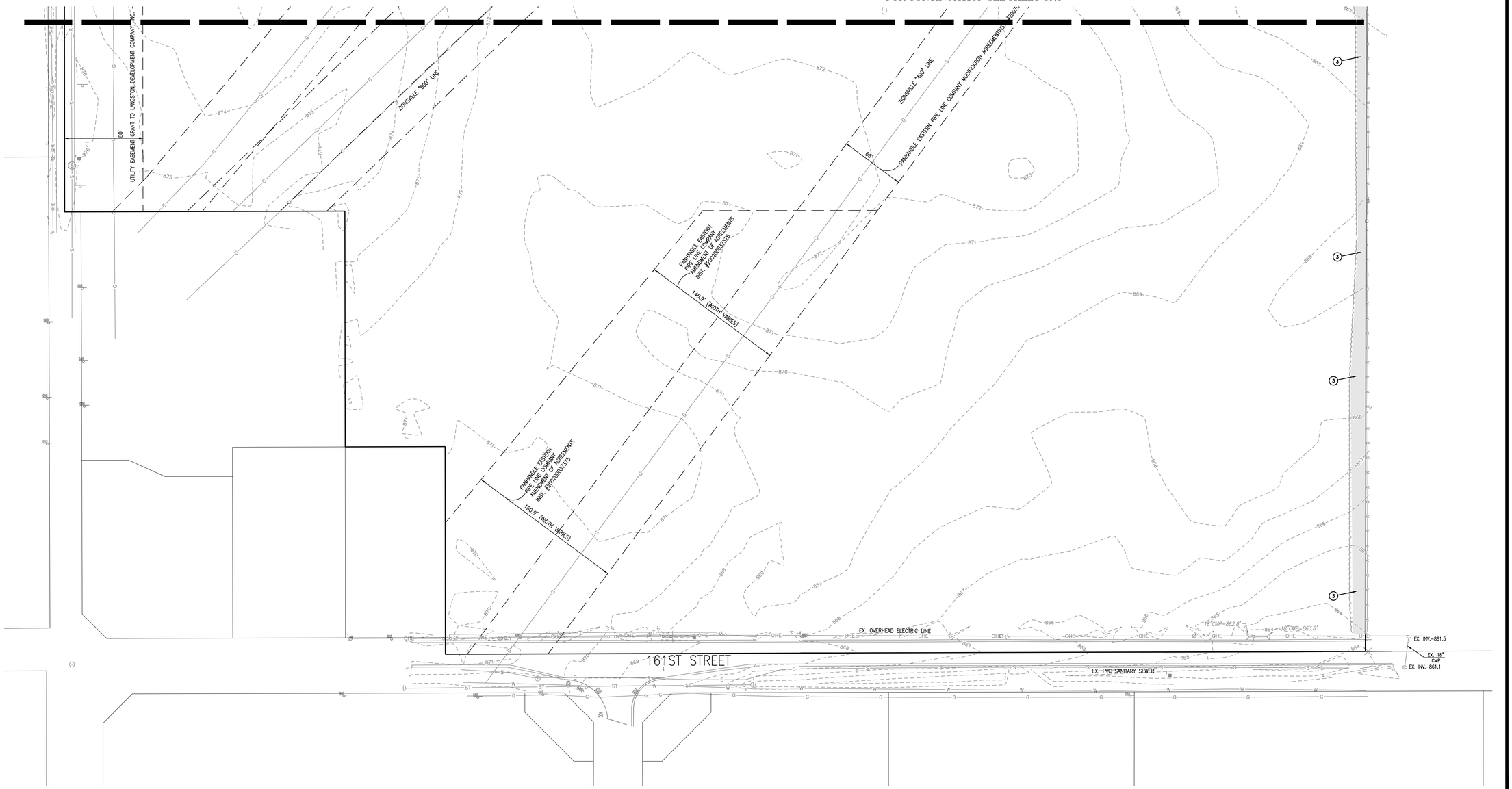
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

FOR CONTINUATION SEE SHEET C3.1



REVISIONS

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HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2017-213-A
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DATE DECEMBER 15, 2017	
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C3.2
EXISTING CONDITIONS & DEMOLITION PLAN

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OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	52	67
ORNAMENTAL TREE	17	67
EVERGREEN TREE	53	86
TOTAL PROVIDED	122	220

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 25.54 ACRES
NET OPEN SPACE / COMMON AREA = 25.54 ACRES

TREE REQUIREMENT = 25.54 AC * 10 TREES = 256 (342 PROVIDED)

LANDSCAPE NOTES:

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

TOTAL QUANTITY:	NAME:
54	RED MAPLE
55	IMPERIAL HONEY LOCUST
54	TULIP TREE
55	ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

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

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

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

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

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

MINIMUM LOT LANDSCAPING REQUIREMENT:

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

LAND USE	PLANT MATERIAL		
	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
SINGLE-FAMILY RESIDENTIAL (per LOT over 8,000 Sq.Ft.)	4	2	4

LEGEND:

- (#) XXX — QUANTITY KEY
- + — SHADE TREE – 8' TALL, 2" CALIPER
- EVERGREEN TREE – 6' TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING WOODED AREA & WETLANDS UNDISTURBED 3.89 ACRES
- PERENNIAL PLANTINGS

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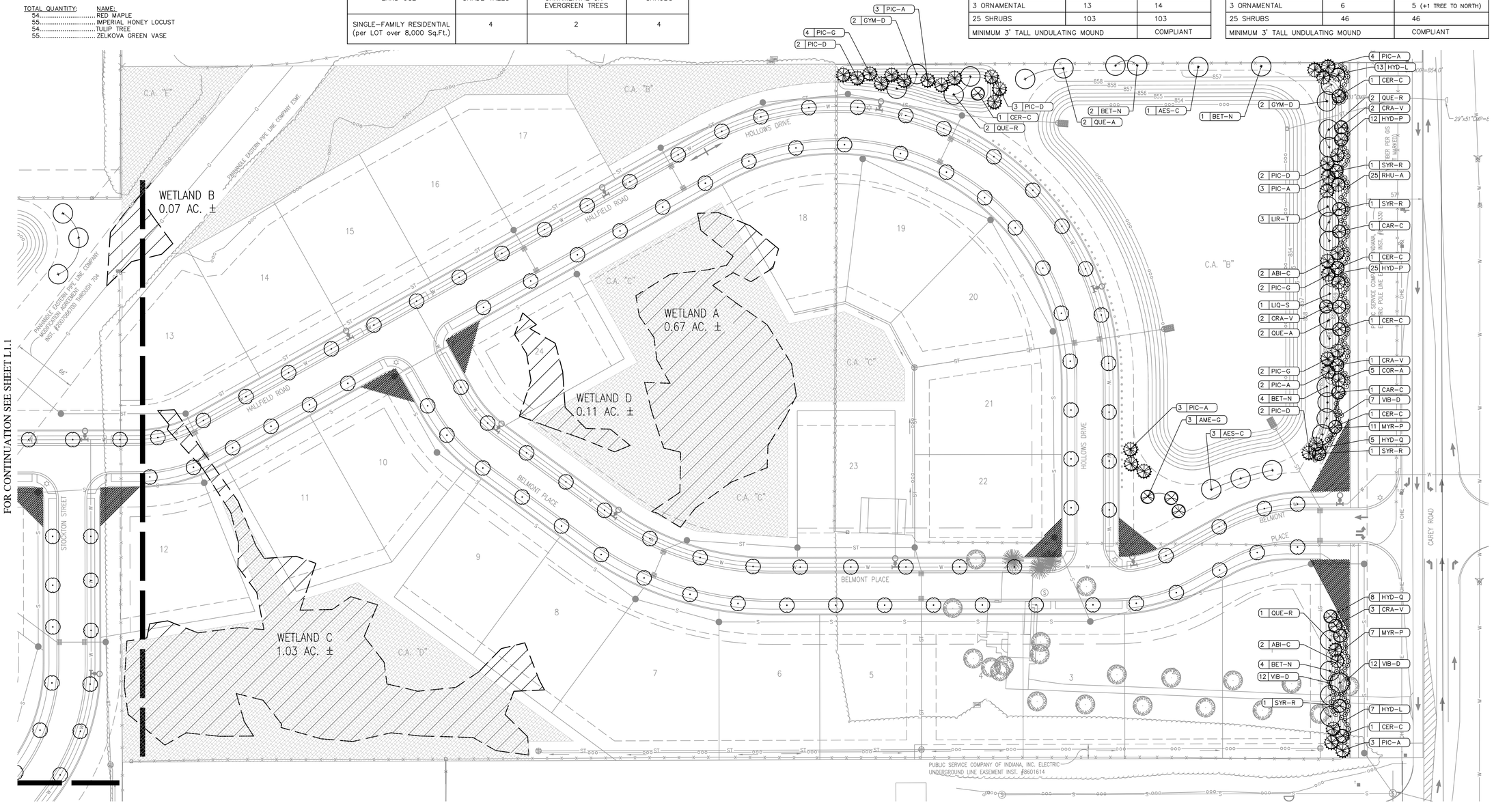
GRAPHIC SCALE
0' 50' 100' 150'
(IN FEET)

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

CAREY ROAD – NORTH STREET FRONTAGE (ESTIMATED 410FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	17	19
3 SHADE	13	14
3 ORNAMENTAL	13	14
25 SHRUBS	103	103
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

CAREY ROAD – SOUTH STREET FRONTAGE (ESTIMATED 183FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	7	5 (+2 TREES TO NORTH)
3 SHADE	6	5 (+1 TREE TO NORTH)
3 ORNAMENTAL	6	5 (+1 TREE TO NORTH)
25 SHRUBS	46	46
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT



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LANDSCAPE PLAN	

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TOTAL QUANTITY:	NAME:
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55	IMPERIAL HONEY LOCUST
54	TULIP TREE
55	ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

OAK ROAD – NORTH STREET FRONTAGE (ESTIMATED 120FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	5	5
3 SHADE	4	4
3 ORNAMENTAL	4	4
25 SHRUBS	30	30
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

OAK ROAD – SOUTH STREET FRONTAGE (ESTIMATED 520FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	21	21
3 SHADE	16	16
3 ORNAMENTAL	16	16
25 SHRUBS	130	131
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

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

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

LEGEND:

- (#) XXX — QUANTITY KEY
- SHADE TREE – 8' TALL, 2" CALIPER
- EVERGREEN TREE – 6' TALL
- ORNAMENTAL TREE – 2" CALIPER
- SHRUB – 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- EXISTING WOODED AREA & WETLANDS UNDISTURBED 3.85 ACRES
- PERENNIAL PLANTINGS

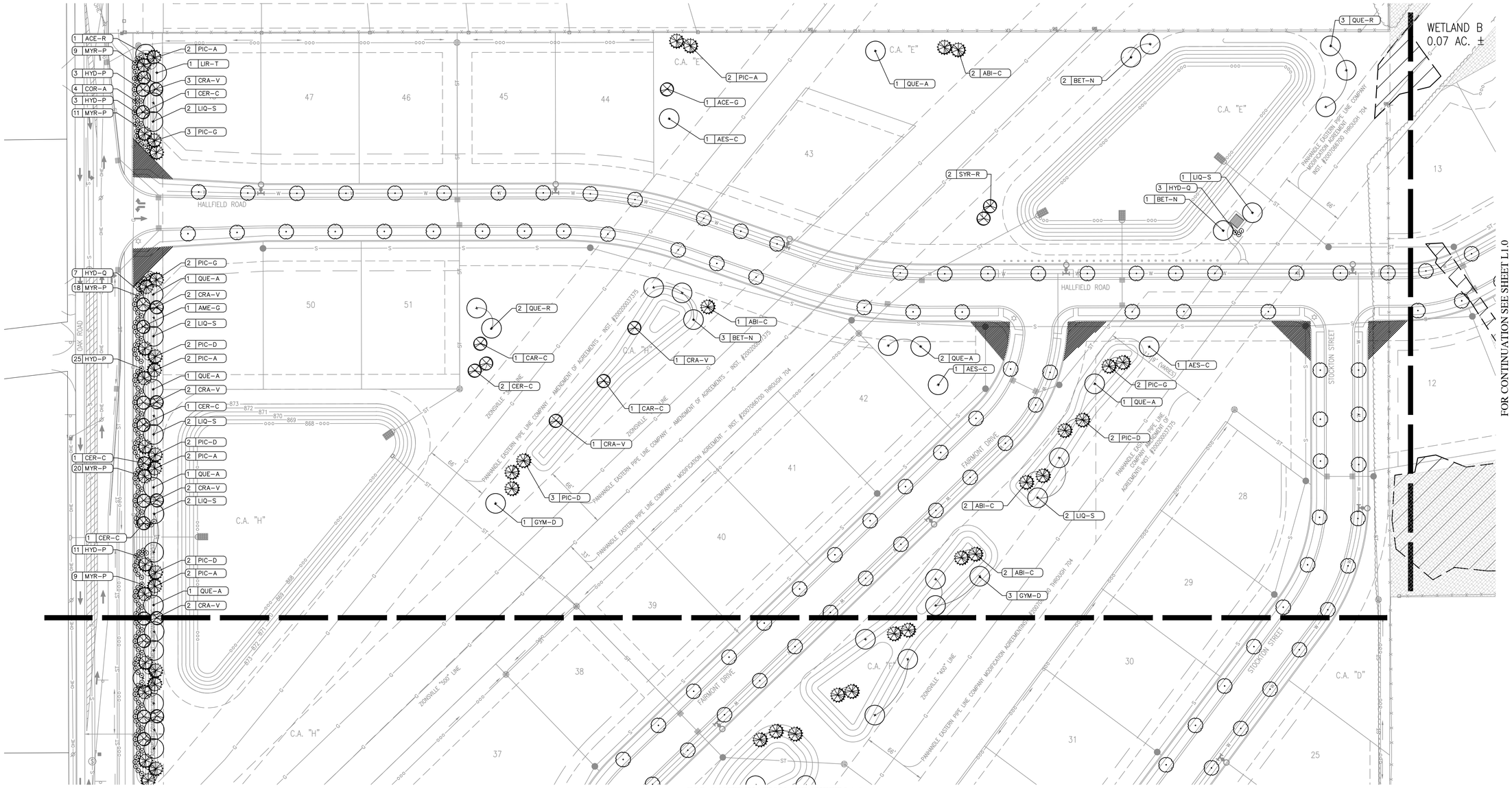
Indiana 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)



FOR CONTINUATION SEE SHEET L1.2

FOR CONTINUATION SEE SHEET L1.0

REVISIONS		
DATE	DESCRIPTION	BY
02/09/18	REVISED PER TAC COMMENTS	DC

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HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2017-213-A
CHECKED BY BB	
DATE DECEMBER 15, 2017	
SCALE AS SHOWN	
SHEET L1.1 LANDSCAPE PLAN	

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Plot Date: Feb 09, 2018 Plot Time: 10:12am File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CAD\17216-ALandscape Plan.dwg, Layout: L1.1 By: dchesterfield

LANDSCAPE NOTES:

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

TOTAL QUANTITY:	NAME:
54	RED MAPLE
55	IMPERIAL HONEY LOCUST
54	TULIP TREE
55	ZELKOVA GREEN VASE

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

161ST STREET (ESTIMATED 940FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	38	38
3 SHADE	29	29
3 ORNAMENTAL	29	29
25 SHRUBS	235	235
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

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Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 50' 100' 150'
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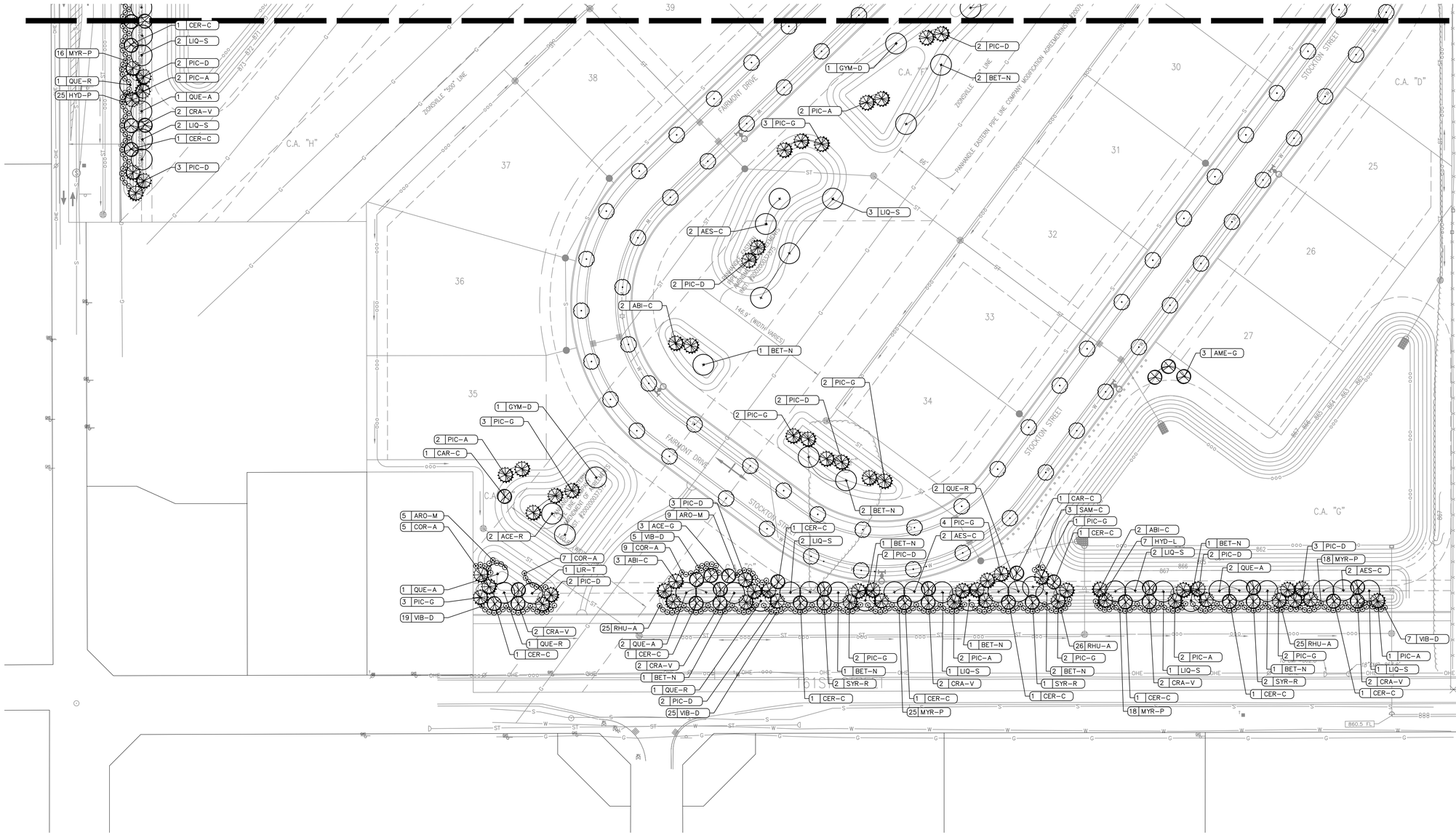
FOR CONTINUATION SEE SHEET L1.1



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SHEET
L1.2
LANDSCAPE PLAN

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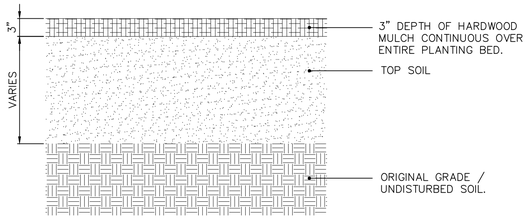

TOP SOIL REQUIREMENTS

NOT TO SCALE

LANDSCAPE GENERAL NOTES:

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

MASTER PLANTING SCHEDULE:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
DECIDUOUS TREE (*Indicates Species used for Street Trees)								
ACE-R*	57	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, THORNLESS, SPECIMEN
AES-C	13	AESCULUSXCARNEA 'BRIOTII'	RED HORECHESTNUT	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, THORNLESS, SPECIMEN
BET-N	30	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	2 1/2" CAL.	12'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
GLE-T*	55	GLEDITSIA TRIACANTHOS 'IMPERIA'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER, THORNLESS, SPECIMEN
GYM-D	10	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER
LIQ-S	26	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUNDLEAF SWEETGUM	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
LIR-T*	59	LIRIONDENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL.	12'			
QUE-A	18	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
QUE-R	15	QUERCUS RUBRA	RED OAK	2 1/2" CAL.	12'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ZEL-V*	55	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'	2 1/2" CAL.	12'	B&B	See Plan	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
ORNAMENTAL TREE								
ACE-G	4	ACER GRISEUM	PAPERBARK MAPLE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
AME-G	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES
CAR-C	6	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
CER-C	24	CERCIS CANADENSIS	EASTERN REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
CRA-V	33	CRATAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORNE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
SYR-R	11	SYRINGA RETICULATA	JAPANESE LILAC	2"	8'	B&B	SEE PLAN	CENTRAL LEADER, FULL, DENSE BRANCHING NO LOWER THAN 1/3 THE HEIGHT
EVERGREEN TREE								
ABI-C	18	ABIES CONCOLOR	WHITE FIR	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-A	39	PICEA ABIES	NORWAY SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-D	45	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
PIC-G	39	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	-	6'-8'	B&B	SEE PLAN	FULL, DENSE BRANCING, WIDTH NOT LESS THAN 60% OF THE HEIGHT
SHRUBS								
ARO-M	14	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
COR-A	30	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-L	27	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-P	104	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
HYD-Q	23	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
MYR-P	162	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT
RHU-A	101	RHUS AROMATIC	FRAGRANT SUMAC	5 GAL.	18-24"	B&B	SEE PLAN	FULL IN POT
SAM-C	3	SAMBUCUS CANADENSIS	ELDERBERRY	5 GAL.	18-24"	B&B	SEE PLAN	FULL IN POT
VIB-D	87	VIBURNUM DENTATUM	SOUTHERN ARROWWOOD VIBURNUM	5 GAL.	18-24"	CAN	SEE PLAN	FULL IN POT

Plot Date: Feb 13, 2018 Plot Time: 6:25pm File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CAD\17216-ALandscape Plan.dwg, Layout: L1.3 By: bburke

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02/13/18	REVISED PER TAC COMMENTS	DC

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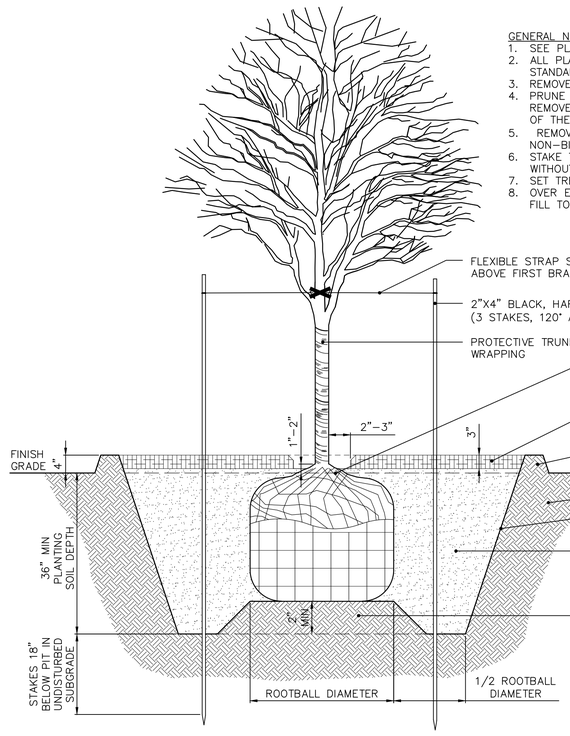
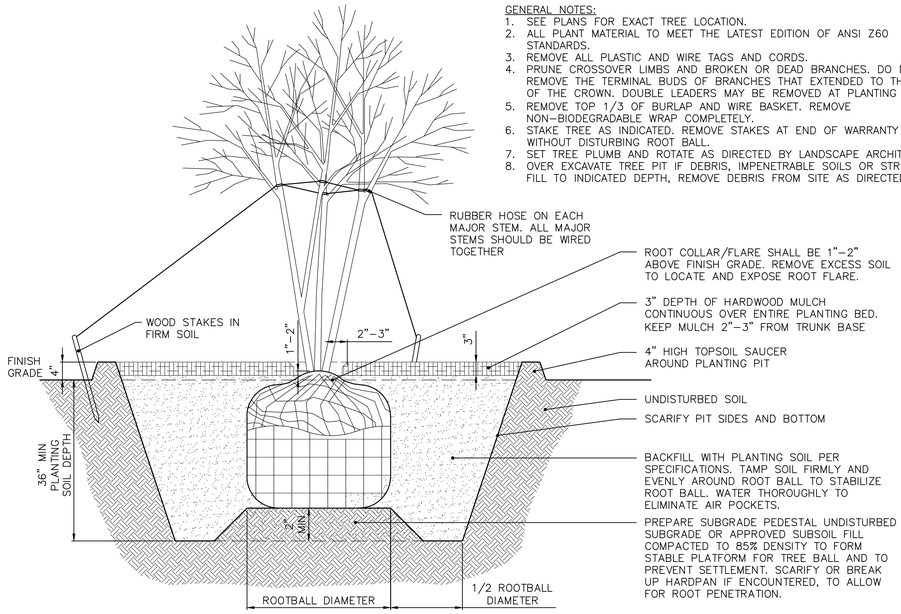


GENERAL NOTES:
1. SEE PLANS FOR EXACT TREE LOCATION.
2. ALL PLANT MATERIAL TO MEET THE LATEST EDITION OF ANSI Z60 STANDARDS.
3. REMOVE ALL PLASTIC AND WIRE TAGS AND CORDS.
4. PRUNE CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTENDED TO THE EDGE OF THE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

1 SINGLE STEM TREE PLANTING
NOT TO SCALE



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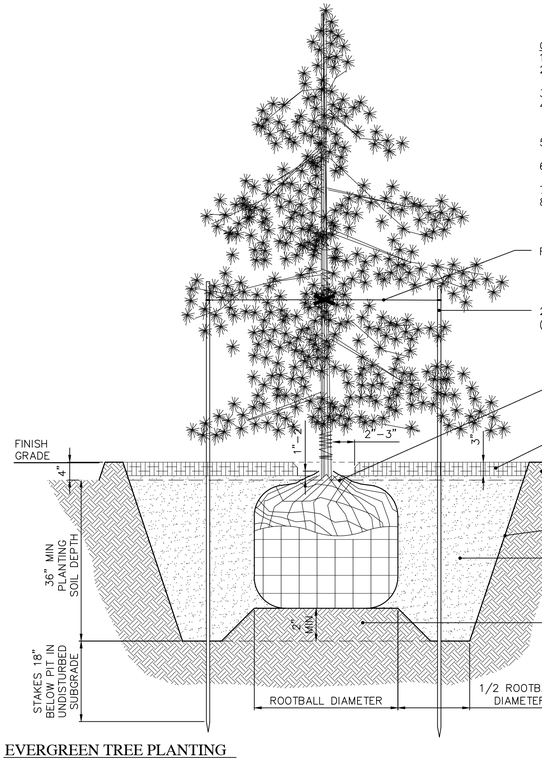
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



GENERAL NOTES:
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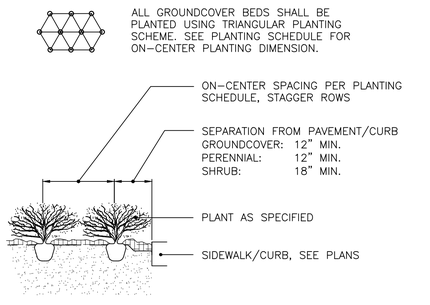
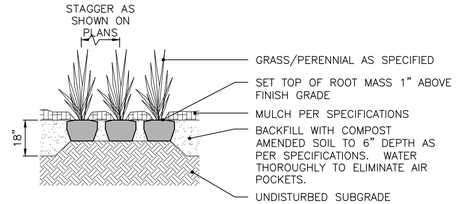
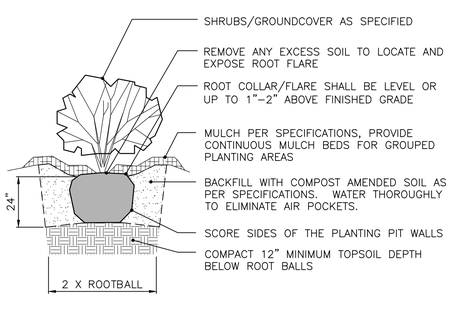
2 EVERGREEN TREE PLANTING
NOT TO SCALE



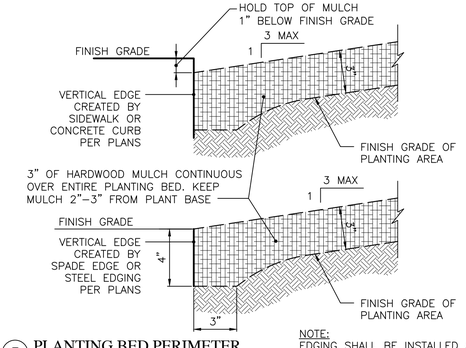
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



7 PLANTING BED PERIMETER
NOT TO SCALE

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

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SHEET L1.4	

LANDSCAPE DETAILS

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Cross Reference to Last Deed of Record: Instrument # _____

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN AND PRIMARY PLAT

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Hamilton County, Indiana, which is described below, makes the following commitments concerning the use and development of the following parcel of real estate:

Legal Description: See attached Exhibit A (the "Property").

Statement of Commitments:

1. Unless required by the City of Westfield without any suggestion or encouragement by Owner, any access to the Property to and from Oak Road shall not utilize a design or be constructed in a manner that requires additional right-of-way on the west side of Oak Road or that impacts any existing improvements or structures on the west side of Oak Road.
2. Owner shall record with the first secondary plat for the proposed subdivision on the Property a declaration of covenants and restrictions (the "Declaration"), which shall include, amongst other items and issues, the following provisions:
    a. A disclosure on the first page or cover page of the Declaration that states in bold print that the Property includes a number of natural gas pipelines located in easements that are part of the Common Area;
    b. A requirement, including the creation of any necessary easement, to install not less than three (3) signs along pipeline easements that indicate the presence of a pipeline, a prohibition against disturbing the Common Area in which the pipeline is located, and a contact telephone number for any questions or concerns;
    c. A prohibition against the installation of a mini-barn or shed;
    d. A prohibition on the installation of satellite dishes except for those required to be permitted by state or federal law;
    e. A requirement that, after turnover of control of the board of directors of the homeowners' association to residents on the subject Property, the homeowners' association shall be professionally managed; and

f. A prohibition on any resident keeping chickens or any other domestic animals other than cats, dogs and other traditional pets.

3. During any construction activity in close proximity to a delineated wetlands or a wooded area that is to be preserved, Owner shall cause an orange snow fence to be installed during such construction activities to prevent accidental impact to such areas.

4. All homes shall be a minimum of 2,600 square feet for any two-story home and 2,000 square feet for all ranches. All two-story homes shall include a basement and a three car garage (additional garage spaces shall be permitted). Not less than seventy percent (70%) of the homes on the Property shall include side load garages. No vinyl siding shall be permitted on any home, and all homes shall have dimensional shingles and overhangs that extend a minimum of twelve inches (12") unless adjacent to masonry siding, in which instance the overhang may be a minimum of eight inches (8"). Except for homes that have a historical or architectural theme that is inconsistent with a 6/12 roof pitch, such as Prairie Style or any Craftsman Style home, all homes shall have a minimum 6/12 roof pitch. These provisions shall also be included in the Declaration.

5. Owner shall install or cause to be installed not less than five (5) trees in the rear yard of lots 44-48 as shown on the Primary Plat. Three of these trees must be evergreens that are 7 to 8 feet tall at planting and the other two trees may either be evergreen trees that are 7 to 8 feet tall at planting or deciduous trees with a minimum caliper of 2.5" at planting. The location of the trees and final mix shall be in the sole discretion of the builder of the home so long as such trees are (i) planted a minimum of 10' off the rear swale centerline, so as to not impact storm flowline in the rear of such lots, and (ii) selected and installed in accordance with any list of approved trees adopted by the City of Westfield. Once installed, all such trees shall be maintained, including the replacement of any dead, dying or diseased trees. This requirement shall be included in the Declaration.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Westfield-Washington Advisory Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval by the Westfield-Washington Advisory Plan Commission (the "Plan Commission") of Petition Numbers 1802-SPP-02 and 1802-ODP-02.

These COMMITMENTS may be enforced by the Economic and Community Development Department of the City of Westfield, the Westfield City Council, or the owner of any property adjoining and abutting the Property, including property across a public right-of-way.

The undersigned hereby authorizes the Economic and Community Development Department of the City of Westfield, Indiana, to record these COMMITMENTS in the office of the Recorder of Hamilton County, Indiana, upon final approval of Petition Numbers 1802-SPP-02 and 1802-ODP-02 by the Plan Commission.

IN WITNESS WHEREOF, owner has executed this instrument this _____ day of _____ _____, 2018.

By: _____
Linda Walcher Jones

By: _____
Laura Walcher Wilkerson

By: _____
Joseph F Walcher

By: _____
Jenny Walcher

By: _____
Terry Walcher Harding

STATE OF INDIANA)
) SS:
COUNTY OF_____)

Before me, a Notary Public in and for said County and State, personally appeared Linda Walcher Jones, Laura Walcher Wilkerson, Joseph F. Walcher, Jennifer Walcher and Terry Walcher Harding, as Tenants in Common, *owners of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.*

Subscribed and sworn to before me this _____ day of _____, 2018.

_____ _____
Notary Public - Signature *Printed Name of Notary Public*

My Commission expires: _____ *My County of residence:* _____

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. Timothy E. Ochs.

This instrument was prepared by: Timothy E. Ochs, Attorney, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282

EXHIBIT A

Petition Number:	1802-SPP-02 & 1802-ODP-02
Project Name:	Hawthorne Ridge
Subject Site Address:	Northside of 161st Street, between Oak Road and Carey Road
Petitioner:	Pulte Homes of Indiana, LLC
Representative:	HWC Engineering
Request:	Overall Development Plan & Primary Plat review of 51 Single Family detached lots on 56.155 acres +/- in the SF2: Single Family Low Density District.
Current Zoning:	SF2: Single Family Low Density District
Current Land Use:	Vacant
Approximate Acreage:	56.155 +/-
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan and Primary Plat 4. Landscape Plan 5. Public Comment 6. Commitments
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 January 23, 2018, meeting. This petition has received a public hearing at the Plan Commission's February 2, 2018, meeting. The petitioner held a neighborhood meeting on January 29, 2018.

PROJECT OVERVIEW

Location: The Property encompasses approximately 56.155 acres +/- and is located on the north side of 161st Street, between Oak Road and Carey Road (see **Exhibit 2**). The request is for approval

of an Overall Development Plan and Primary Plat (see **Exhibit 3**).The property is currently zoned the SF2: Single Family Low Density District. Adjacent properties to the north are zoned SF2: Single Family Low Density District. Adjacent properties to the south are zoned AG-SF1: Agriculture / Single Family Rural District. Adjacent properties to the east are zoned AG-SF1: Agriculture / Single Family Rural District. Adjacent properties to the west are zoned AG-SF1 and SF2. The petitioner has submitted voluntary commitments that have been clarified by Staff (see **Exhibit 6**).

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

The plans comply.

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.

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

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

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

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

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

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

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

11) Building setback lines. (Article 4.23 & Article 5.3(G))

12) Legend and notes.

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

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

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.

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.

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.

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).

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District)**.**

39) Minimum Lot Area:

a) Subdivision Lot: 15,000 square feet

b) All other lots: Three (3) acres

40) Minimum Lot Frontage:

a) Subdivision Lot: 50 feet

b) All other Lots: 250 feet

41) Minimum Building Setback Lines:

a) Front Yard:

i) Subdivision Lot: 30 feet

ii) All other Lots: 80 feet; 100 feet along Expressway or Arterial

b) Side Yard:

i) Subdivision Lot: 12 feet

ii) All other Lots: 30 feet

c) Rear Yard:

i) Subdivision Lot: 30 feet

ii) All other Lots: 30 feet

42) Minimum Lot Width:

a) Subdivision Lot: 100 feet

b) All other Lots: No minimum

43) Maximum Building Height: Two and one-half (2 ½) stories (see also *Article 6.6 Height Standards*)

44) Minimum Living Area (Ground Floor):

a) Single story: 1,200 square feet

b) Two story: 800 square feet

c) Tri-level: 800 square feet (Basement and first level)

d) Story and one-half: 800 square feet

45) Development Plan Review: Required for Major Subdivisions.

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

The plans comply.

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

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

48) 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.

49) 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.

50) Accessory Use and Building Standards (Article 6.1)

51) Architectural Standards (Article 6.3)

52) Building Standards (Article 6.4)

53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

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

c) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

d) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

i) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

56) Lighting Standards (Article 6.9)

57) Lot Standards (Article 6.10)

58) Outside Storage and Display (Article 6.12)

59) Parking and Loading Standards (Article 6.14)

60) Performance Standards (Article 6.15)

61) Setback Standards (Article 6.16)

62) Sign Standards (Article 6.17)

63) 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) Forty (40) feet from intersection of Collectors, Private or Local Street.

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

iii) Ten (10) feet from intersections of Driveways of Alleys.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

66) Monument and Marker Standards (Article 8.5)

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

69) Storm Water Standards (Article 8.8)

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

71) Street Light Standards (Article 8.10)

72) Street Sign Standards (Article 8.11)

73) Surety Standards (Article 8.12)

74) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: 1802-SPP-02 (Primary Plat) and 1802-ODP-02 (Overall Development Plan) comply with the UDO. The Department recommends approving the petition with the following conditions:**

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

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.

WRITTEN PUBLIC COMMENTS

Docket Number: 1802-ODP-02 & 1802-SPP-02

Petitioner: Pulte Homes of Indiana, LLC

Request: Petitioner requests Overall Development Plan & Primary Plat review of 51 Single Family detached lots on 56.155 acres +/- in the SF2: Single Family Low Density District.

Enclosed Attachments:

January 05, 2018 Public Hearing

1.	Maicher, Don	2780 Old Vines Drive	(01/25/18)
2.	Liston, Heather	16402 Carey Road	(01/25/18)
3.	Boyer, John		(01/30/18)
4.	Nickolich, David and Karen	2411 Oak Woods Lane	(01/30/18)
5.	Nelson, Al	Oak Manor	(01/31/18)
6.	Boyer, John	2220 Oakwood Lane	(02/01/18)
7.	Kotulic, Wayne M.	15239 Herriman Blvd	(02/02/18)
8.	Moyer, Greg	15001 Shelborne Rd	(02/02/18)

February 20, 2018 Plan Commission Meeting

9.	Dailey, Todd		(02/06/18)
10.	Kelleher, Ginny		(02/06/18)
11.	Smith, Robert		(02/06/18)
12.	Maue, Andre		(02/07/18)
13.	Miller, Michael	15936 Oak Park Ct	(02/08/18)
14.	Sheehe, Randall	16032 Oak Park Ct	(02/19/18)

Good morning everyone,

The community in Oak Manor has been made aware of the recent proposal by Pulte Homes to build the Hawthorne Ridge neighborhood. This is a larger development than recent ones proposed to the south of our community. I don't believe this has been submitted to the APC yet. However, I did want to extend my concerns.

While the homes look to be more in line with Oak Manor, the biggest issue is the wooded area and wildlife that resides right in the middle of the proposed development. 10-20 deer, Red Tail Hawks, Raccoons, Foxes, Coyotes, and other wildlife roam this area very openly. At the very least, the development plan looks to slice the wooded area in half if not more. The wildlife are running out of room to exist in Westfield, and especially in our surrounding area. As you can see from the attached JPEG where I highlighted in yellow the affected area, this would be devastating.

I would like to recommend that the current proposal be rejected and redrawn as to not affect the wooded area that our community has come to enjoy and love. The purpose of the council is to take into consideration views of existing residents. Westfield is becoming known for ever expanding home development, higher taxes, and less natural habitat. This proposal would only further this notion.

Sincerely,

Don Maicher
2780 Old Vines Drive
Westfield, IN 46074

Dear Dr. Keen,

I am writing to you specifically, because my children attended Westfield schools and you were our superintendent. I thought you did a wonderful job and I was grateful to be here. Moving here from the Meridian Kessler area, I chose Westfield because of the schools, but also the balance of natural open spaces, trees, and the lack of urban sprawl. Unfortunately, Westfield is now becoming a city of rooftops and houses, side by side, losing exactly the things that drew me here in the first place.

I live in the big yellow house across from Carey Ridge Elementary. The 10 acre parcel of land I own was purchased with all the money I had at the time, as I hoped to turn it into something that would become an attractive, aesthetically pleasing part of this community that I love. Over the years I was able to build a house, plant the field with hay, fence the area for horses, and raise my children here. I wanted this space because it is next to one of the last wooded areas in the community that was designated a Government Protected Wetlands, where there are deer, red-tailed hawks, and so much beauty. My neighbor and his wife who owned the woods seemed to love the natural beauty as much as we did, and we were good neighbors.

My neighbor told me last summer that he was selling his home and land to a family with a girl who wanted a horse…he couldn't stand the congestion and overbuilding. I understood, and was happy that there would be another homeowner that appreciated the natural beauty of this area. Then just last Thursday, I along with some residents of Oak Manor received a letter from Pulte, saying they are proposing a subdivision to go right through the woods and the wetlands. Of course I was surprised by the change in my neighbor's plans. But I am horrified that the trees will all come down, to be replaced by houses, several of which I will be looking directly into. And, there will be a main subdivision entrance road that will let out right across from Carey Ridge, certainly adding to the traffic congestion right across from the school. This thorofare road will run right next to my house, by the plans it looks to be maybe only 100 feet from the side of my home and back yard. Now as I understand it, my neighbor's property was allowed to be rezoned from Ag2 (like mine) to SF2…and now that rezoning is complete, the Advisory Plan Committee must automatically approve this neighborhood? How can this be? Where are the stop-gaps to protect the natural areas from disappearing in Westfield? Can the city help to save at least some of the woods and the trees? And what can be done by the neighbors who will all be affected by this?

I appeal to you to look into this matter. Of course my property will lose its value…but more importantly, isn't there a need to write policy to prevent or at least "plan" urban sprawl so that it protects the natural assets of this community? If this development is so intrusive that I cannot stay here, then the sprawl will just continue on, and on. My 10 acres will become more homes, then the 30 acres north of me also…until Carey Rd is just houses, no open land. Perhaps this is the "master plan".

Thank you for any help or insight you or any of the planning commission or council members can provide in this matter.

Sincerely,

Heather Liston
16402 Carey Rd
Westfield, IN 46074
317-502-0187

Hi Cindy,
When we saw the "fine print" on the drawings last night and saw that the plan called for a "blister patch" of pavement extending past the west border of Oak Road, we suddenly realize the impact it would have to trees in Wayne Kotulic's front yard and the limestone entrance to Oakwood Lane built by the Bardock family, the original owner of the 40 acre estate.

BEFORE the meeting next Monday night, we would like to meet the Westfield City Planner that decided to install that "blister patch", when one was NOT INSTALLED for Oak Manor just up Oak Road when it was developed.

IF the city decides that land on the west side of Oak Road has to be procurred by emminent domain for this optionsl "blister patch", a number of mature trees on Wayne's property as well as the Limestone entry will be impacted.

We'd like to understand the process that was followed in deciding to destroy our frontal landscape in order to incorporate thie "blister patch" that in the recent past was NOT an imperative feature.

Thanks,

John Boyer
317-896-2298

Hi Cindy, Caleb, and Matt,

Our family has owned and lived at the northern and easternmost lot of the seven in the Oak Woods subdivision, and this lot includes Oak Woods Lane and the east border is the western side of Oak Road. We are at 2411 Oak Woods Lane.

I concur with everything the Wayne Kotulic and John Boyer has stated about this proposed Pulte subdivision and the loss of all of the trees and land along Oak Road is for sure unwanted with the proposed blister lane and this action does not seem necessary.

Further, if Westfield city planners are going to put in roundabouts along Oak Road, please leave space for that on the EAST side of Oak Road in this part of Oak Road we are talking about, so we do not lose our land in the future. It is empty agricultural land now, with no pretty trees, entranceways, or nice property vistas to lose if you reserve space now for a roundabout along Oak Road near Wayne's property and my property.

Thank you for listening to us. We appreciate your thoughtful consideration on these matters.

David and Karen Nickolich
2411 Oak Woods Lane
Westfield, IN 46074-9427

Jim and Cindy, I wanted to thank you both for being at the information meeting on Monday night for the proposed neighborhood at 161st and Oak Rd. When the meeting started I was encouraged by the proposal and felt this was a much better solution for the property than the previous MI proposal. As the meeting went on however I became underwhelmed by the amount of information Pulte had regarding the Covenants for this neighborhood as well as some of the very simple things like how many trees are going to be required for each lot. I sure hope they will have a lot more information on Monday night and I also hope the APC will not want to hear over and over what Pulte is not required to do for the City based and their neighbors, but what they plan to do and what they will commit to do. One of my biggest concerns coming away from the meeting was the impact on Oak Rd. I would like to hear and see a lot more on that in relationship to whatever changes will take place on the road.

Thank you again.

Al Nelson – Oak Manor
317-848-0754

Hello Caleb,
Thanks for taking my call today and explaining some of the details of the 2 options you outlined for the proposed "Blister Patch" in Oak Rd in front of one of their entrances to their proposed 51-home Hawthorne Ridge housing development.
I would like you to include this EMail in the handout to the Planning Commission for their review before the presentation of the Hawthorne RIdge "Platte Review" next Monday evening at the PC Meeting.

To the Westfield Planning Commission,

We do not disagree with the potential safety benefits of having a "Blister Patch" at the entrance of a subdivision where it's occupants without this feature, cars would be potentially stopping in the single traffic lane to turn across traffic when south-bound. However in checking the entrances of 4 recent development entrances within a 1-mile radius to this location, NONE of them utilize this feature, causing one to wonder why it is suddenly so important when it takes land away from 3 nearby residences on Oak Road.
Eight of the families listed in the CC above are residents living on Oak Road or Oakwood Lane which are DIRECTLY impacted by the construction of this Blister Patch. The Tatum, Kotulic and Nickolich families (who are NOT in favor of the proposed Hawthorne Ridge Development) are located on the west side and bordering Oak Rd , and at the least, **THEY DO NOT** want to have some of their front yards taken for construction of this Blister Patch.

There are also 7 familes located on Oakwood Lane whose sole entrance is thru a pair of limestone walls built around 1950, when the only resident on the lane was the Burdock family who owned the 40 acre plot that later expanded to the Oak Woods subdivision in the 1980's. The south limestone wall would be "immediately adjacent" to the edge of the "blister lane", which would be an even bigger hazzard than not having the blister patch in the first place.

So as we understand the plat submitted by Pulte, they are expecting widening Oak Rd 15' to the west, removing mature trees from the front yards of 3 current residents and having the 68 year old limestone entryway to Oakwood Lane removed so a "safety feature" could be added on Oak Road to prevent accidents as a result of their new entrance being added there.

If Westfield is interested in providing this "safety feature" in front of the Hawthorne Ridge East Entrance, Caleb Ernest offered what we believe is a much better solution. Since Pulte's development is the reason this situation exists in the first place, let THEM provide the 15' needed for this "passing lane" and shift the centerline of Oak Rd 15' towards the EAST in this area. Since the problem is a result of their development, let THEM donate a 15' wide strip of land for the solution.

A number of the local residents are planning on coming Monday evening to participate in the "Public Input" to the Planning Commission meeting and voice their disagreement to this "blister patch" (as well as other issues)..

John Boyer
2220 Oakwood Ln

President,
Washington Township Neighborhood Trustees SE (WTNT)

I'm not sure if you have personally been out to the proposed site of the blister patch and have seen the thick wall of trees that buffer the road and the noise. In the summer we can't even see the road of course, and are hidden in our little oasis. 15' will pretty much wipe out all of our trees and privacy and take out the entrance for all residents of Oak Woods. It would financially damage the value of our recently purchased home and truly break my wife's heart. We just bought our home 2 years ago. Our home is her little wooded dream property. We left a beautiful lake home for the woods and privacy of our current home.

Westfield, in my opinion, has done a much better job than Fishers and Noblesville on making solid decisions for their current residents, and not allowing developers to damage the value of what we as residents already have.

If you have not been to the site, I urge you to bring a tape measure and look at what it would do to the charm of not just our home but Oak Road. With the massive amount of land across the street, and financial resources of Pulte, it would seem quite unjust for them to profit from damaging our home(s). It would seem most logical for them to put this on their farm land, if they need it, and shift the road. It does not seem fitting for their decision to build a for profit development to wipe out 75-100 trees and saplings and take our buffer and property. While I know it is the decision of the board, I urge as you make your recommendation to the board, if absolutely needed, please utilize the Pulte land. We welcome a decent neighbor, but not under the current destructive plan. Thanks again for your time!

My best,

Wayne

Wayne M. Kotulic
President
Texon Athletic Towel and Supply
15239 Herriman Blvd
Noblesville, IN 46060
P:800-328-3966
F:800-728-4770

Dear Advisory Plan Commission,

Please consider the following while reviewing the Hawthorne Ridge development plan:

- The development does not sufficiently avoid impacts to the forested wetland found on the site. On page 19, the comprehensive plan calls for preserving "natural features such as stands of trees, water bodies, and wetlands when land is developed." As proposed, the development would remove more than half the existing trees and leave only a fragmented portion of the original wetland / woodland with significantly diminished function. The placement of lot #24 shows particular disregard for the avoidance & minimization steps of IDEM's mitigation sequencing requirements for wetland impacts. Given the availability of undeveloped land within and surrounding the city, there is no reasonable justification for attempting to jam as many homes as possible onto this particular development site.
- Alternative street patterns should be considered to remove the need for the controversial passing blister on Oak Road. For example, the homes on the western side of the pipeline easement could be arranged around a cul-de-sac to limit the amount of traffic utilizing the Oak Road entrance (I believe this was proposed for Tamarack). A cul-de-sac is justified by the location of the pipeline easement and would be consistent with 8.9 (F) (3) of the UDO. New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts (comp plan page 39). Every effort should be made to avoid the adverse impacts created by removing trees on neighboring lots for the passing blister.
- A reasonable effort should be made to avoid house orientations where the back sides face the public right of way. None of the homes along 161st, Carey, or Oak are oriented so their front faces the external street.
- A tree preservation easement should be included along the edges of the Hollan parcel. This would prevent any unintended impacts to the neighboring trees and protect the area's current character.

Thank you for the opportunity to comment.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Matt,

Great to meet you tonight and thanks in advance for getting these to the right place so that there is public record of these asks that Oak Park and Oak Manor neighborhoods have made of Pulte. We definitely understand that they do not have to follow any of them if they do not want to, but wanted to socialize.

I did have one additional question for you. We had talked with Dave Compton from Pulte about helping connect his paths to our neighborhoods essentially. Most notably, along the north side of 161st between Carey and Oak as well as north on Carey from 161st to Oak Manor. Dave mentioned that they would be willing to do that provided they could get park credits (hopefully I'm getting the term right) as a result. I'm not sure exactly what that means or how to look more into that process, but in talking with Randy Graham after the meeting he noted that you would be the guy to talk to.

Thanks again for your help on both fronts!
Todd

Oak Park & Oak Manor Home Owners Associations would kindly ask that Pulte Homes add a written commitment to include the following buildering requirements into the final development plans and filed with the City of Westfield:

- All homes built shall be of a size and quality that prices out to a minimum of $450k (lot & home combined)
- Standard 3 car side load garage
- Minimum front yard setback 30'
  - Random staggering required
- Basements standard
- 360 degree / 4-sided Architecture
- Rear facing homes should have a minimum of two architectural enhancements from the "standard" elevations.
- All exterior materials should consist of the following:
  - Wood, fiber cement or equivalent siding and trim boards
  - Exterior elevations should have a minimum of 25% of the exterior elevations constructed of masonry or stucco.
- Dimensional shingles standard
- 6" gutters standard
- Roof overhangs – minimum of 8"
- Minimum 6/12 roof pitch for main roof
  - All homes should have a minimum of two roof planes
- All sides of the home must have a minimum of one window
- Proposed landscape plan
- Adoption of Oak Manor HOA Covenants

Additional Discussion Points:

- Entryway hardscaping
- Perimeter pathways & connecting neighborhood pathways
- Architectural Review Process

Hawthorne Ridge

I understand that this is already SF2, but I believe that Pulte made some statements that they could easily put into commitments as a measure of good faith...

Do not disturb the west side of Oak Road unless the City requires it

Give a minimum square footage for homes (I believe that they gave the neighbors some #). Our current SF2 minimum is 1200 square feet and Pulte gave a higher number to the neighbors (with an added commitment that all homes would have basements). Pulte represented these homes as being $450,000. That means they are not building 1200 square foot homes so committing to a higher number shouldn't be difficult.

I hope that they add more than three models. I drove through Lantern commons (the pictures that Mic Mead showed) and while the individual homes have attractive front elevations, they are all alike. Much different than everything surrounding them.

Make sure that the required 30 foot buffer to the neighbors to the north leaves the existing trees and is separate from the road ROW.

I heard Pulte say on the record that they had 4-5 models going in—Ginny heard 3. But , they said, with variations it amounts to 25-30 different looks. I asked if they could offer 10 models to chose from, resulting in 60-70 variations/looks and they said yes they could and the attorney made a note of it. I request that they offer 10 models of higher price range, attach 360 degree views, and make that a part of their requirements. That will help lock in the suggested pricing range.

I ask that they take out the side walk on the NE areas they suggested on the record, to preserve that row of trees giving added distance to that border along those neighbors.

I have suggested that sometimes it may be very helpful to include a brief summary of the process, with emphasis on the current stage, for each petition. Normally, I think this could help the Public understand the petition, the APC's role and the decisions at hand. This Monday, I think that reminder could have helped the APC, also!

Yes, I think it would be nice to keep as much of the wetlands and trees as possible. Completely true, the developer will do whatever yields the best return, considering all aspects of initial cost and sale prices. (duh) Without leverage, I think we need to hope for the best.

Yes, I hope they do some extra buffering along the north, just to be thoughtful and kind neighbors. The extent that we can influence this probably lies most in the compromises with UDO vs. site-specific requests. For example, the idea of deleting sidewalk on the north side in favor of trees seems to be consistent with the Public's wishes and I support this.

Lot 43 could be exactly what so many people claim to want: lots of distance between houses. Or it could be really weird, set apart from the others. Maybe since there will ALWAYS be green space on both sides, we could relax restrictions such as side setbacks … try to encourage a larger house there, which would use some of that 'extra' width and maybe look like it's on purpose? Or maybe buyers for such a larger house wouldn't put it here, anyway.

It's always odd to hear from people who live in a housing development near pipelines, talking about how bad it would be to put housing developments near pipelines. Did I hear that one of the dangers is that the pipes and the gas they carry are odorless and silent, but I also hear that the pipes are noisy?

I also heard that it would be very helpful to put a roundabout at 161st and Oak Road … except that some REALLY don't want it.

After reviewing the site plan again, I'm surprised that they have lots 1-7 tight along the property line, right by the church parking lot. It looks like the existing treeline would be cleared for those lots. Maybe I'm just not correct about the proximity of those lots to the edge. Do you know?

Michael Miller

15936 Oak Park Ct

Westfield, IN 46074

Oak Park, lot 3

February 8, 2018

Dear Commissioners,

I wanted to record some additional comments in follow up to the public hearing held on Monday February 5, 2018 regarding Hawthorne Ridge, 1802-ODP-08 & 1802-SPP-02. In his response to public comments, counsel for Pulte stated at least three times that they would do [something], "end of discussion." Unfortunately this response is incredibly dismissive of the public's concerns, much akin to telling the public to "shut up." This is only the start of discussion, absolutely far from the end.

There is no way to reconcile his statement that Pulte will disclose the pipelines in bold print on the first page of the purchase agreement with Mr. Compton's statement at the neighborhood meeting on Monday January 29th and with the concern I raised at the public hearing. I have absolutely no doubt that Pulte will disclose the pipelines to prospective buyers. I also have no doubt that they will work to word it in a manner designed to minimize any serious thought a prospective buyer will give to the presence of the pipelines and the impact that presence will have on their safety, the use of the home they are purchasing or the resale market. As I stated at the public hearing, Pulte is in the business of building and selling homes, not creating an informed resident living near a pipeline corridor. I believe they intend to have just enough disclosure to protect Pulte from future litigation. This is most consistent with Mr. Compton's statement at the neighborhood meeting. After repeatedly saying he wanted to be as transparent as possible, he said "The only way you will ever see the wording of the disclosure is if you buy a house from me."

I am very concerned with ensuring the presence of the pipelines is disclosed to future buyers at resale. In current real estate laws there seems to be no place to and no requirement to disclose the presence of the pipelines to future buyers on resale of the property. In 2007 my family purchased our current home which has a pipeline angling across the back corner of our 2 acre lot. We were never informed by the sellers of the pipeline's presence, and when I have gone back to look at the Universal Disclosure Form, there is nowhere to list such a disclosure. We had asked for a copy of the Plat when making our purchase decision, but were told by the

seller's they didn't have one. The home was 11 years old in an established neighborhood with nice amenities. It never occurred to us there would be an issue with the plat so important that wouldn't be disclosed, and we didn't know enough to ask. At the public hearing, a gentleman from Oak Manor relayed a similar story of being the second homeowner and receiving no disclosure of the pipeline's presence. In Hawthotne Ridge, the pipeline easements are outside of the individual home lots, so a copy of the lot Plat will not reveal the presence of the pipeline corridor. Protections need to be in place to ensure that not only the original purchasers, but also future homebuyers are aware of the presence of the pipeline corridor and their requirements and responsibilities living in close proximity. Having informed and responsible residents of a neighborhood straddling a pipeline corridor is of paramount importance to the safety of existing property owners and the entire Hamilton County community.

We have friends who have a beautiful home in Walnut Ridge. The 36 inch interstate natural gas transmission line is located 50 feet from their home. When we inquired what they knew about that pipeline, they said “yeah, we signed something that said there was a pipeline there, but we don't even think it is working.” There are a number of reasons why they might have thought the pipeline was not functioning, but one possibility is it might have been suggested by the sales agent or minimized in the disclosure form. Ensuring this is not how the disclosure is handled is important to all of us.

While Pulte will undoubtedly will seek to comply with all pipeline and Department of Transportation requirements to build around this pipeline corridor, I can not stress enough that the requirements they plan to comply with are the BARE MINIMUM requirements. Cities and municipalities such as Westfield are able to set higher standards and requirements for the protection and well being of their communities. If Mr. Compton truly intends to be transparent and counsel wants to “end the discussion” on this point, they need to place the wording to be used in the disclosure into the commitments to ensure neighbors they are being a trustworthy partner in responsibly building around the pipelines and creating a neighborhood of informed residents. This disclosure also needs to be prominently placed in the first pages of the neighborhood covenants so it will survive with future resale documents. Anything less endangers all of us.

Sincerely,

Michael Miller

Westfield APC-

Please see below and the attached. We would kindly ask that the comments below be taken into consideration during your review and approval of the plans for the Hawthorne Ridge subdivision.

Thanks,

Randall Sheehe
16032 Oak Park Ct.
Westfield, IN 46074

From: Randall Sheehe
Sent: Monday, February 19, 2018 10:11 AM
To: 'Todd Dailey' <dailey.todd@gmail.com>; 'David Compton' <David.Compton@pultegroup.com>
Cc: 'Brian Huff' <oakmanor.hoa.president@gmail.com>
Subject: RE: Update on Hawthorne Ridge

David-

In addition to Todd's comments below, there are some additional items of importance to both Oak Park & Oak Manor that we would like to see written into your commitments:

1.) Basements – Item #4 of your commitments excludes ranch homes from being required to have a basement. The way your commitments are worded basements are only required for two story homes. Throughout this process you have consistently indicated that ALL homes would have basements and ALL homes would have a side load garage. There are key items for us that we would like to see addressed. Are you willing to modify your commitments to align with the verbal commitments you've previously made?

2.) Brick/Stone/Stucco - At our last meeting 1/27 we expressed that we'd like to see the use of masonry material be a requirement for exterior elevations. We talked about a minimum of 25% of the elevation to be faced with masonry material (brick, stone or stucco). You were going to discuss this with your team? What was the outcome of that and what are you willing to write into your commitments?

3.) 4-Sided Architecture - To expand on Todd's comments below… As a compromise; the most critical home sites that we would like to see this on would be lots: 1, 2, 26, 27, 49, 50, 51. These lots all have some rear facing exposure to Oak Rd. Carey Rd. and 161st. Are you willing to write this into your commitments?

4.) Sidewalks – We discussed and you were going to explore the feasibility of pathway extensions to extend east beyond your plat eastward down 161st St. and/or south from your plat down Carey Rd. to 161st St. – You mentioned exploring options for this with the neighboring property owners and the city to see if they would be willing to extend "park credits" to you for making this commitment. Where do we stand with this?

We would appreciate a quick reply here so we can prepare accordingly for tomorrow night's APC meeting.

Best,

Randall Sheehe
Director, Strategic Accounts

Beauflor USA

One Beauflor Way
White, Georgia 30184 - USA
M. 317-995-4361
randall.sheehe@beauflor.us
www.beauflor.us | www.berryalloc.com

From: Todd Dailey [mailto:dailey.todd@gmail.com]
Sent: Sunday, February 18, 2018 9:46 AM
To: David Compton <David.Compton@pultegroup.com>
Cc: Randall Sheehe <Randall.Sheehe@beauflor.us>
Subject: Re: Update on Hawthorne Ridge

Thank you for sharing David. A few quick follow up questions:

- Do your intentions exceed these commitments (and perhaps there is a legal reason why they are especially conservative) or do these commitments reflect your intentions? For example, curious if the position has changed on no front load garages or if there is some other reason why you had backed this down to no less than 70% since we last chatted. Similar question for other things not explicitly listed such as variation in home color, 4-sided architecture etc.
- On item 2, would you be willing to add an item around non-standard vehicles not being parked outside or on the street? I've included an example below from our Oak Park covenants, but flexible on the wording.
- Any other expected revisions here or can we expect this to be final as it relates to the proposal that will come on the 20th?

Thanks,
Todd

Section 16. Vehicles. No boats, buses, motor homes, travel trailers, tractors/trailers, trucks, motorcycles, mini-bikes, mopeds, unlicensed or inoperable vehicles, or any other vehicles

of any description other than normal passenger automobiles (including station wagons and small trucks such as pickups and vans) shall at any time be stored or parked on any Lot outside of any garage, or on any street within the Property, or on any part of the Common Area, either permanently or temporarily, except within an enclosure approved by the Architectural Review Board.

On Fri, Feb 16, 2018 at 1:14 PM, David Compton <David.Compton@pultegroup.com> wrote:

Brian:

We have filed updated commitments with the City of Westfield related to the property. We have attempted to reasonably address as many of the concern brought forth by both Oak Manor and neighbors concerning the Primary Plat of the Hawthorne Ridge. We are still working with the neighbor to the north and those commitments will be handled through a private agreement between the parties. As you will see in the commitments we have added additional rear yard landscaping behind the five homes that adjoin the existing homes in Oak Manor. We want to be a good neighbor and believe this will help screen both homes from each other. I am attaching the commitments for your information. I will out of town but reachable via email all weekend.

Best regards

David Compton

DAVID COMPTON

VP Land Acquisition : : Indianapolis
11590 N. Meridian Street Ste 530
Carmel IN 46032
direct (317) 249.1128 : : Cell (317) 281.4177
pultegroup.com

From: Brian Huff [mailto:oakmanor.hoa.president@gmail.com]
Sent: Friday, February 16, 2018 9:07 AM
To: Todd Dailey <dailey.todd@gmail.com>; David Compton <David.Compton@PulteGroup.com>
Cc: Fritz Woerner <fwoerner@adq-inc.com>; Randall Sheehe <Randall.Sheehe@beauflor.us>
Subject: Update on Hawthorne Ridge

Good morning guys,

I was unable to make it the APC meeting, so I'm a little behind on where we stand with the questions we (Oak Park and Oak Manor) had as well as what commitments Pulte is willing to implement into the development plan.

Brian Huff

Oak Manor HOA Board President

Mobile: (317) 213-3343

Alt email: bphuff@gmail.com

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