



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_06_2017

Monday, February 06, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, February 06, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - January 17, 2017

Documents: [APC Minutes - January 17, 2017](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1609-PUD-16

***Wood Wind Planned Unit Development (PUD) District
Towne Road; 146th Street / 166th Street***

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 799 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan Comparison](#) | [Exhibit 4: Ordinance 16-27](#) | [Exhibit 5: Ordinance 16-27 Exhibits](#) | [Exhibit 6: Redlined Ordinance](#) | [Exhibit 7: Petitioner's Modification Summary](#) | [Exhibit 8: APC Comments and Petitioner's Responses](#)

1611-ODP-11 & 1611-SPP-11

Scofield Farms Subdivision

West Side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an

Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Waiver Requests](#) | [Exhibit 7: Waiver Response](#)

PUBLIC HEARINGS

1611-SSP-10 [PUBLIC HEARING]

Hart Commercial Park Subdivision

820 East Main Street

Robert Hart by Miller Surveying, Inc. requests approval of a Primary Plat for a Commercial Subdivision on 4 acres ± in the LB: Local and Neighborhood Business District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Resolution 16-124](#)

CONTINUED ITEMS

1701-PUD-02 [CONTINUED]

The Grand Millennium Center Planned Unit Development (PUD) District

Northeast Corner of US 31 and David Brown Drive

EdgeRock Development, LLC requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

1610-PUD-17 [CONTINUED]

Osborne Trails Planned Unit Development (PUD) District (formerly Drexler Woods)

191st Street; Horton Road; Six Points Road

Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

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 Tuesday, January 17, 2017, 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, Andre Maue, David Schmitz, Robert Smith, Robert Horkay, Ginny Kelleher, Chris Woodard, and Tom Smith.

City Staff Present: Matt Skelton, Director; Jesse Pohlman, Senior Planner; Brian Zaiger, City Attorney.

Approval of Minutes: January 4, 2017, Meeting Minutes.

Motion: Approve January 4, 2017, Meeting Minutes.

Motion: R. Smith; Second: Woodard; Vote: Approved 9-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1609-PUD-16 Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 799 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Pohlman presented an overview and petition history of the change of zoning petition.

David Compton, on behalf of the petitioner, presented a PowerPoint of the revisions since the public hearing that included changes to the following areas: land plan, lot layout, density, buffering, open space, amenities, connectivity, and architectural standards. He stated the proposed development embodies the policies of the 2007 Comprehensive Plan and that the proposed ordinance provides for certainty and orderly development within the New Suburban Area while preserving the existing golf course.

Kelleher inquired how the proposed ordinance addresses the concept plan, and provided comments regarding the multi-family area architecture and character exhibits, as well as concerns that she did not believe a fuel station was an appropriate use.

Pohlman explained the proposed ordinance includes language that the development is required to be developed in substantial compliance with the concept plan, including location of open space.

R. Smith and Kelleher expressed concerns about the proposed deed restriction and potential other uses if it is not operated as a golf course, and if the existing building materials for the golf course's ancillary buildings include metal siding.

Joe Scimia, Ice Miller, on behalf of the petitioner, responded that the original intent of the deed restriction was to provide assurances; however, they will continue to work with the City's attorney to further revise the language to provide greater clarity and to address concerns raised from the Plan Commission and neighbors.

Compton responded that existing golf course buildings do include metal siding, but that they can add language to the proposed ordinance to restrict metal for new golf course buildings.

R. Smith noted his preference to see the uses limited to local business instead of general business, and expressed his concern about the size of the buildings within the commercial area. Kelleher also expressed a concern about the uses and stated she would like to see less retail and more office uses in the commercial area and preferred smaller than 65,000 square feet for a single retail tenant.

R. Smith, Woodard and Hoover stated comments for the petitioner's consideration specifying the series of homes on the concept plan; incorporating additional anti-monotony standards; a desire to see an increase in the architectural standards including four-sided architecture and increased masonry material requirements; further limiting front load garages; and providing additional information for the open spaces.

Woodward and R. Smith stated they do not support apartments or a gas station.

Kelleher stated she would like to see the manufactured home use permitted as a special exception to be prohibited.

Hoover and Kelleher stated comments for a preference to see an increase the minimum roof pitches, and varying roof pitches, in the multi-family area.

Mike Rohn, Freeman Development Corporation, explained the intended variation.

R. Smith expressed comments regarding the desire to see a higher price point on the homes, which he believed would lessen the burden on the school system, and that he believed the homes presented are less than this average. He stated increasing the architectural standards would enhance the base price of the homes.

Compton explained the projected price points do not take into consideration lot premiums or added enhancements and features that homebuyers choose for their homes.

Woodard commented on particular corner lots with larger yards that he believed should be subject to some of the additional lot specific architectural standards.

Compton noted those lots and indicated they'd make the necessary revisions accordingly.

T. Smith stated he does not support additional apartments in this area of the community, and he inquired about the fence standards for the golf course and its materials.

Compton explained it would be a black or green chain link fence, similar to the Bridgewater Club, and its purpose was for pedestrian safety along adjacent pedestrian trails.

Kelleher recommended incorporating larger trees at planting within the reforestation buffer yards.

Woodard requested additional consideration to address the public hearing comment that was submitted in writing by the neighbor concerned about their horse pasture and trespassing.

Hoover suggested that delaying the development of the commercial area may address some of the concerns heard from the public comment.

Compton responded that phasing could be considered.

R. Smith, Woodward and Kelleher further discussed potential architectural standards to further restrict front load garages.

Hoover explained that he originally felt the apartments may not appropriate for the area; however, with the reduced number of units and higher architectural style, he now believes they would be an asset and asked others to reconsider the benefits of these apartments.

Horkay agreed with Hoover's comments.

Kelleher and R. Smith inquired and requested the consideration to incorporate minimum and maximum living area sizes for the apartment units.

Woodard asked about the design of the proposed gas station.

Hoover explained that any proposed buildings in the multi-family or commercial area must meet the standards of the ordinance and that the detailed development plans would be back in front of the Plan Commission at that time for approval.

R. Smith stated he would not support a gas station, regardless of the design.

Graham stated this petition has been before the Plan Commission four times now, so he called for final input and for the Plan Commission members to submit any additional comments in writing to the Department for the petitioner's consideration prior to the next meeting.

Pohlman confirmed that the comments should be submitted to the Department no later than January 17, 2017.

Compton responded that they would review the comments and come back to the next Plan Commission meeting with revisions for the Plan Commission's consideration.

CONTINUED ITEMS

1610-PUD-17 Osborne Trails Planned Unit Development (PUD) District [CONTINUED] (formerly Drexler Woods)

191st Street; Horton Road; Six Points Road

Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails

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Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

1611-ODP-11 Scofield Farms Subdivision

1611-SPP-11 *West Side of Moontown Road between 191st Street and 196th Street*

[CONTINUED] M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

1701-PUD-02 The Grand Millennium Center Planned Unit Development (PUD) District

[CONTINUED] *Northeast Corner of US 31 and David Brown Drive*

EdgeRock Development, LLC requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: R. Smith; second, Woodard. Vote: 9-0.

The meeting adjourned at 8:55 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

Shelborne Rd

Towne Rd

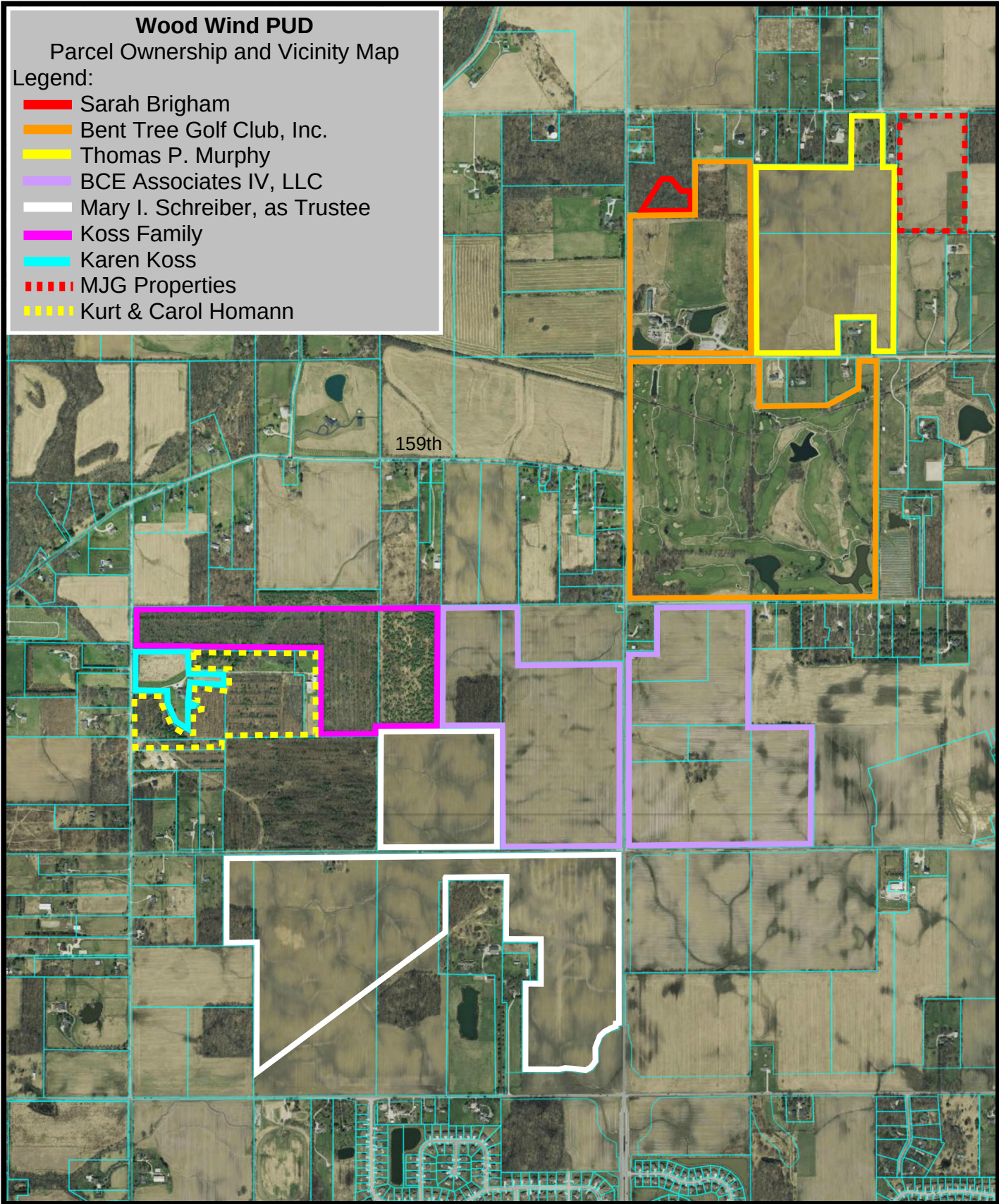


Wood Wind PUD

Parcel Ownership and Vicinity Map

Legend:

- Sarah Brigham
- Bent Tree Golf Club, Inc.
- Thomas P. Murphy
- BCE Associates IV, LLC
- Mary I. Schreiber, as Trustee
- Koss Family
- Karen Koss
- - - MJG Properties
- - - Kurt & Carol Homann



166th

161st

156th

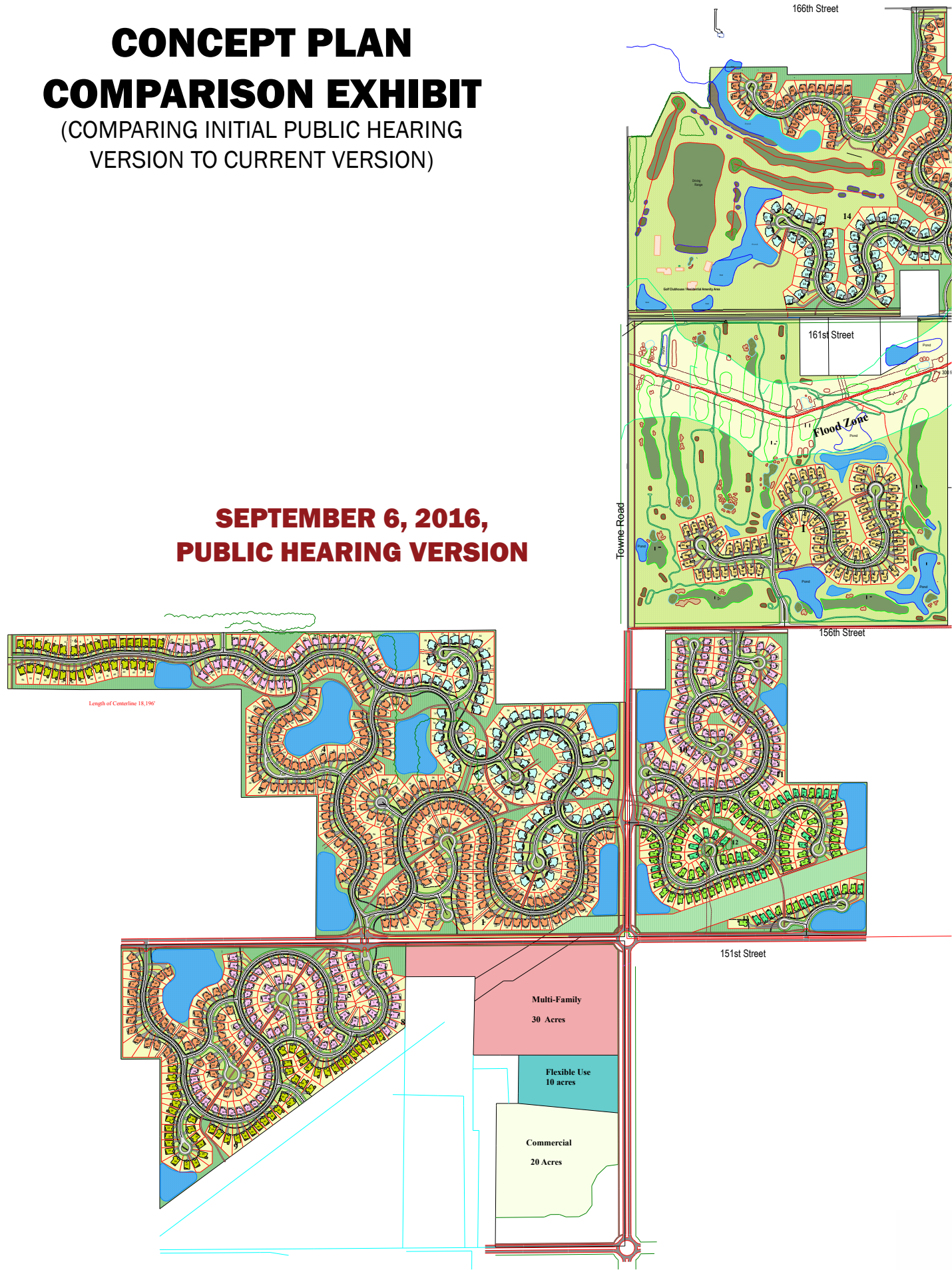
151st

146th

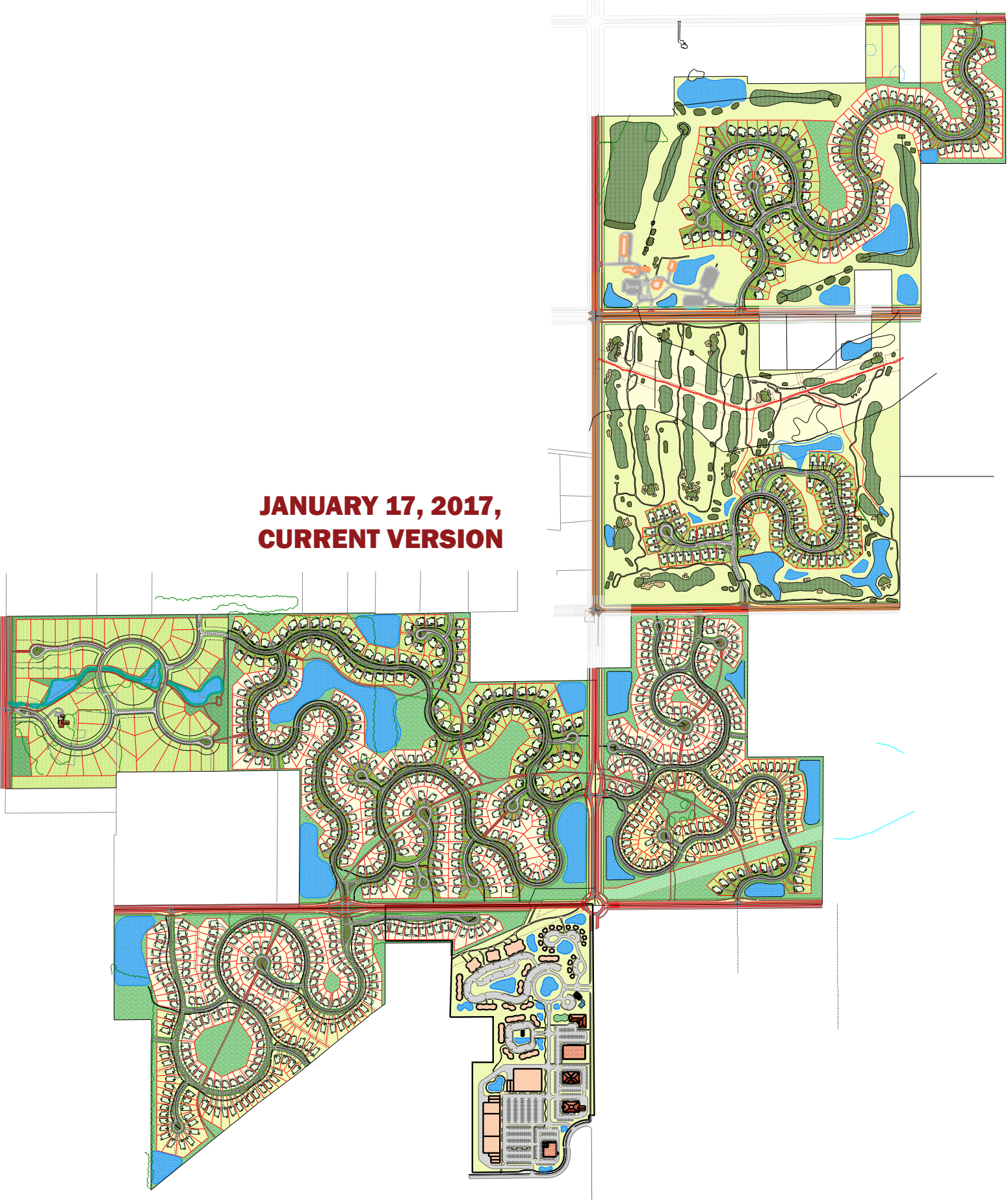
159th

**CONCEPT PLAN
COMPARISON EXHIBIT**
(COMPARING INITIAL PUBLIC HEARING
VERSION TO CURRENT VERSION)

**SEPTEMBER 6, 2016,
PUBLIC HEARING VERSION**



**JANUARY 17, 2017,
CURRENT VERSION**



ORDINANCE NUMBER 16-27

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-16**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Custom Home Lots: Collectively, the three (3) lots with frontage along 166th Street within Area 1, as labeled and depicted on **Exhibit B-2-A: Single Family District Layout – Area 1**, and the sixty-six (66) lots within Area 4 West, as labeled and depicted on **Exhibit B-2-D: Single Family District Layout – Area 4**.
- 2.2 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course.
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Home Series. The series of home types (e.g., Series A, Series B, Series C, Series D and Series E) to be built within the District, as identified on the Concept Plan and represented in the Single-Family Character Exhibits.
- 2.6 Open Space: As defined by the Unified Development Ordinance and depicted on **Exhibit B-5: Single Family Open Space** and includes the Wood Wind Golf Course.
- 2.7 Tree Preservation Areas. Those locations identified on **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District**

Layout – Area 4, and Exhibit B-2-E: Single Family District Layout – Area 5 as Tree Preservation Areas, and as further regulated herein.

- 2.8 **Wood Wind Golf Course:** The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- 2.9 **Wood Wind Home Owners Association:** A corporation, association, or other legal entity created by the Developer for the benefit of the owners of Lots in Areas 1, 2, 3, 4 East, and 5.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities. If the size of detention / retention facilities (including ponds) are decreased or eliminated based upon final engineering of the project, then such areas shall remain Open Space and be maintained as common area by the Wood Wind Home Owners Association.

Section 4. **District Areas.** The District is hereby divided into nine (9) areas as illustrated on the Concept Plan and labeled as: Areas 1, 2, 3, 4 East, 4 West and 5; Multi-Family Area; Flexible Use Area; and, Commercial Area (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be as follows (individually or collectively, the “Underlying Zoning District”):

- 5.1 **Area 1:** SF2: Single-Family Low Density District.
- 5.2 **Area 2:** SF2: Single Family Low Density District.
- 5.3 **Area 3:** SF4: Single-Family High Density District.
- 5.4 **Area 4 East:** SF3: Single-Family Medium Density District.
- 5.5 **Area 4 West:** SF1: Single Family Large Lot District.
- 5.6 **Area 5:** SF3: Single Family Medium Density District.

5.7 Multi-Family Area: MF2: Multi-Family Medium Density District.

5.8 Flexible Use Area: LB: Local Business District.

5.9 Commercial Area: LB: Local Business District.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

6.1 Wood Wind Golf Course: In addition to uses permitted in the Underlying Zoning District, the Wood Wind Golf Course shall be permitted within Areas 1 and 2. Deed restrictions shall provide that the Wood Wind Golf Course shall be maintained as a golf course available to the public for regular play or other Open Space in accordance with this Ordinance (the “Deed Restriction”). The Deed Restriction shall terminate upon the fiftieth (50th) anniversary of the adoption of this Ordinance.

In addition to the permitted use of the Wood Wind Golf Course as a golf course available to the public for regular play and other Open Space, the Deed Restriction will permit uses which are non-residential and primarily recreational, agricultural or equestrian in nature and operated by or for the benefit of the Wood Wind Home Owners Association if, and only if, all of the following shall occur:

- (a) an amendment to this Ordinance is adopted or approved by the Council permitting the use of the Wood Wind Golf Course for such additional uses; and
- (b) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 1 and 2 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
- (c) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
- (d) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional uses and consents to or files a petition to amend this Ordinance to permit such additional uses.

The Deed Restriction shall be placed of public record prior to the recordation of a secondary plat for any Area and shall provide for the modification of the legal description for the Wood Wind Golf Course once the final boundaries of the Wind Wood Golf Course and configuration of the Lots and common areas within Areas 1 and 2 are determined and approved as part of a secondary plat approval.

6.2 Multi-family Area:

- A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:
- 1) Dwelling, Duplex
 - 2) Dwelling, Triplex
 - 3) Dwelling, Quadraplex
- B. Prohibited Uses: The following uses shall be prohibited:
- 1) Any Special Exception Use permitted in the Underlying Zoning District.

6.3 Flexible Use Area:

- A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:
- 1) Assisted Living Facility
 - 2) Dwelling, Duplex
 - 3) Dwelling, Triplex
 - 4) Dwelling, Quadraplex
 - 5) Dwelling, Townhouse
 - 6) Educational Institution
 - 7) Nursing Home
- B. Prohibited Uses: The following uses shall be prohibited:
- 1) Any Special Exception Use permitted in the Underlying Zoning District
 - 2) Gasoline Service Station

6.4 Commercial Area:

- A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:
- 1) Educational Institution
 - 2) Assisted Living Facility
 - 3) Nursing Home
- B. Prohibited Uses: The following uses shall be prohibited:
- 1) Any Special Exception Use permitted in the Underlying Zoning District
 - 2) Self-service car wash
 - 3) Tattoo parlor

- 4) Tobacco shop
- 5) Billiard parlor
- 6) Cemetery monument sales
- 7) Drive-thru (except where accessory to a coffee shop, bank or drug store)
- 8) Gasoline Service Station
- 9) Amphitheater
- 10) Dance club

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

7.1 Area 1 through Area 5: Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.

- A. Maximum Number of Lots: The total number of single family lots in the District shall not exceed one-thousand and seven (1,007).
- B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of dwellings on Custom Home Lots.

7.2 Multi-family Area: The standards of the Underlying Zoning District shall apply to the Multi-family Area, except as modified below:

- A. Location: Article 4.11(C)(2) and (3) shall not apply.
- B. Maximum Dwelling Units Per Structure: Article 4.11(E) shall be modified to a maximum of thirty-six (36) dwellings per structure.
- C. Maximum Number of Dwelling Units: Article 4.11(F) shall be modified to permit a maximum of two-hundred and twenty-four (224) units.
- D. Term: The initial minimum lease term for all apartment units shall be twelve (12) months.
- E. Minimum Area of Dwelling Units: The minimum living area of Multi-family Dwelling units shall be:
 - 1) One bedroom units: 850 square feet
 - 2) Two bedroom units: 1,050 square feet
 - 3) Three bedroom units: 1,250 square feet
- F. Maximum Area of Dwelling Units: The maximum living area of Multi-family Dwelling units shall be:
 - 1) One bedroom units: 1,200 square feet
 - 2) Two bedroom units: 1,200 square feet
 - 3) Three bedroom units: 1,395 square feet

- G. Maximum Number of Three (3) Bedroom Units: The maximum number of three bedroom units shall not exceed six (6).
 - H. Minimum Number of Carriage Type Buildings: The minimum number of carriage type buildings, as labeled and depicted on the Concept Plan, shall be sixteen (16).
 - I. Property Manager: Any multi-family project shall have on-site property management.
- 7.3 Commercial Area: The standards of the Underlying Zoning District shall apply to the Commercial Area, except as modified below:
- A. Maximum Business Size: Article 4.14 (H)(1) shall apply, however, notwithstanding the general limitation contained in the definition of “Medium Intensity Retail”, any individual tenant space may contain up to thirty thousand (30,000) square feet and one (1) tenant space may contain up to a maximum area of fifty-two thousand (52,000) square feet, provided, however, any such use over thirty thousand (30,000) square feet shall not be a discount store.
 - B. Maximum Aggregate of all Buildings in Commercial Area: Article 4.14 (H)(3) shall be modified to a maximum of two-hundred thousand (200,000) square feet.
 - C. Maximum Retail Area: The total building area which may be devoted to Retail uses in the Commercial Area and the Flexible Use Area combined shall not exceed two-hundred thousand (200,000) square feet.
 - D. Development Pattern: Article 4.14(I) shall be modified to provide for the development of Out-lots as depicted on **Exhibit B-4: Commercial / Flexible Use / Multi-family Area**.
- 7.4 Flexible Use Area: The Flexible Use Area may be developed in accordance with the Commercial Area or Multi-family Area of this Ordinance:
- A. Commercial Uses: If the Flexible Use Area is developed for uses permitted in the Commercial Area, then the standards of the Commercial Area, set forth above, shall apply, except as modified below:
 - 1) Maximum Aggregate of all Buildings within the Flexible Use Area that have non-residential uses shall not exceed 90,000 square feet and shall be calculated independently from the Maximum Aggregate of all Buildings in the Commercial Area.
 - 2) Maximum Retail Area: The total building area which may be devoted to Retail uses in the Flexible Use Area and the Commercial Area combined shall not exceed two-hundred thousand (200,000) square feet.
 - 3) In the event of a nursing home, assisted living facility or educational facility, the Maximum Business Size shall not exceed 50,000 square feet.

- B. Multi-Family Uses: If the Flexible Use Area is developed for uses permitted in the Multi-family Area (i.e., Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse uses), then the standards of the Multi-family Area, as set forth herein, shall apply, provided, however that Dwellings within the Flexible Use Area shall not exceed:
- 1) Maximum Density: Twenty (20) dwelling units per acre.
 - 2) Maximum Number of Units: One-hundred and eighty (180) dwelling units.
 - 3) Leasing: No Dwelling within the Flexible Use Area shall be rented or leased by the initial Developer thereof.
 - 4) Minimum Area: All Dwelling Units within the Flexible Use Area shall have a minimum living area of 1,050 square feet.
 - 5) Garages: Garages shall be oriented so that no garage door is primarily oriented toward or primarily visible from Towne Road.

7.5 Phasing Restrictions and Expiration:

- A. Phasing of Construction of Multi-Family Dwelling Units: Phase 1 of any multi-family apartment project shall include a minimum of eight (8) carriage type buildings and a club house as shown on the Concept Plan.
- B. Phasing of Multi-family Area Building Permits: A building permit for any improvement in the Multi-family Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of a secondary plat for at least one-hundred (100) Lots in Areas 1 and 3, in the aggregate.
- C. Phasing of Flexible Use Area Building Permits: A building permit for any improvement in the Flexible Use Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of a secondary plat for at least one-hundred (100) Lots in Areas 1 and 3, in the aggregate.
- D. Expiration: The Multi-family Area may be developed in accordance with the standards herein for permitted uses as set forth in Section 6.2 of this Ordinance; however, if the ownership of the Multi-Family Area is not transferred to a Multi-family Developer within three (3) years of the effective date of this Ordinance (provided that such date may be extended as a result of delays caused or requested in writing by the City or for other good cause shown to the City by the then Multi-family Developer of the Multi Family Area), then the Multi-family Area shall not be permitted to be developed as the Multi-Family Area; rather, it shall be restricted to development for the permitted uses and applicable standards in accordance with this Ordinance for the Flexible Use Area as adjusted to take into account the resultant increase in the acreage of the Flexible Use Area.

- E. Phasing of Commercial Area Building Permits: A building permit for any improvement in the Commercial Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of secondary plat(s) in Area 1 and Area 3 that include a combined minimum of one-hundred (100) Lots.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6. 1 Accessory Buildings or Structures: Shall apply, except as modified below:

- A. Maximum Number: There shall be no maximum number of Accessory Buildings for the Wood Wind Golf Course and related operations. New or expanded Accessory Buildings shall be reviewed and approved by the Department as a Development Amenity.
- B. Ancillary Structures: Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Wood Wind Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit. This does not exempt such structures or uses from obtaining permits otherwise required by the State or Fire Marshal.

8.2 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Wood Wind Golf Course and Development Amenity Buildings: Article 6.3 Architectural Standards shall not apply to new and/or expanded Wood Wind Golf Course buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials of existing Wood Wind Golf Course buildings as depicted in **Exhibit G: Wood Wind Golf Course Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Development Amenity buildings or new Wood Wind Golf Course buildings. Loading docks for a Wood Wind Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls. Article 6.3 Architectural Standards shall not apply to new or expanded Development Amenity buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials depicted in **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit I: Commercial Area Character Exhibit** attached hereto.

- B. Single-Family Architectural Standards: The following shall apply to Single-family Dwellings within the District:
- 1) Application of Varying Percentage Standards. Percentages specified below in this sub-section which are applicable to an Area individually and separately shall be calculated and applied to those Lots within such Area that have received primary plat approval at the time of the building permit application for the calculation in question.
 - 2) Character Exhibit: **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 1, 2, 3, 4 East and 5 of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
 - 3) Home Series by Area: The Concept Plan identifies a specific series of homes, as labeled and depicted in the Single Family Character Exhibits, to be built for specific Lots in each Area. The specific series of home permitted on a given Lot may vary as follows:
 - a) In Areas 1 and 4 East, the number of Lots depicted for:
 - i. Series A Lots may be increased to replace any or all of the Series B Lots.
 - ii. Series A Lots may be reduced by up to 10%.
 - iii. Series B Lots may be increased by up to 10%.
 - b) In Areas 3 and 5, the number of Lots depicted for either or both Series D and Series E may be increased or decreased by up to 10%.
 - 4) Custom Home Lots Character Exhibit: **Exhibit C: Single Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Custom Home Lots in Area 4 West of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed

in Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.

- 5) Custom Home Variation: The front facades of any two Dwellings on Custom Home Lots in Area 4 West of the District shall be substantially different.
- 6) Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.
- 7) Streetscape Diversity. Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two (2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the façade variety code identified in **Exhibit J: Façade Variety Code** shall be applicable to Areas 1, 2, 3, 4 East, 4 West and 5.
- 8) Corner Lots. Lots identified as corner lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side building façade oriented towards the street:
 - a) A minimum of one of the following: (i) a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4') in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Façade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; and
 - b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.

- 9) Trail Lots. Lots identified as trail lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side building façade oriented towards the trail:
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.
- 10) Golf Lots: In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and depicted as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** the rear elevation of those Dwellings shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:
- a) Masonry Material a minimum of thirty-six (36) inches in height;
 - b) Pergola with a minimum of 100 square feet;
 - c) A Façade Projection or Recession including a minimum of one (1) twelve-foot (12’) deep offset, which is a minimum height equivalent to one-story;
 - d) A Façade Projection or Recession including a minimum of two (2) two-foot (2’) deep offsets which is a minimum height equivalent to a one-story;
 - e) Covered porch or covered patio (minimum of one-hundred and forty (140) square feet).
 - f) Sunroom (minimum of one-hundred and twenty (120) square feet);
 - g) A Façade Projection or Recession in the rear Building Façade that contains a minimum of fifty percent (50%) of Masonry Material;
 - h) Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Façade. Each siding material or material pattern shall be a minimum of 10 percent (10%) of the applicable rear Building Façade (exclusive of openings and trim);

- i) A Façade Projection a minimum of one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or
- j) Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

No element listed above may be used to meet this requirement on more than fifty percent (50%) of such Lots (excluding those Lots with a full first floor Masonry Material wrap) in either individual Area.

- 11) Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:

- a) Four-Sided Masonry: A minimum thirty-six inch (36”) tall Masonry Material wrap shall be provided along the entire length of each façade of any Dwelling located on:
 - i. A minimum of forty percent (40%) of the total number of Lots in Areas 1, 2, 3, 4 East and 5 combined; and,
 - ii. A minimum of twenty percent (20%) of the Lots in each of the Areas 1, 2, 3, 4 East and 5.

In addition, a minimum of fifty percent (50%) of the Lots in Area 1 and fifty percent (50%) of the Lots in Area 2 which abut the Wood Wind Golf Course and are identified as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** shall have a full first floor Masonry Material wrap, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified above.

- b) Garages and Driveways:
 - i. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.

Front load garage doors shall include the use of decorative elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments**. The non-door facade of a courtyard-load or side-load garage

oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.

- ii. Dwellings on Lots in Areas 1, 2, 3, 4 East and 4 West as labeled and depicted on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a side or courtyard loading garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided no more than a one (1) car garage door is oriented toward the street.
 - iii. Dwellings on Lots in Area 1, Area 4 East and Area 4 West shall include a minimum three car garage. Dwellings on Lots in Area 2, Area 3 and Area 5 shall include a minimum two car garage.
 - iv. Base model dwellings on Lots in Area 2 are designed for a non-front loading garage; however, model options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build the front loading three car garage option. If a front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of Lots in Area 2. In addition, no more than two (2) consecutive Lots on the same side of the street may contain front loading garages, provided, however, when two (2) front located garages are located on two (2) consecutive Lots on the same side of the street, there shall be a minimum of three (3) consecutive Lots on the same side of the street with non-front loading garages in each direction before another front loading garage is allowed on the same side of the street.
 - v. All driveways shall be concrete. Asphalt driveways shall be prohibited.
- c) **Exterior Building Materials:**
- i. **Siding:** Aluminum and vinyl siding shall be prohibited.
 - ii. **Trim:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters.

Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

- iii. Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

d) Roof Design:

- i. Overhangs: Roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

- 12) Model Homes: All model homes in Areas 1, 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side facades and the rear façade.

C. Multi-Family Area Architectural Standards: Article 6.3(E) shall apply to all buildings within the Multi-family Area, except as modified below:

- 1) Character Exhibits: Buildings shall be constructed substantially in accordance with **Exhibit H: Multi-family Exhibits**, including **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit H-2: Multi-family Conceptual Elevations** (collectively, the "Multi-family Character Exhibits").
- 2) Architectural Theme: The architectural theme shall be an equine or equestrian theme, reflective of the area's context and as defined by the Multi-family Character Exhibits. Suburban, garden-style development that repeats the same materials and elements shall not be permitted. The equestrian vernacular shall be utilized, with the stable building providing the details for the mass of the larger structures, and the carriage house providing the details for the two-story buildings.

- 3) Building Variation: A variety of structures shall be provided with various sizes and footprints that push three-story buildings to the rear of the site, and at a minimum of two-hundred (200) feet from the right-of-way of Towne Road, while buildings less than three-story shall be located along 151st Street and Towne Road. One-story and two-story buildings shall be placed at a minimum of twenty feet (20'-0") apart and three-story buildings shall be placed at a minimum of forty feet (40'-0") from all structures, exclusive of covered parking.

The Building Façade of any apartment building shall be substantially different from the Building Façade of any other apartment building. Without limiting other Building Façade elements that may result in substantially different Building Facades, apartment buildings shall be considered substantially different if they are different in three (3) or more of the following categories:

- a) Roof form and/or material;
- b) Building material and/or material composition;
- c) Fenestration;
- d) Color; and/or
- e) Building mass.

Freestanding garage and carport buildings may use similar roof forms, material composition, colors and detailing.

If more than one (1) apartment, garage or carport building is proposed, then the building(s) shall be located so that no two (2) buildings are in a straight, unbroken line.

- 4) Parking: A minimum of eighty (80) covered parking spaces shall be provided.
- 5) Building Materials. Article 6.3(E)(2) shall apply, except as modified below:
- a) Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

- b) Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by masonry. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
 - c) Masonry Materials: Masonry Materials shall be on all buildings on all sides, with no required minimum and consistent with the Multi-Family Character Exhibits.
- 6) Windows: Article 6.3(E)(3) shall apply; except as modified below:
- a) Required windows may be located anywhere on the Building Façade, as architecturally appropriate.
 - b) Window grids shall be used on all operable non-casement windows.
- 7) Roof Design: Article 6.3(E)(4) shall apply, except as modified below.
- a) Roof Pitch: The minimum roof pitch for the main roof structure of a primary building (e.g., a building containing dwelling units or a club house) in the Multi-family Area shall be a minimum of 6:12 (excluding any buildings with a gambrel roof); provided, a minimum of 40% of the Multi-family Area's primary buildings shall have a roof pitch in excess of 6:12.
 - b) Minimum Overhang: The roof overhang or eaves shall be a minimum of eighteen inches (18"), as measured prior to the installation of Masonry Materials.
 - c) Cupolas: Cupolas of consistent character and varying sizes, as depicted in the Multi-family Character Exhibits, shall be required at appropriate scales.
 - d) Roof Form: Shed and gabled dormers shall be incorporated to break up roof planes. Multiple, extended rakes shall be used on gable ends and overhangs shall incorporate chunky brackets and knee braces.

- D. Commercial Area Architectural Standards: All Buildings within the Commercial Area shall comply with Article 6.3(F), except as modified below:
- 1) Commercial Area Character Exhibits: All buildings shall be constructed substantially in accordance with **Exhibit I: Commercial Area Character Exhibits**.
 - 2) Architectural Theme: Commercial buildings shall be designed and crafted using traditional equine or equestrian themes reflective of the area's context similar to the Multi-family Area Character Exhibits, thus reinforcing the rural and equestrian themed architecture. Significant elements and features to determine substantial compliance with the required equestrian architectural theme include:
 - a) Hip and gable roof forms with cupolas.
 - b) Similar classic palette of materials.
 - c) Landscape and hardscape placed and configured to soften building facades and enhance the pedestrian experience.
 - e) Building Facades crafted with clapboard siding, board and batten, traditional cement stucco, brick and stone veneer, and metal roofs.
 - f) Traditional architectural detailing designed and crafted with care, true to the historical and regional precedents.
 - g) Scale of larger commercial buildings broken down with facade articulation, fenestration and material changes.
 - 3) Conflicting Architectural Standards: It is hereby acknowledged that design elements that embody the required architectural theme may be in conflict with the architectural standards of Article 6.3(F). If a proposed building elevation embodies the required architectural theme, as set forth above, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Article 6.3(F).
 - 4) Drive-thru facilities: On Lots adjacent to the 146th Street or Towne Road right-of-way line (and also including Lots where the Lot Line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but Lot Line is located in such a manner that no Principal Building can reasonably be constructed between the Lot and the 146th Street or Towne Road right-of-way line) drive-thru windows and lanes for a coffee shop, bank or drug store shall not be permitted closer to the right-of-way line of 146th Street or Towne Road than the Building Façade nearest to said right-of-way, except as an end cap to the Principal Building nearest 146th Street.

- 5) Franchise Architecture: Any use of franchise specific architecture or architectural elements shall be subordinate to the required rural character and equestrian themed design elements.
- E. Flexible Use Area Architectural Standards: All buildings within the Flexible Use Area shall comply with Article 6.3 (F), except as modified below:
 - 1) Dwellings: All buildings containing: Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse, shall comply with the requirements of Section 8.2(C) of this Ordinance.
 - 2) Commercial Buildings: All commercial buildings shall comply with the requirements of Section 8.2(D) of this Ordinance, and further Article 6.3 (F)(7)(b)(iv) Roof Design shall not apply.
- 8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or black or green vinyl-coated chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.
- 8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below:
 - A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - 1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.
 - 2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.
 - 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions

to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.

- 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.

C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.

- 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.
- 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. Sixty-five percent (65%) of an individual Area's gross External Street Frontage for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) shall incorporate a black four board horse fence into the road frontage landscaping area. If the Front Building Facade of a Dwelling is located on a Frontage Road and oriented toward an External Street, then the External Street Frontage Landscaping Requirements of Article 6.8 Landscaping Standards shall not be required between the Dwelling's Lot or Frontage Road and the External Street; provided, that the area between the Frontage Road and the External Street shall contain a four board black horse fence and at least twenty-five (25) shrubs per one hundred (100) lineal feet of External Street for which the Front Building Façade of a Dwelling is oriented.
- 3) Multi-Family Area: A landscaping area shall be required for the Multi-family Area abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**.
- 4) Commercial Area: A landscaping area shall be required for the

Commercial Area abutting an External Street in accordance with Article 6.8(M)(2).

- D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits**.

- 1) Location: Buffer Yards shall be required in those locations of Areas 1, 2, 3, 4 East, 4 West and 5 as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
- 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - f) Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course, detention/retention areas, and/or existing woodlands.
 - g) Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B**, and shall have a minimum depth of fifty (50) feet.
 - h) Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B: Buffer Yard Type C**, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.
 - i) Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15') and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.
- 3) Multi-family Area / Flexible Use Area / Commercial Area Buffers: Buffer yards as depicted on **Exhibit E-2-G: Buffer Yard Locations for Commercial Use Area / Flexible Use Area / Multi-family Area** shall be required, provided that any adjacent property owner authorizes entry upon and access to the adjacent property to the extent necessary to install such landscaping.

- E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:

- 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.

- F. Tree Preservation: Tree Preservation shall be applicable to those portions

of Areas 3, 4 East and 5 identified as Tree Preservation Areas on **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5**. Obligations regarding the Tree Preservation Area shall be incorporated into the recorded Conditions, Covenants, and Restrictions established by the Developer of the Area in each Area where a Tree Preservation Plan is located. The provisions of Article 6.8(E)(5) of the UDO shall not be applicable to the Tree Preservation Areas. Tree Preservation Areas shall be regulated and well maintained in accordance with the following:

- 1) The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - a) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - c) Removal of vines growing on and up a tree.
 - d) Removal of dead, hazardous and at risk trees.
 - e) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.
- 2) The following activities shall be permitted within Tree Preservation Areas:
 - a) Planting of native trees.
 - b) Removal of hazardous, exotic and invasive species.
 - c) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - d) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.
 - e) Establishment of access easements, paved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
- 3) The following activities shall be prohibited within Tree Preservation Areas:
 - a) Removal of living vegetation except as otherwise permitted in this Section 8.4 (F).

- b) Mowing any portion of existing, naturally vegetated areas.
 - c) Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - d) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the Director.
 - e) The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures.
 - f) Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- 4) The following shall be required for all Tree Preservation Areas:
- a) Signs identifying the Tree Preservation Area shall be posted every one-thousand (1,000) feet around the perimeter of all Tree Preservation Areas. Such signs shall state "Natural Preservation Area – No mowing or spraying".
 - b) Barriers shall be installed prior to site development and earth moving activities, which shall be specified on all landscape, construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.
- 8.5 Article 6.9 Lighting Standards: Shall apply to the District, as except as modified below:
- A) Multi-family Area: All parking lighting shall be erected on wood light poles to complement the design character of the Multi-family Area.
- 8.6 Article 6.14, G, Off-street Parking: Shall apply to the District, except as modified below:
- A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.

8.7 Article 6.17 Signs Standards: Shall apply. In addition, the following shall also apply:

- A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:
- 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
 - 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
 - 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.
- B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:
- 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.

- b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
 - c) Temporary Signage: The design objectives of Article 6.17 (K)(2)Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.
- C. Multi-Family Area: Article 6.17 Sign Standards shall apply to the Multi-family Area, except as modified below:
 - 1) All monument signage shall be three-dimensional in nature, through sandblasting or pin mounted letters.
 - 2) All monument sign panels shall be constructed of wood or sign board (HDU or equivalent). Reverse channel letters shall be prohibited.
 - 3) Any pin-mounted elements shall have a matte finish.
 - 4) Internally lit monument signs shall be prohibited.
 - 5) Monument sign design shall complement the architecture of the development, and shall integrate into an architectural element such as a fence or entry feature, where applicable.
 - 6) Sign interior to the Multi-family Area (e.g., Interior Directional Signs, Street Name Signs, Speed Limit signs) shall be mounted on 4”x 4” wood posts with solid stain and architectural detailing to complement the architecture of the development, and shall be designed to meet breakaway standards of the Indiana Department of Transportation.
- D. Flexible Use Area: Article 6.17 Sign Standards shall apply to the Flexible Use Area, except as modified below;
 - 1) If developed with a Nursing Home, Educational Institution or Assisted Living Facility, the Flexible Use Area shall be entitled to a Monument Sign per Article 6.17 (J)(2)(a) independent from any Monument Signs permitted in the Commercial Area or the Multi-Family Area.

Section 9. Infrastructure Standards. The District’s infrastructure shall comply with Chapter 7 Subdivision Regulations of the Unified Development Ordinance and the City’s Construction Standards, unless otherwise approved by the Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

- 10.1 Article 8.1 Block Standards: Shall not apply.
- 10.2 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:
- A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-5: Single Family Open Space.**
 - B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibit B-2: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5-B: Amenity Area Concepts.**
 - C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
 - 1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.
 - 2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:
 - a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.
 - b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts, basketball courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.

- D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.
 - E. Ownership of Amenity Areas. All Amenity Areas identified on **Exhibit B-2: Single Family District Layout** shall be owned by the Wood Wind Home Owners Association.
- 10.3 Article 8.7 Pedestrian Network Standards: Shall apply, however, provided however:
- A. Article 8.7(C)(2) Internal Pedestrian Network Standards shall be modified to require that sidewalks and trails be installed as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
 - B. Sidewalks: Along any internal street with a sidewalk on only one side, the minimum sidewalk width shall be six (6) feet.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Joseph M. Scimia, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; and,

Eugene Valanzano, Senior Land Use Consultant, Faegre Baker Daniels, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

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: Joseph M. Scimia

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

All additional Exhibits referred to in this Wood Wind PUD District Ordinance may be found in the **Wood Wind PUD District Exhibit Book** filed with this Ordinance and on file with the City of Westfield Economic and Community Development Department.

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended)

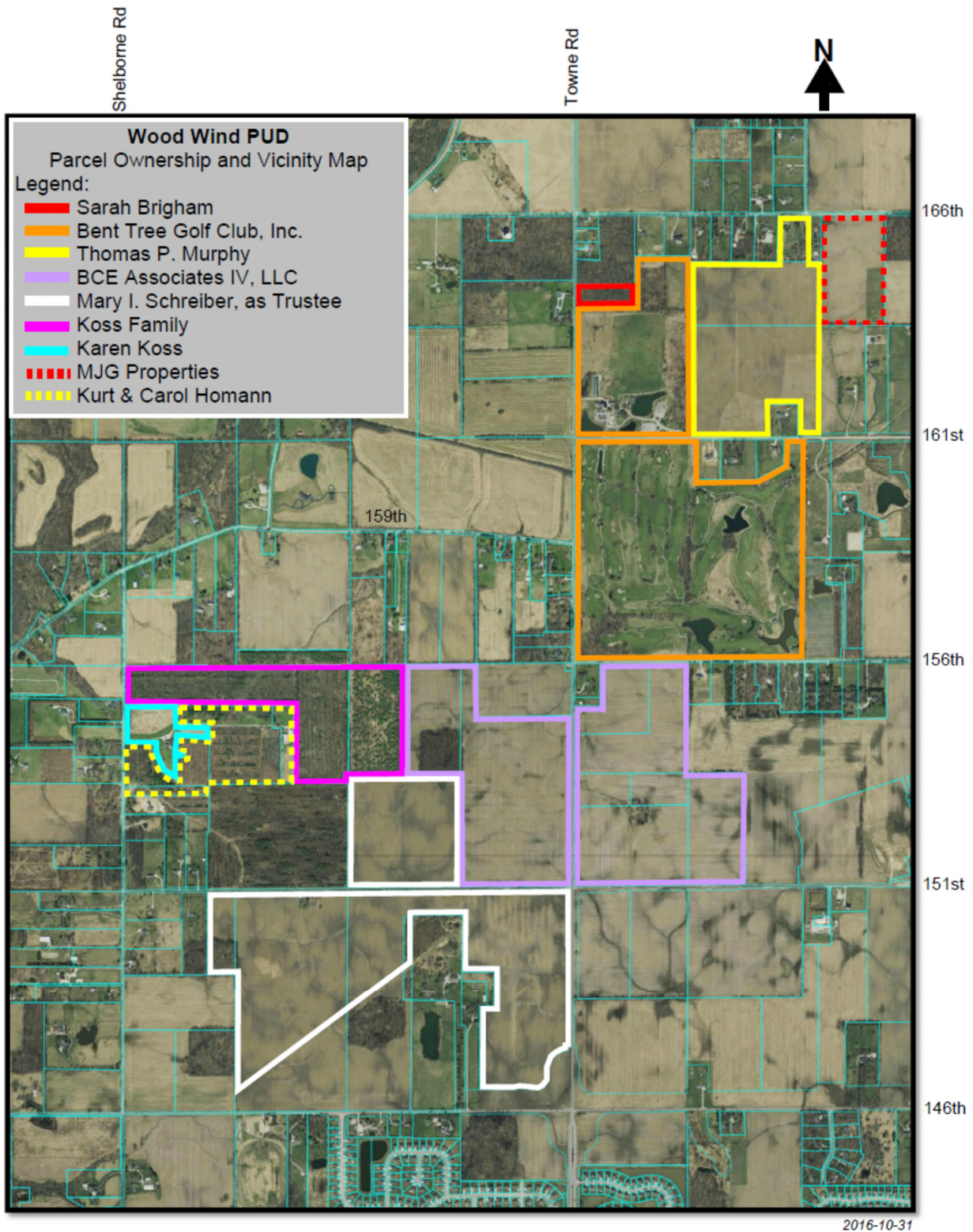


Exhibit A-2: Parcel Ownership List (Amended)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
MJG Properties LLC P.O. Box 6 Cora, WY 82925	08-09-09-00-00-007.001
Kurt & Carol Homann 320 N. Kennedy Place Crawfordsville, IN 47933	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-001.000

Exhibit A-3: Legal Description (Amended)

Bent Tree Parcel (from Instrument #2011005626):

Part of the west half of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, and being more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of Section 9; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the West line of said Southwest Quarter a distance of 2632.22 feet to the northwest corner of said Southwest Quarter, also being the southwest corner of the west half of the Northwest Quarter of said Section 9; thence North 00 degrees 05 minutes 27 seconds West along the west line of said west half a distance of 1549.77 feet; thence North 89 degrees 41 minutes 48 seconds East 700.59 feet; thence North 00 degrees 10 minutes 40 seconds East 1084.10 feet to the north line of said west half; North 89 degrees 34 minutes 29 seconds East along the north line of said west half a distance of 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 2631.54 feet to the southeast corner of said west half, also being on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 32 minutes 31 seconds East along said north line 101.06 feet; thence South 00 degrees 27 minutes 29 seconds East 495.00 feet; thence North 89 degrees 32 minutes 31 seconds East 685.00 feet; thence North 00 degrees 27 minutes 29 seconds West 495 feet to the north line of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East along said north line 572.87 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 02 minutes 26 seconds East along the east line of said Southwest Quarter 2627.24 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 26 minutes 14 seconds West along the south line of said Southwest Quarter a distance of 2719.77 feet to the Point of Beginning.

EXCEPT:

A part of the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and being described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East (an assumed bearing) along the north line of said Southwest Quarter a distance of 2145.00 feet to the Point of Beginning; thence continue North 89 degrees 32 minutes 31 seconds East along said north line 320.47 feet; thence South 00 degrees 02 minutes 24 seconds East parallel with the east line of said Southwest Quarter a distance of 324.21 feet; thence South 61 degrees 18 minutes 36 seconds West 361.06 feet to the southeasterly corner of a tract of land conveyed to Sarah Jane Brigham, recorded as Instrument No. 9609647425 in the Office of the Recorder of Hamilton County; thence North 00 degrees 27 minutes 29 seconds West along the easterly line of said Brigham tract 495.00 feet to the Point of Beginning.

ALSO EXCEPT:

Part of the west half of the Northwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and described as follows:

Commencing at the northwest corner of said west half; thence North 89 degrees 34 minutes 29 seconds East (an assumed bearing) along the north line of said West half a distance of 705.68 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 29 seconds East along said north line 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 500.00 feet; thence South 89 degrees 34 minutes 29 seconds West parallel with the north line of said west half a distance of 654.33 feet to the easterly line of a Classified Forest as described in Miscellaneous Record Book 157, page 42 as recorded in the Office of the Hamilton County Recorder, thence North 00 degrees 10 minutes 40 seconds East along the east line of said Forest, a distance of 500 feet to the Point of Beginning.

Brigham Parcel (Parcel 2 of Instrument #9609647425):

A part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, said POINT OF BEGINNING being the Northeast corner of a 3.52 acre tract described in Deed Record 132, Page 140 and 278.00 feet East of the Northwest corner of said Northwest Quarter; thence Easterly 442 feet more or less on and along the North line of said Northwest Quarter; thence Southerly 1075 feet more or less; thence Westerly 710 feet more or less to the West line of said Northwest Quarter; thence Northerly 541 feet more or less, on and along the West line of said Northwest Quarter to the Southwest corner of said 3.52 acre tract, said Southwest corner being South 528.8 feet of the Northwest corner of said Northwest Quarter; thence Easterly 294.6 feet on and along the South line of said 3.52 acre tract to its Southeast corner thereof, said Southeast corner being 294.0 feet East of the West line of said Northwest Quarter; thence Northerly 544.6 feet on and along the East line of said 3.52, acre tract to the POINT OF BEGINNING. Containing 14 acres more or less, being subject to all applicable easements and rights-of-way of record.

BCE Parcels (description from survey):

A part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 17, all in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East

along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

Koss Family (from Quit Claim Deeds #9251631 and #9300783):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00

minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.

Murphy Parcels (from Instrument #9909901082):

26.5 ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: BEGIN AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUN WEST 1539.4 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST 1538.46 FEET TO A STONE, THENCE NORTH 1317.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.5 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

ALSO:

PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS FOLLOWS: BEGIN AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUN NORTH ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EAST 1538.46 FEET TO A STONE, THENCE SOUTH 1317.5 FEET TO A STONE ON SOUTH LINE OF SAID EAST HALF, THENCE WEST 1537.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 84.51 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES

00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey):

Parcel 1:

A part of the Northeast, Southwest and Southeast Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 562.25 feet to a "Mag" nail marking the POINT OF BEGINNING of this description; thence continuing South 89 degrees 26 minutes 39 seconds West along the South line thereof a distance of 759.91 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the West line of a tract of land

described in Instrument Number 9709730812 in said Recorder's Office; (the next 3 courses being along the perimeter lines of said tract); thence North 00 degrees 03 minutes 15 seconds West a distance of 542.96 feet to a capped rebar; thence North 89 degrees 30 minutes 48 seconds East a distance of 591.13 feet to a capped "Hahn" rebar; thence South 00 degrees 45 minutes 45 seconds West a distance of 119.67 feet to a capped rebar on the Northerly line of said 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 66 degrees 31 minutes 16 seconds East a distance of 713.23 feet; thence North 23 degrees 10 minutes 49 seconds East a distance of 176.73 feet to the POINT OF BEGINNING. Containing 136.822 acres, more or less.

ALSO

Parcel 2 ("Schreiber Remainder B"):

A part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the North line thereof a distance of 562.25 feet to a "Mag" nail on the Northwesterly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in the Office of the Recorder of Hamilton County, Indiana, said point measuring 16.5 feet Northwesterly and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northwesterly line of said Easement) thence South 23 degrees 10 minutes 49 seconds West a distance of 176.73 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035"; thence South 66 degrees 31 minutes 16 seconds West a distance of 713.23 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" on the East line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence South 00 degrees 45 minutes 45 seconds West along the East line thereof a distance of 545.89 feet to the Northwest corner of a tract of land described in Instrument Number 200200010702 in said Recorder's Office; thence North 89 degrees 30 minutes 48 seconds East along the North line thereof a distance of 383.41 feet to the Northeast corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 406.32 feet to the Southeast corner of said tract; thence South 89 degrees 30 minutes 48 seconds West along the South line thereof and along the South line of a tract of land described in Instrument Number 200100027371 in said Recorder's Office a distance of 183.90 feet to an Easterly corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 985.65 feet to the North right-of-way line of 146th Street as recorded in Instrument Number 2016013973 in said Recorder's Office; (the next 11 courses being along the North right-of-way of said 146th Street and along the West right-of-way of Towne Road as described in said Instrument Number 2016013973) thence North 89 degrees 35 minutes 51 seconds East

a distance of 409.99 feet; thence North 72 degrees 53 minutes 53 seconds East a distance of 52.20 feet; thence North 89 degrees 35 minutes 50 seconds East a distance of 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East a distance of 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East a distance of 95.30 feet to a point on a curve having a radius of 145.00 feet; thence Northeasterly along said curve to the left an arc distance of 226.88 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 46 minutes 19 seconds East and a length of 204.44 feet; thence North 03 degrees 06 minutes 12 seconds West a distance of 93.98 feet to a point on a curve having a radius of 220.00 feet; thence Northeasterly along said curve to the right an arc distance of 345.58 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 56 minutes 47 seconds East and a length of 311.13 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 5.32 feet; thence North 00 degrees 03 minutes 15 seconds West a distance of 45.85 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 50.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 15 seconds West along the East line thereof a distance of 1881.33 feet to the POINT OF BEGINNING. Containing 55.014 acres, more or less.

ALSO

PARCEL 3 (Easement Area):

A part of the Southwest Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Those portions of the following two easements located within Hamilton County Tax Parcel Numbers 08-09-17-00-00-009.000 and 08-09-17-00-00-008.001, said Parcels described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana, and being west of the west property line of the Miller Property, as described in Instrument Number 9709730812 recorded in said Recorders Office: 1) Easement for Buckeye Pipeline Company, a thirty-three (33) foot wide easement as described in D.R. 176, Page 231; 2) Right-of-Way Easement for Socony-Vacuum Oil Company, Inc., being fifty (50) feet wide as described in M.R. 34, Page 263.

MJG Properties, LLC (from Instrument No. 200500014560):

Part of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page

665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Homann Parcel (from Instrument #2014032821):

PARCEL 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

(NOTE: the foregoing Parcel 1 consists of 3 separate presently existing tax parcels and Grantor does not wish to combine these parcels with this deed)

PARCEL 2:

Part of the northwest quarter of Section 17, Township 18 North, Range 3 east of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence north 00 degrees 31 minutes 20 seconds east 1121.20 feet to a mag nail set with washer, stamped "firm 0066" at the point of beginning; thence continuing along said west line, north 00 degrees 31 minutes 20 seconds east 80.00 feet; thence north 89 degrees 50 minutes 47 seconds east, parallel with the south line of said quarter section, 1008.00 feet; thence south 00 degrees 31 minutes 20 seconds west, parallel with the west line of said quarter section, 110.00 feet to a 5/8 inch rebar. With red cap stamped "firm 0066"; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 991.50 feet to a 5/8 inch rebar with red cap stamped firm 0066; thence north 00 degrees 31 minutes 20 seconds east, parallel with the west line of said quarter section, 30.00 feet; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 16.50 feet to the point of beginning.

Karen Koss Parcel (from Instrument #2016054888):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Wood Wind PUD District

Exhibit Book

Submitted By:
Pulte Homes of Indiana, LLC

Petition No.: 1609-PUD-16

Wood Wind PUD District Exhibit Book

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Exhibit B-2-B: Single Family District Layout – Area 2



Exhibit B-2-C: Single Family District Layout – Area 3



Exhibit B-2-D: Single Family District Layout – Area 4

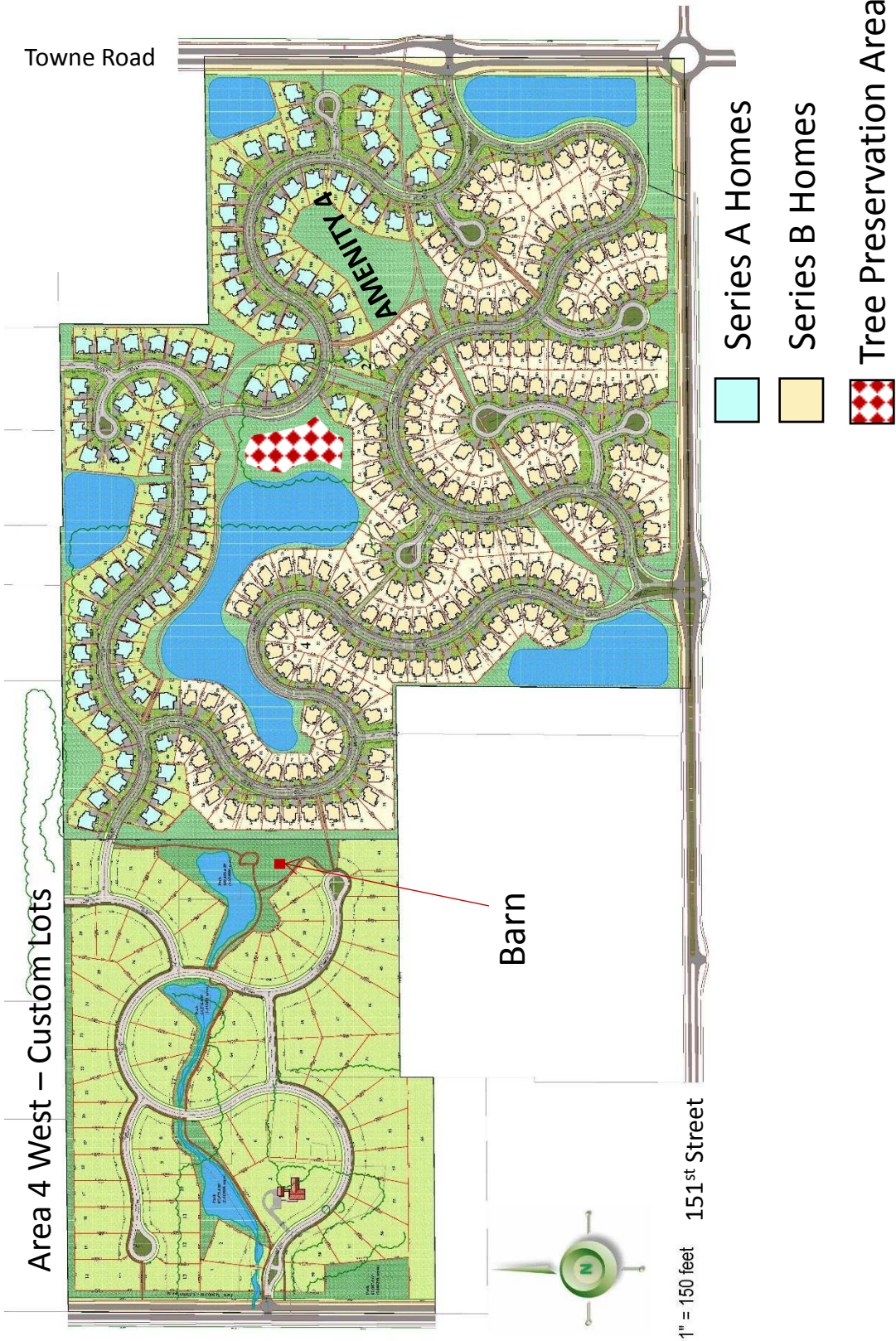


Exhibit B-2-E: Single Family District Layout – Area 5



Exhibit B-3: Single Family District Standards

	AREA					
STANDARD	1	2	3	4 East	4 West	5
Acreage	157	150	98	160	66	97
Minimum Lot Area ⁽²⁾	11,000 sf ⁽¹⁾	10,750 sf	9,500 sf	11,000 sf	22,000 sf	10,000 sf
Average Lot Area	14,500 sf ⁽¹⁾	13,000 sf	11,000 sf	13,750 sf	27,500 sf	12,000 sf
Minimum Lot Frontage	30'	20'	15'	30'	36'	30'
Minimum Building Setback Lines						
Front Yard	25'	25'	25'	25'	25'	25'
Side Yard	3'	5'	7'	3'	5'	7'
Side Yard (Lot Aggregate)	10'	10'	14'	10'	10'	14'
Rear yard	25'	25'	25'	25'	25'	25'
Minimum Lot Width	75'	75'	60'	63'	100'	63'
Maximum Building Height ⁽³⁾	Two and one-half (2 ½) Stories					
Number of Lots ⁽⁴⁾						
	Series A: 66 Series B: 96 Custom: 3	Series C: 78	Series B: 13 Series D: 99 Series E: 81	Series A: 98 Series B:196	Custom:66	Series D: 149 Series E: 62
⁽¹⁾ Exclusive of the three Custom Home lots along 166th Street. ⁽²⁾ 20% of the lots in each Area may be reduced by up to 20% in lot area, provided that the “Average Lot Area” for the applicable Area, as calculated at the time of the primary plat, shall be met. ⁽³⁾ Wood Wind Golf Course and Development Amenity buildings shall not exceed fifty-five feet (55’). ⁽⁴⁾ Number of Lots may vary subject to the provisions of Section 8.2 B 9.						

Exhibit B-3: Single Family District Standards

	SERIES A	SERIES B	SERIES C	SERIES D	SERIES E	CUSTOM ⁽¹⁾
Minimum Living Area (Ground Floor)						
Single Story	2,400 sf	2,400 sf	2,600 sf	2,300 sf	1,600 sf	2,750 sf
Two Story	1,700 sf	1,300 sf	2,300 sf	1,100 sf	1,100 sf	1,700 sf
Minimum Living Area (Total)						
Two Story	3,500 sf	2,700 sf	3,000 sf	2,400 sf	2,200 sf	3,600 sf

⁽¹⁾ 20% of the lots in Area 4 West (designated as Custom) may contain a dwelling with the Minimum Living Area as specified for Series A.

Exhibit B-4: Commercial / Flexible Use / Multi-family Area

Exhibit B-4-A: Commercial / Flexible Use / Multi-family Concept Plan

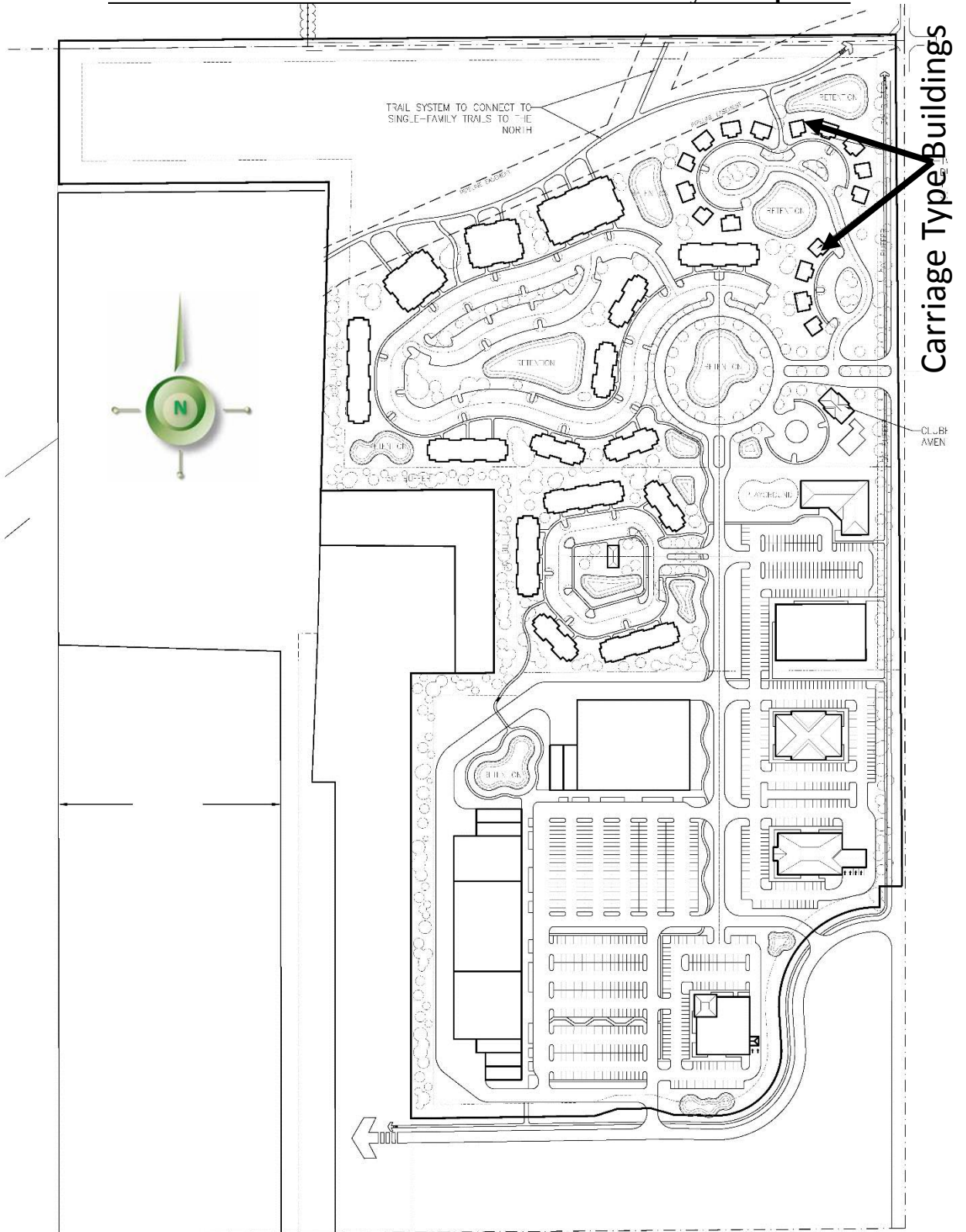
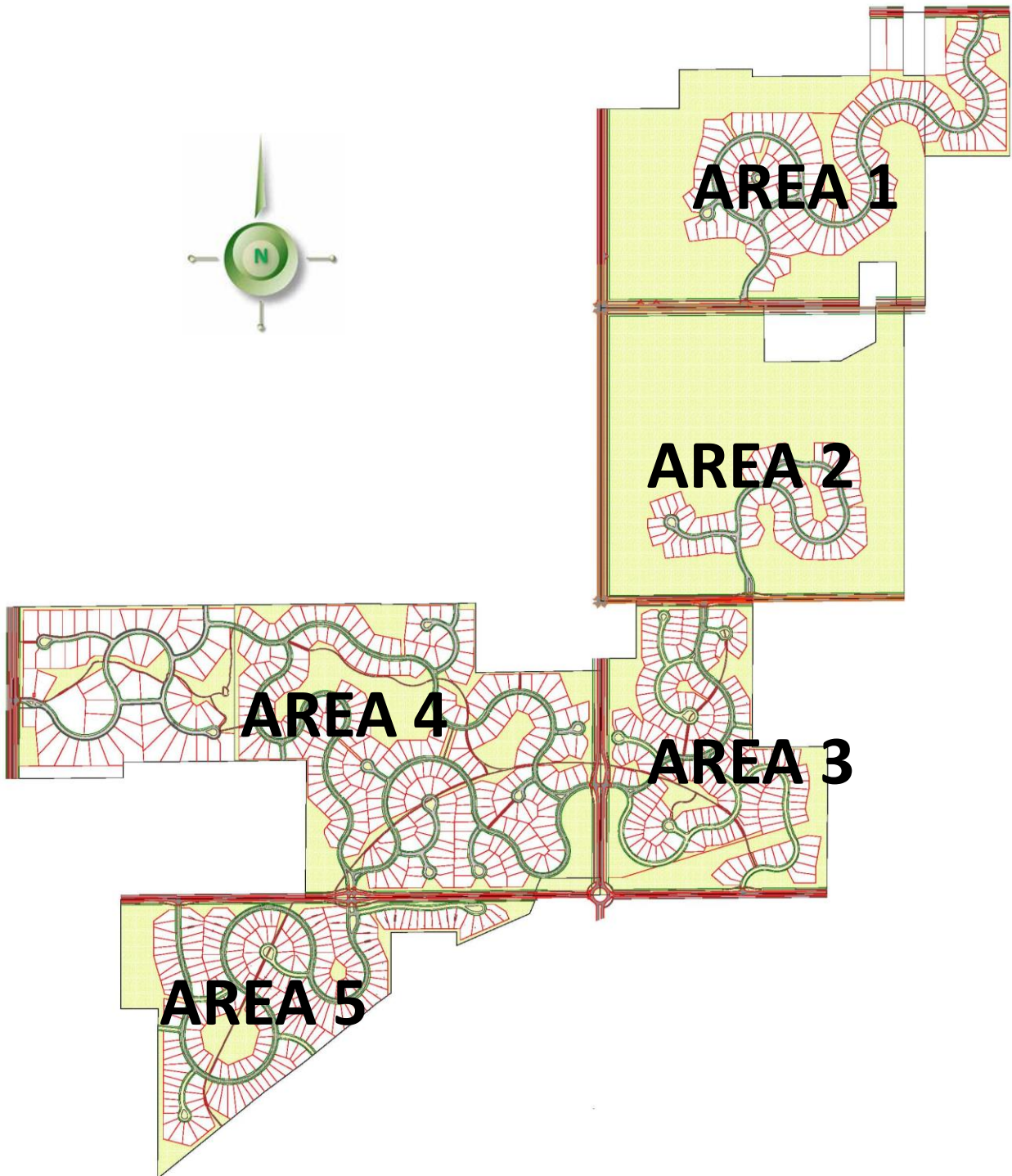


Exhibit B-4-B: Commercial / Flexible Use / Multi-family Area Districts



Exhibit B-5-A: Single Family Open Space



Minimum Open Space (in acres)

 Open Space

Area 1	Area 2	Area 3	Area 4	Area 5	Total
65	100	25	50	20	255

Exhibit B-5-B: Amenity Area Concepts

AMENITY 1



AMENITY 3

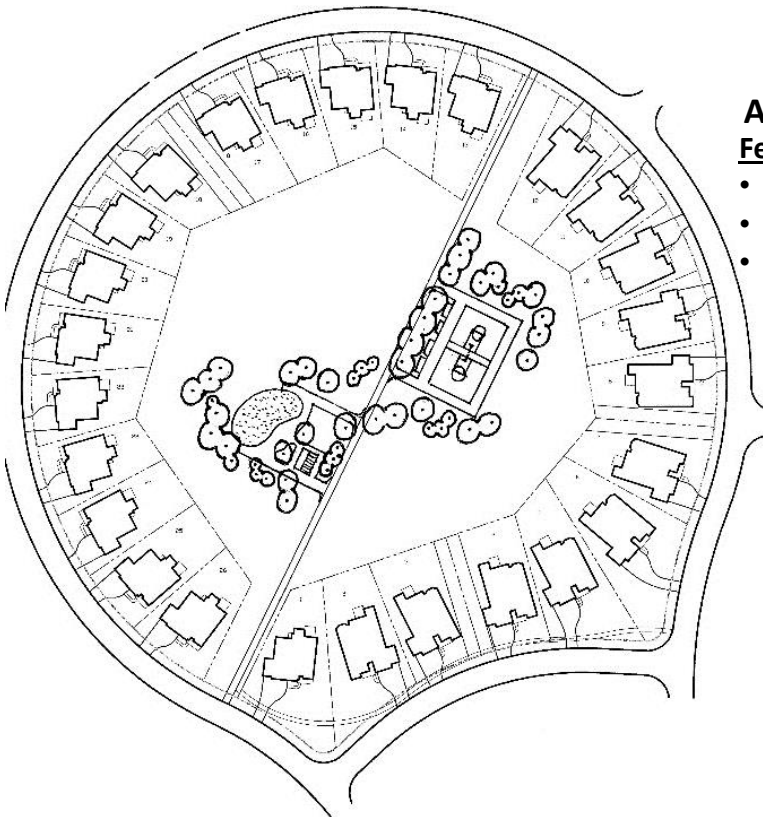
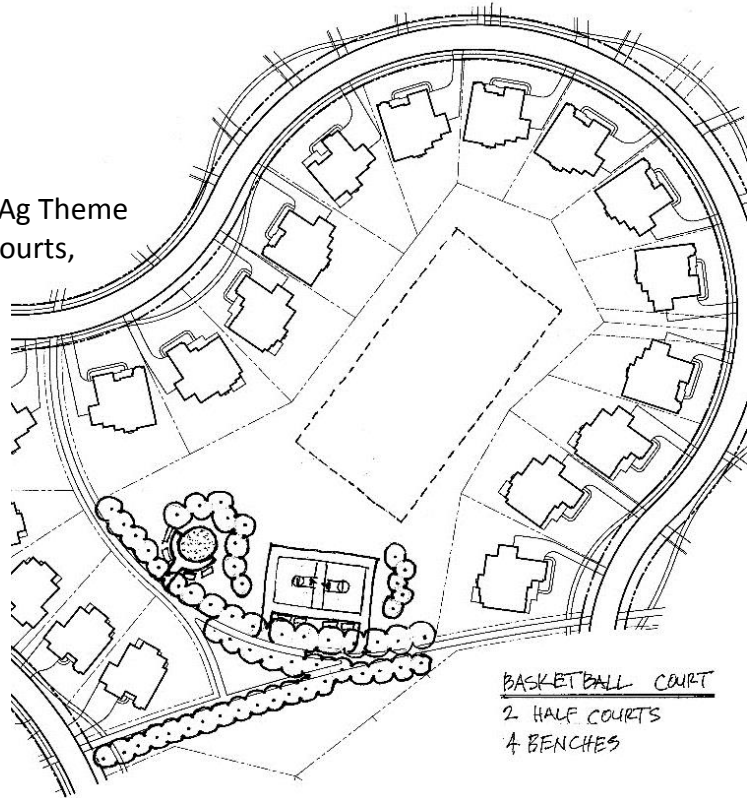


Exhibit B-5-B: Amenity Area Concepts (Cont.)

AMENITY 4

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches



AMENITY 5

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches

Exhibit C-1: Illustrative Front Elevations for Area 1 and Area 4 East

Series A Homes



Series B Homes



Exhibit C-2: Illustrative Front Elevations for Area 2

Series C Homes



Exhibit C-3: Illustrative Front Elevations for Area 3

Series D Homes



Series E Homes



Series B Homes



Exhibit C-4: Illustrative Front Elevations for Area 4 West

Custom Lot Homes



Exhibit C-4: Illustrative Front Elevations for Area 4 West

Custom Lot Homes



Exhibit C-5: Illustrative Front Elevations for Area 5

Series D Homes



Series E Homes



Exhibit D-1: Perimeter Lots Subject to Architectural Standards
Exhibit D-1-A: Perimeter Lots Subject to Architectural Standards – Area 1

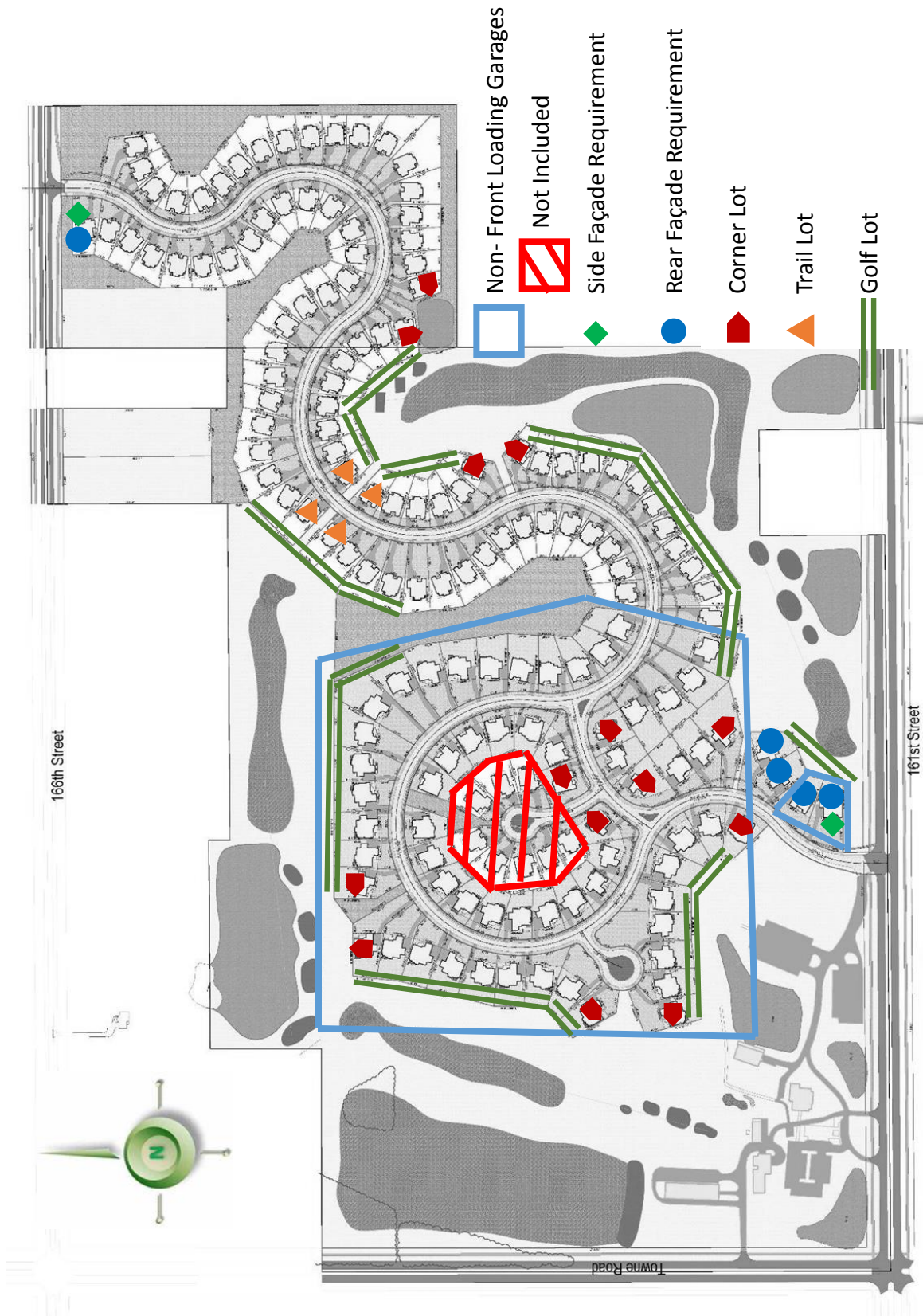


Exhibit D-1: Perimeter Lots Subject to Architectural Standards – Area 2



-  Non-Front Loading Garages
-  Side Façade Requirement
-  Rear Façade Requirement
-  Corner Lot
-  Trail Lot
-  Golf Lot

161st Street

161st Street

159th Street

156th Street

Towne Road

Exhibit D-1: Perimeter Lots Subject to Architectural Standards – Area 3

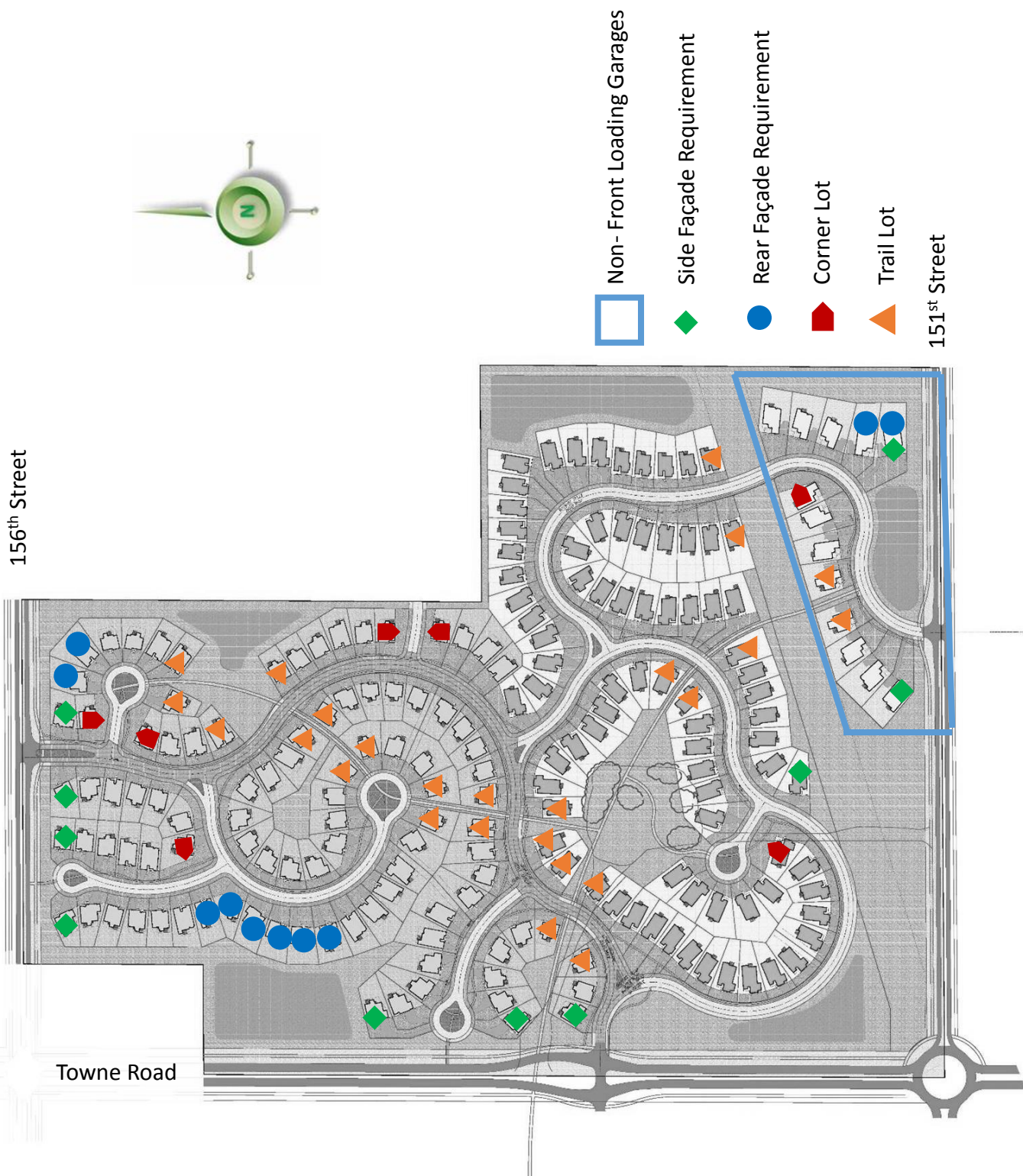


Exhibit D-1: Perimeter Lots Subject to Architectural Standards – Area 4

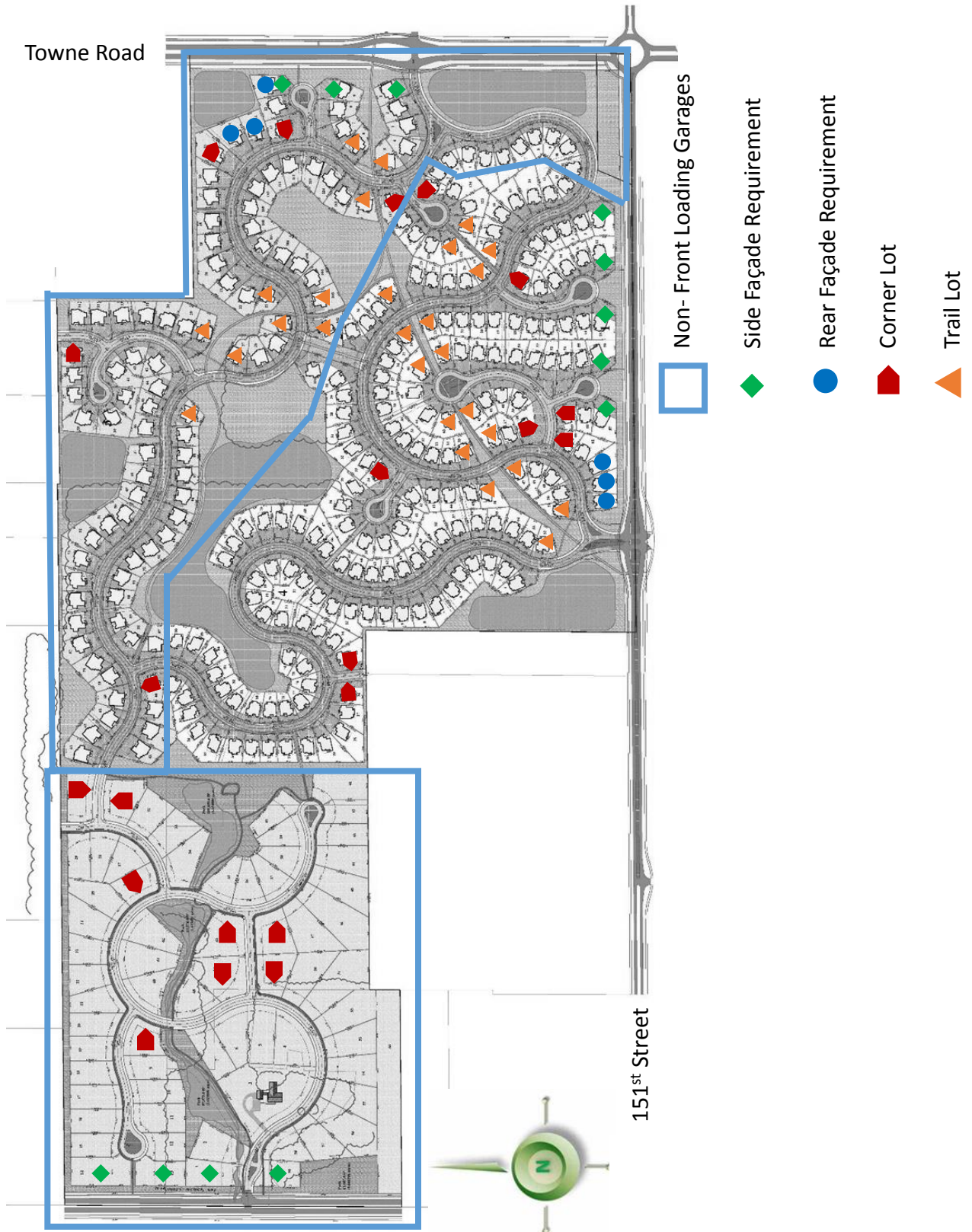


Exhibit D-1: Perimeter Lots Subject to Architectural Standards – Area 5

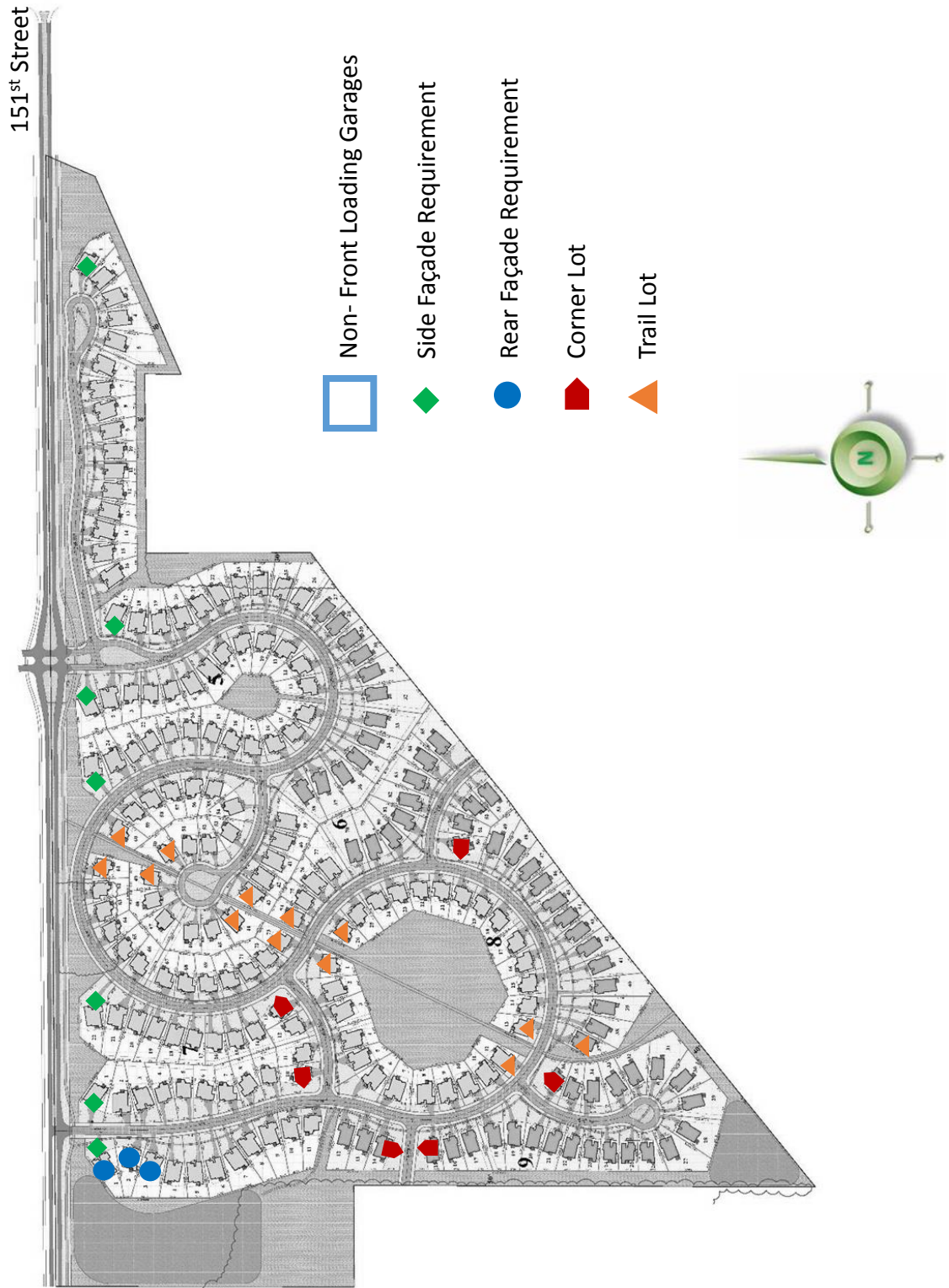


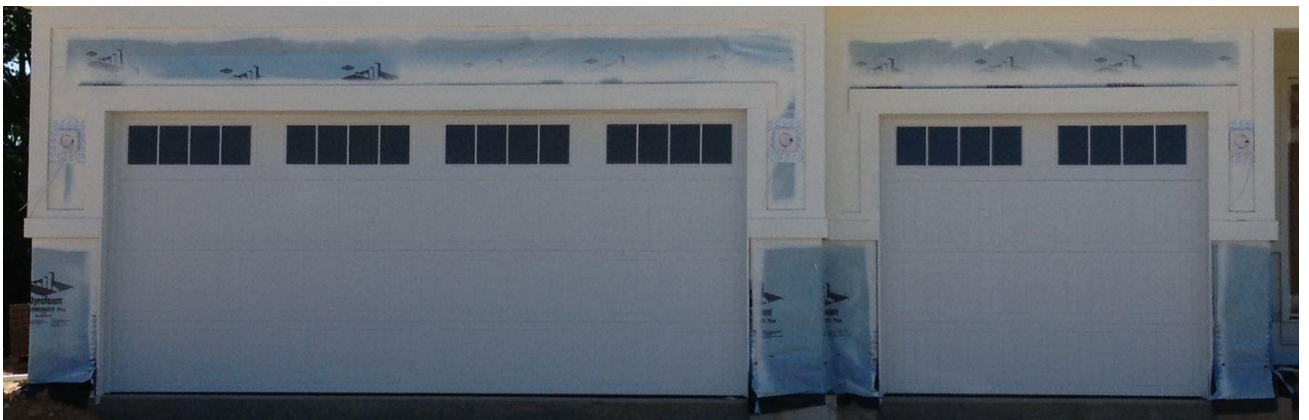
Exhibit D-2: Illustrative Garage Door Treatments



Option 1



Option 2

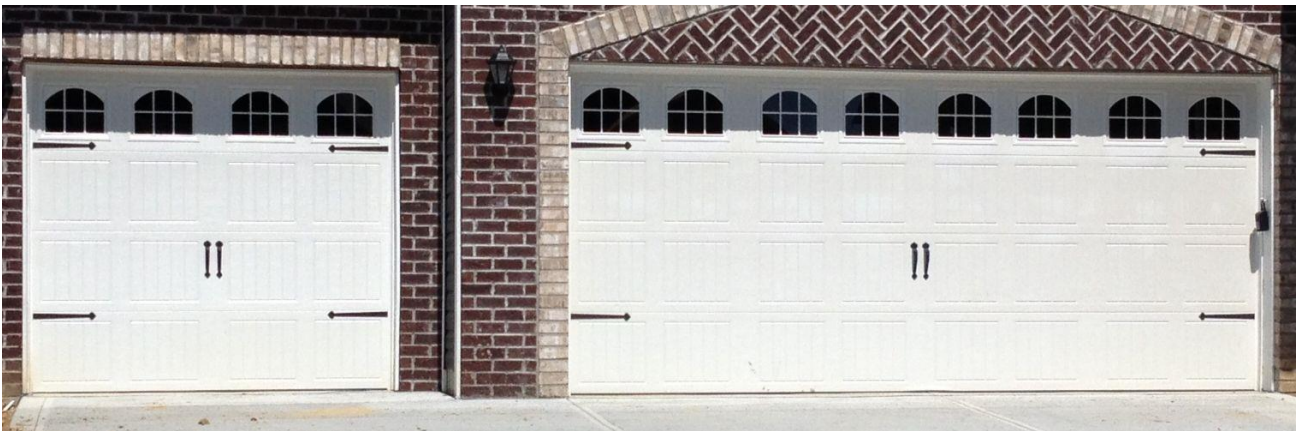


Option 3

Exhibit D-2: Illustrative Garage Door Treatments



Option 4



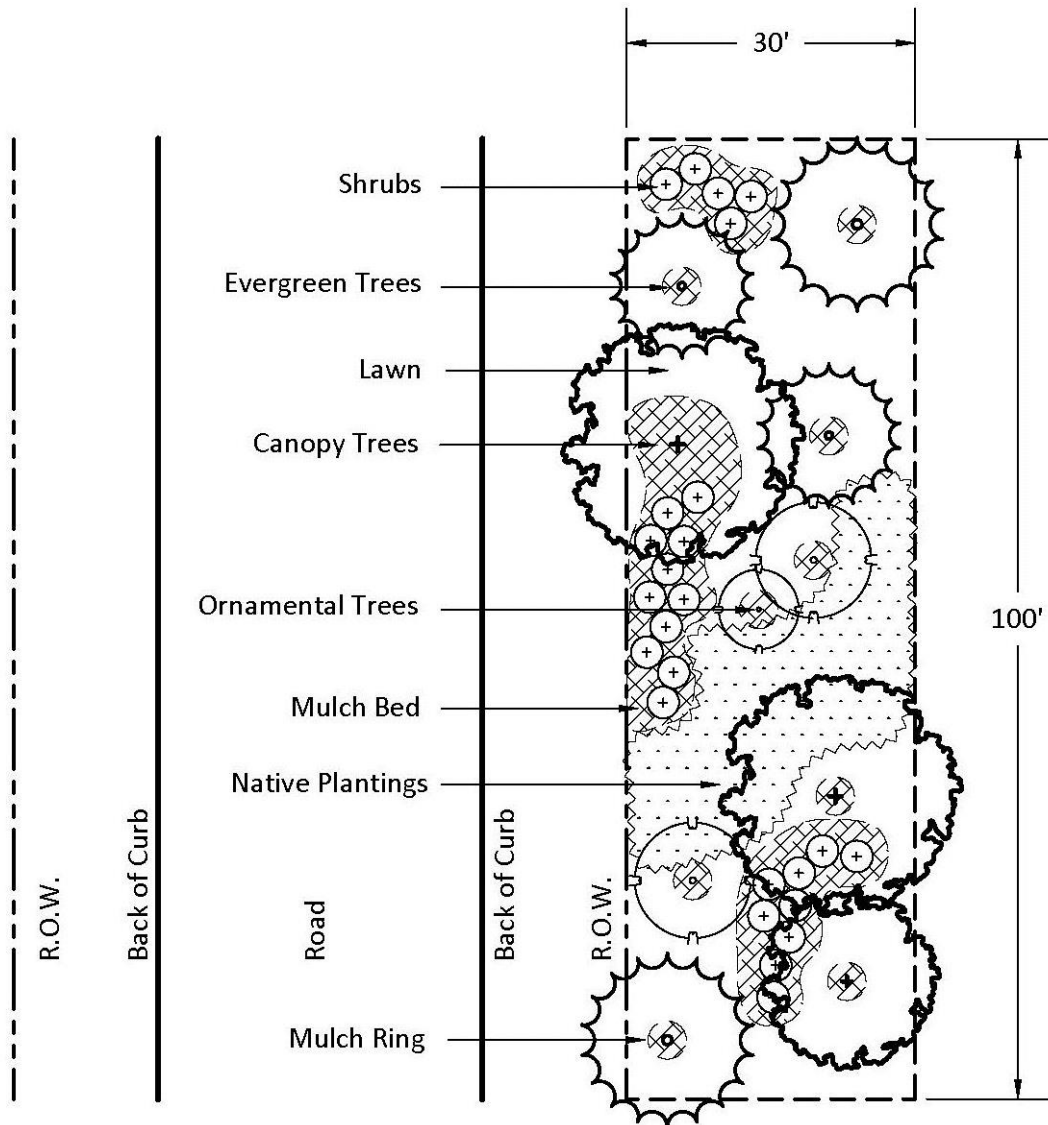
Option 5



Option 6

Exhibit E: District Landscape Exhibits

Exhibit E-1: Road Frontage Landscaping



Plantings per 100 lineal feet:

Width	Shade	Ornamental	Evergreen	Shrub
30'	3	3	4	25



Black four board
horse fence

Exhibit E-2: Buffer Yard Locations and Connectivity

Exhibit E-2-A: Buffer Yard Locations & Connectivity – Area 1

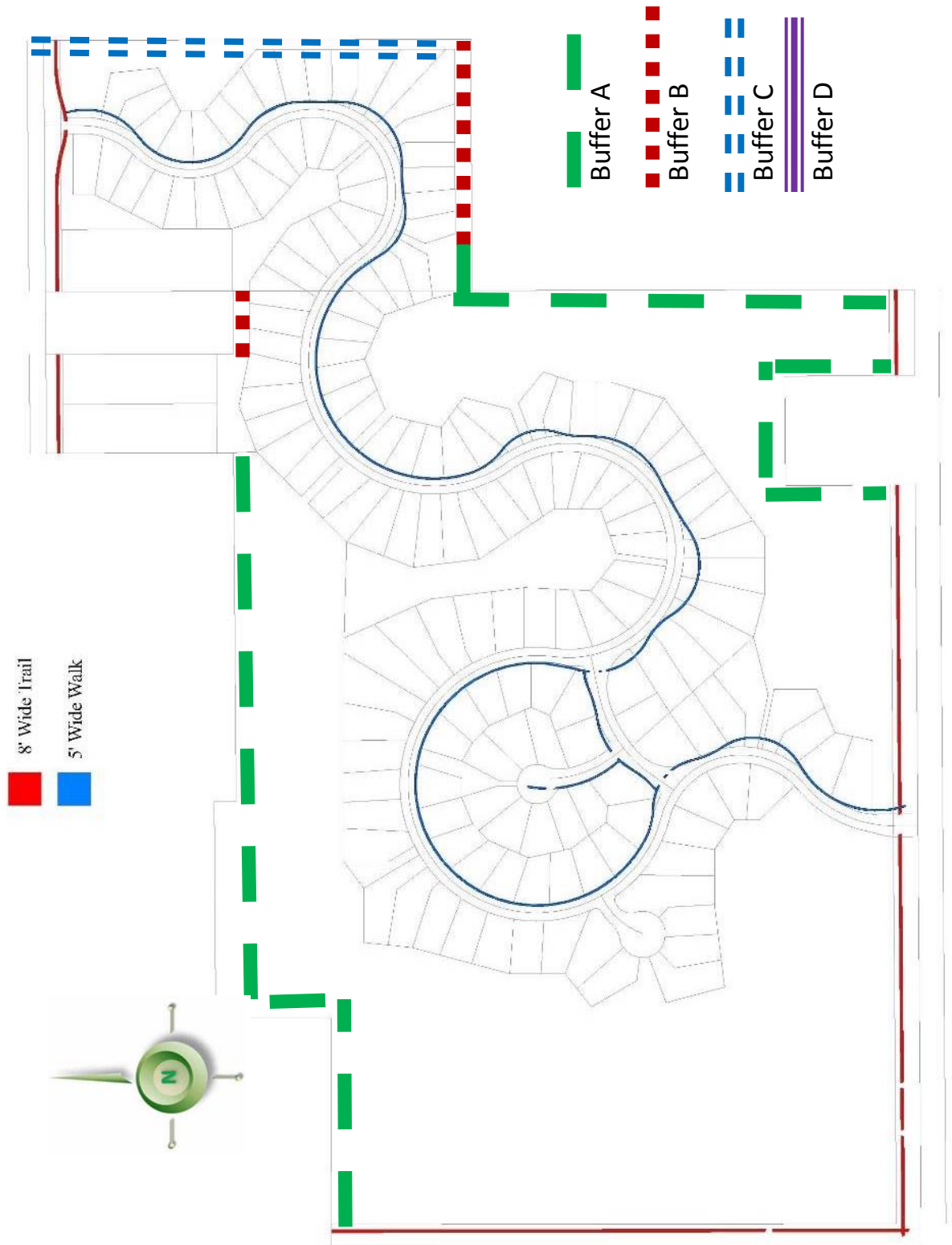


Exhibit E-2-B: Buffer Yard Locations & Connectivity – Area 2

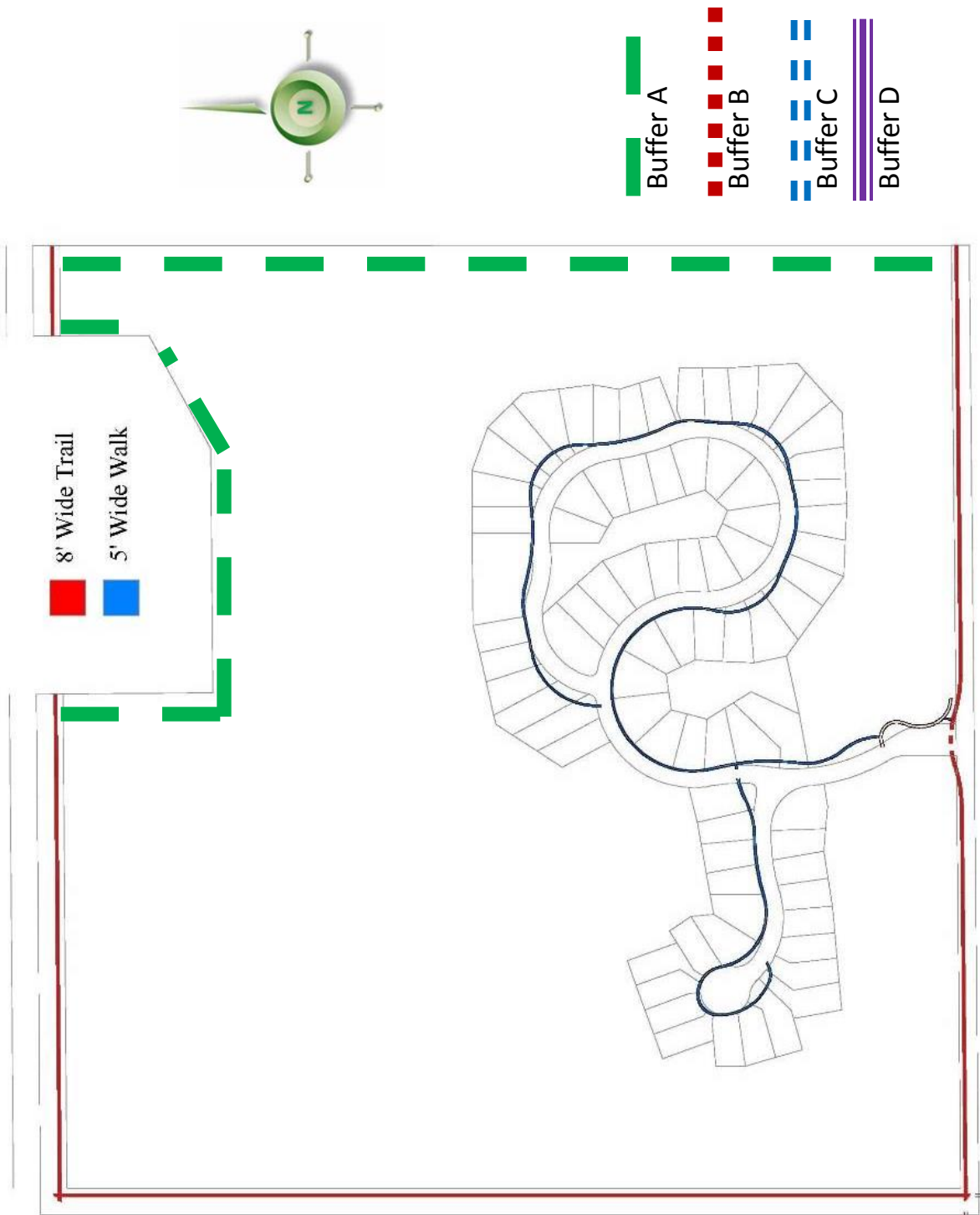


Exhibit E-2-C: Buffer Yard Locations & Connectivity – Area 3

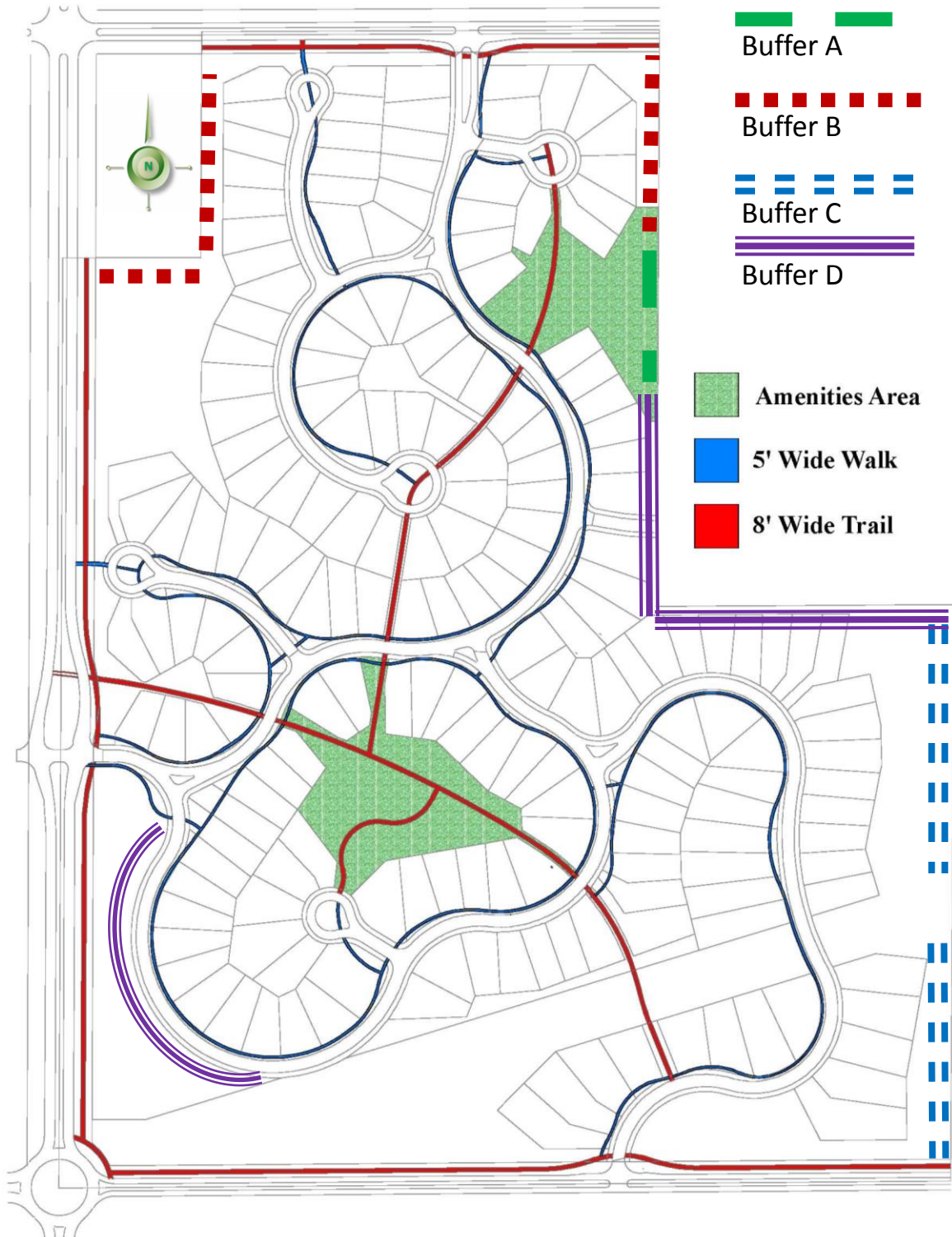


Exhibit E-2-D: Buffer Yard Locations & Connectivity – Area 4 East

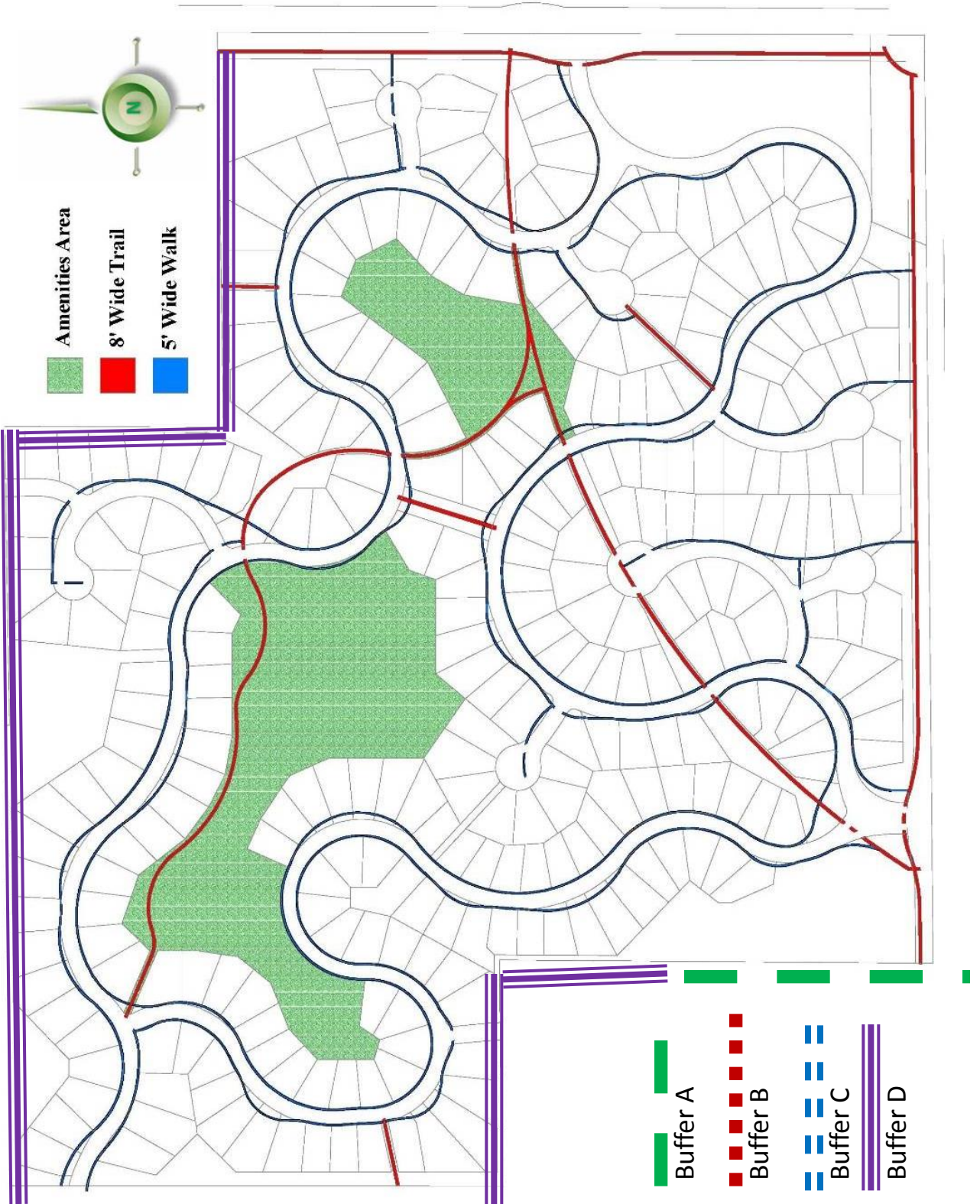


Exhibit E-2-E: Buffer Yard Locations & Connectivity – Area 4 West

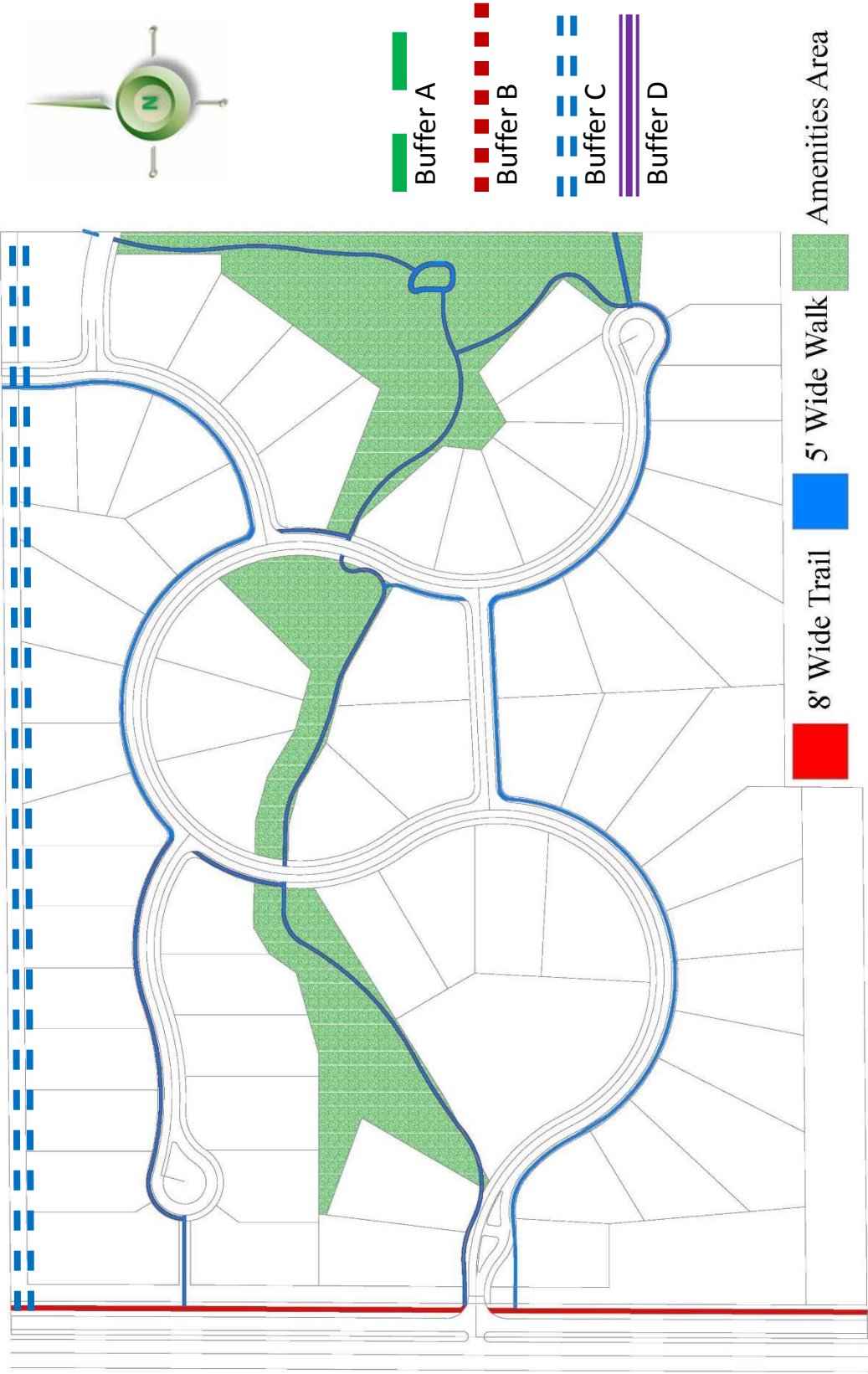


Exhibit E-2-F: Buffer Yard Locations & Connectivity – Area 5

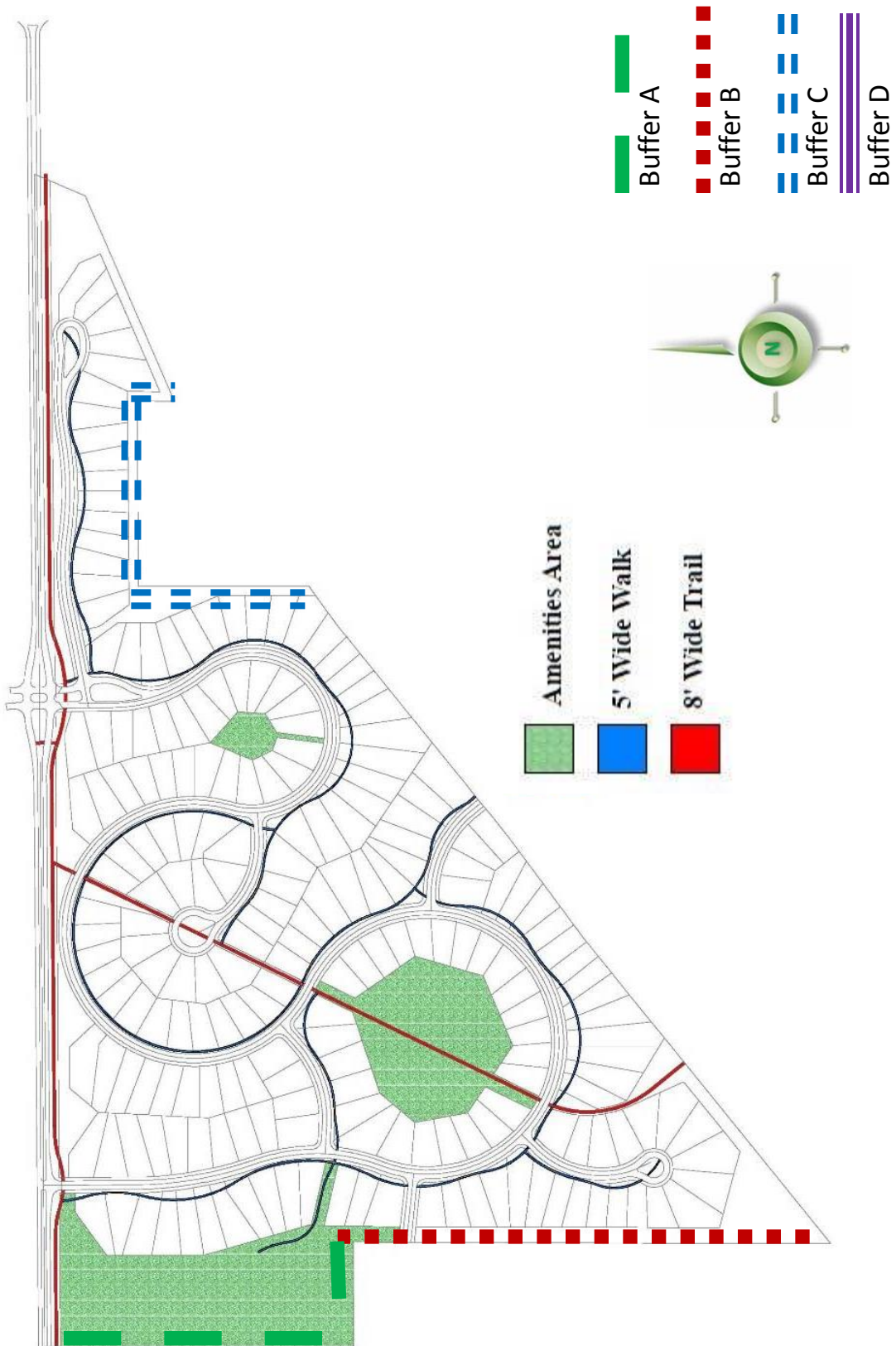
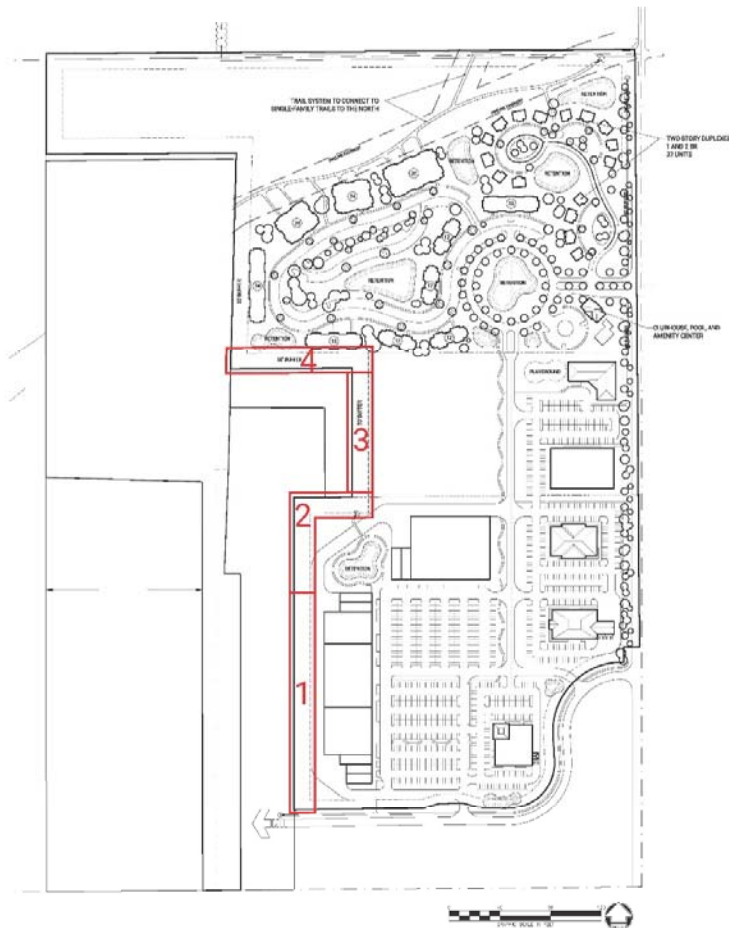


Exhibit E-2-G: Buffer Yard Locations for Commercial / Flexible Use / Multi-family Areas



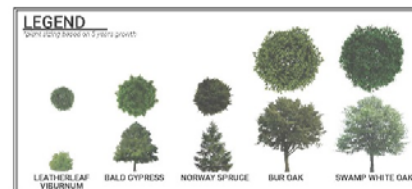
PROPOSED 5' FOUR RAIL FENCE, COLOR TBD



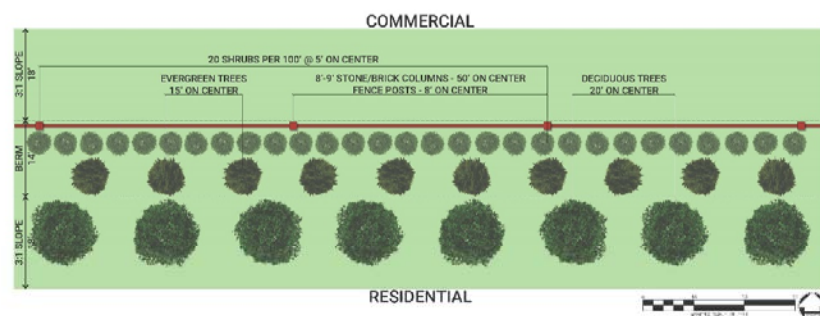
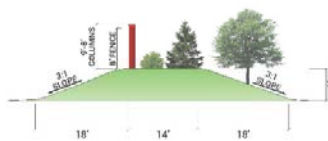
PROPOSED 8'-9' STONE OR BRICK COLUMNS



PROPOSED 8' WOODEN FENCE WITH POSTS EVERY 8' ON CENTER



LANDSCAPE BUFFER 1 + 2



LANDSCAPE BUFFER 3 + 4

(Buffer Yard Type B with fence)

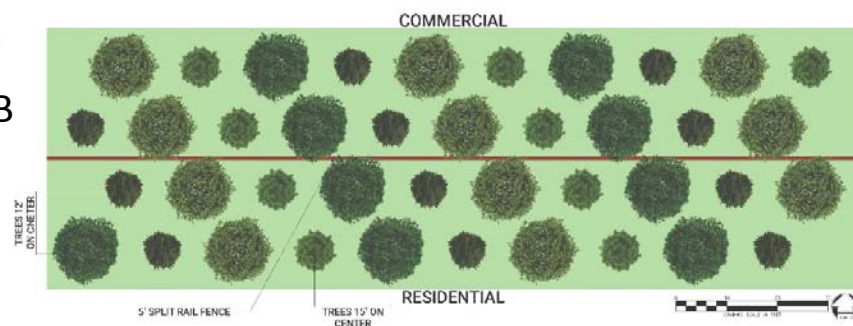


Exhibit E-3: Buffer Yard Types

Exhibit E-3-A: Buffer Yard Type B

Using the 50' wide buffer width, plant four rows of trees spaced on an alternating grid of 12' between the rows and 15' between the trees.

Plant the following species:

- Bur Oak (*Quercus muehlenbergii*)
- Swamp White Oak (*Quercus bicolor*)
- Norway spruce (*Picea abies*)
- Bald cypress (*Taxodium distichum*)

Fifty percent of the Norway Spruce will have a minimum height of 6' at the time of planting, and the balance will be 5 gallon size container trees.

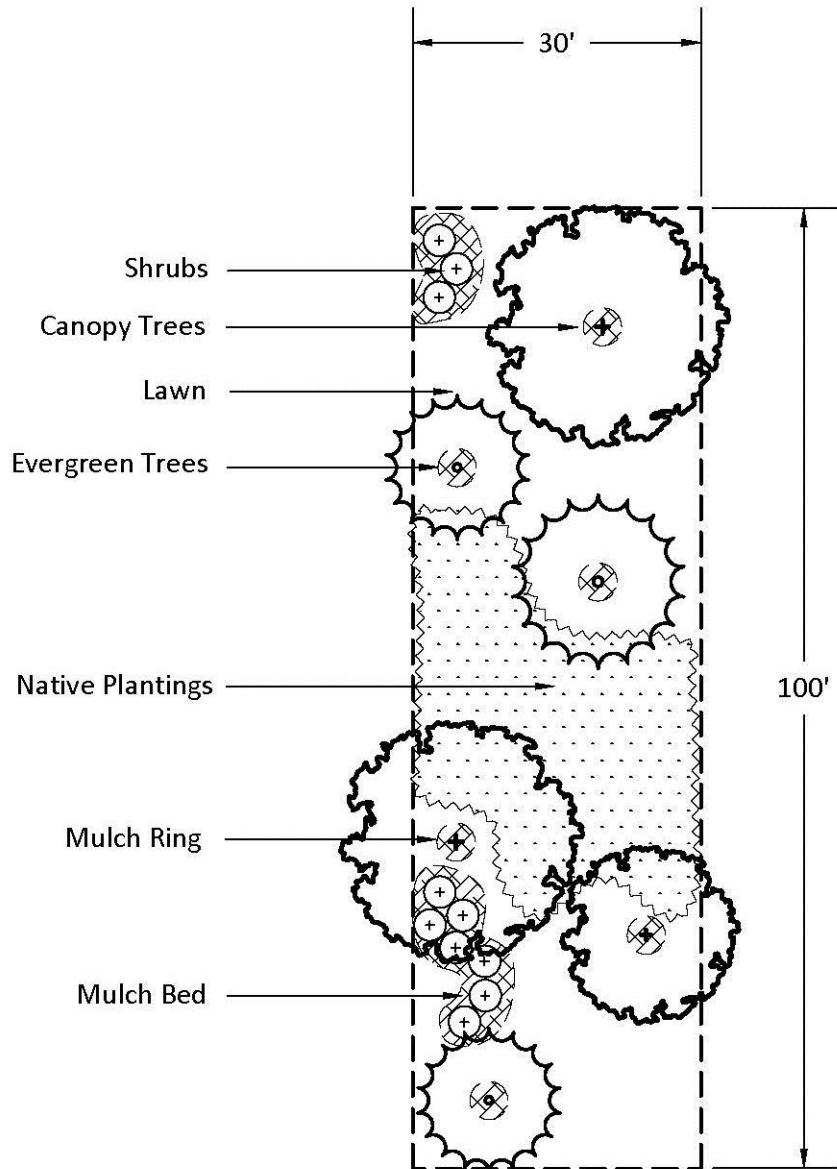
For the Bur Oak, Swamp White Oak and Bald Cypress trees, fifty percent will be 15 gallon size container trees and the balance will be 5 gallon size container trees.

Alternate the species within the rows.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY	
	SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	

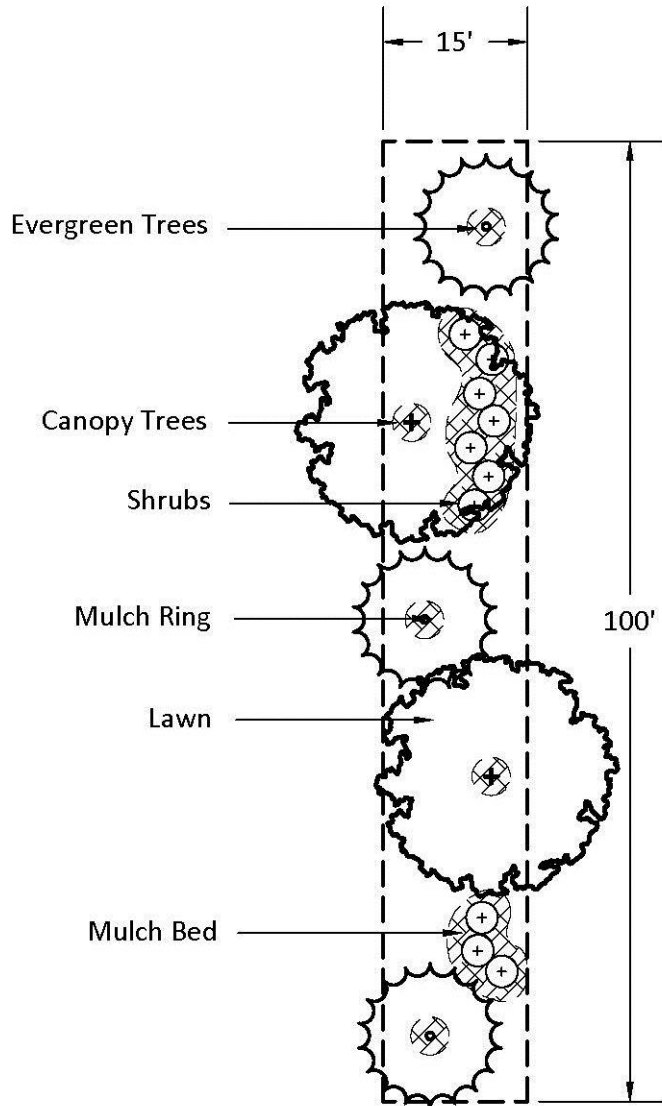
Exhibit E-3-B: Buffer Yard Type C



Plantings per 100 lineal feet:

Width	Canopy	Evergreen	Shrub
30'	3	3	10

Exhibit E-3-C: Buffer Yard Type D



Width	Shade	Evergreen	Shrub
15'	2	3	10

Exhibit F: District Monument Sign & Column Entrance Sign Concepts

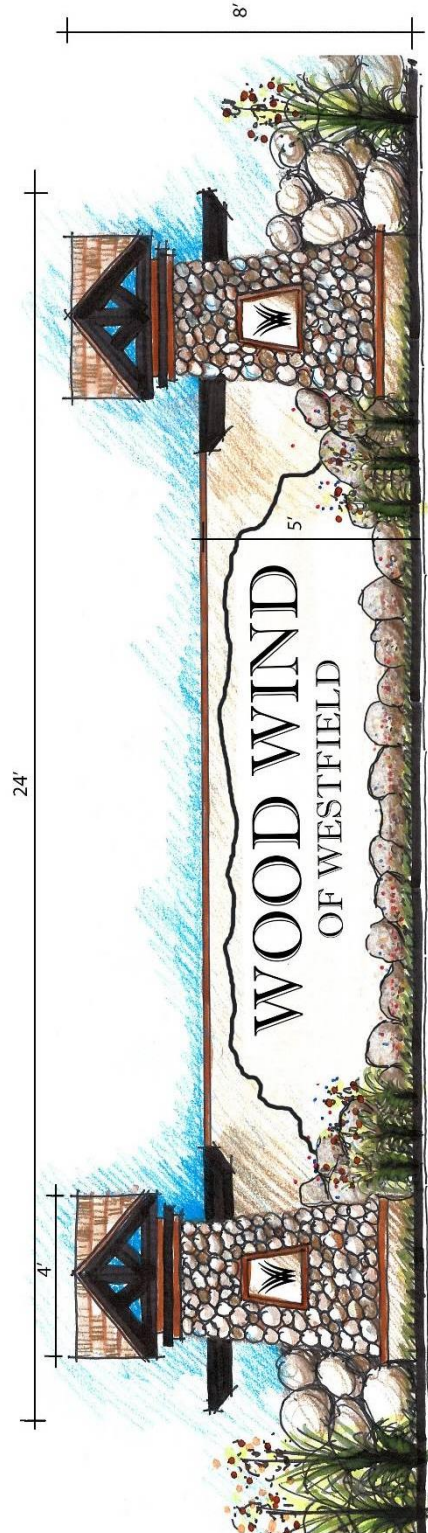
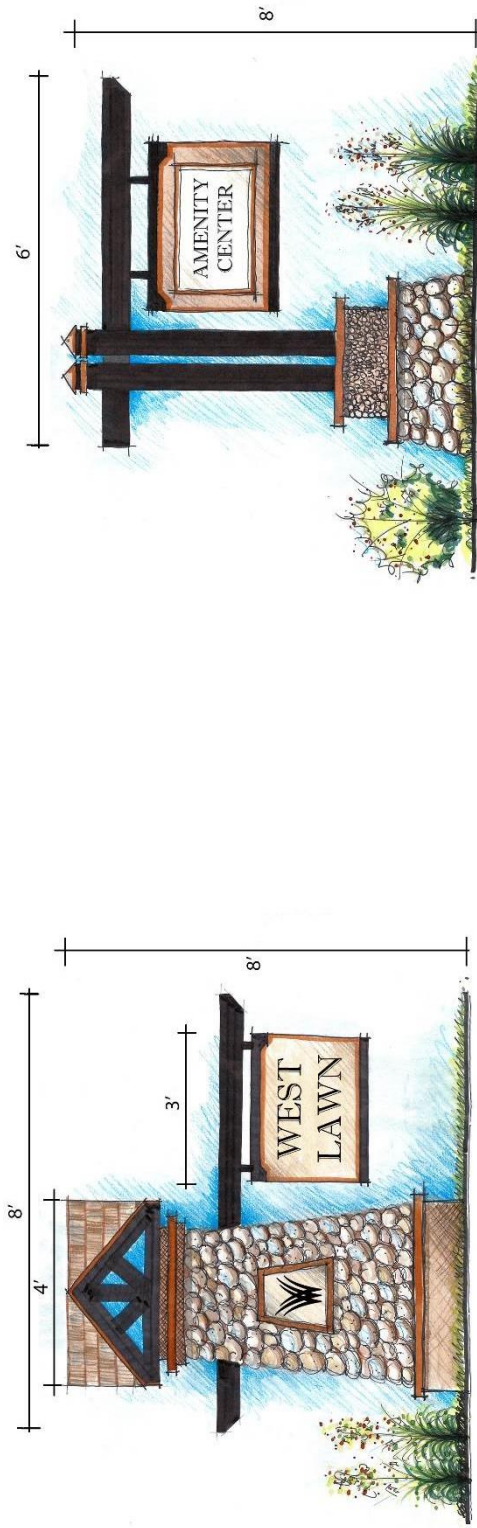


Exhibit G: Wood Wind Golf Course Buildings Character Exhibit



Exhibit H: Multi-family Exhibits
Exhibit H-1: Multi-family Character Exhibits



WOOD WIND
GOLF CLUB

MULTI - FAMILY ARCHITECTURAL
PATTERN & VERNACULAR
INSPIRATION PAGE



Exhibit H-2: Multi Family Area Conceptual Elevations

SKETCHBOOK
ELEVATION
RENDERINGS

ARCHITECTURAL CHARACTER STUDIES
PREPARED FOR
PULTE HOMES - WOOD WIND
APC PREP MEETING - OCTOBER 7, 2016

WOOD WIND
GOLF CLUB



Exhibit H-2: Multi Family Area Conceptual Elevations



1 BR - Front

2 BR w Garage- Side

Exhibit I: Commercial Area Character Exhibit



ARCHITECTURAL CHARACTER IMAGERY



Exhibit J: Façade Variety Code

	4		4
	3		3
	2		2
	1		1
Subject home			1
	1		1
	2		2
	3		3
	4		4

Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

ORDINANCE NUMBER 16-27

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-16**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

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

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

~~2.1 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course and related facilities.~~

2.1 ~~2.2~~ Custom Home Lots: Collectively, the three (3) lots with frontage along 166th Street within Area 1, as labeled and depicted on **Exhibit B-2-A: Single Family District Layout – Area 1**, and the sixty-six (66) lots within Area 4 West, as labeled and depicted on **Exhibit B-2-D: Single Family District Layout – Area 4**.

2.2 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course.

2.3 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

2.4 Exterior Material. The separate architectural siding materials and patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.5 Home Series. The series of home types (e.g., Series A, Series B, Series C, Series D and Series E) to be built within the District, as identified on the Concept Plan and represented in the Single-Family Character Exhibits.

2.6 ~~2.3~~ Open Space: As defined by the Unified Development Ordinance and depicted on **Exhibit B-5: Single Family Open Space** and includes the Wood Wind Golf Course.

- 2.7 Tree Preservation Areas. Those locations identified on Exhibit B-2-C: Single Family District Layout – Area 3, Exhibit B-2-D: Single Family District Layout – Area 4, and Exhibit B-2-E: Single Family District Layout – Area 5 as Tree Preservation Areas, and as further regulated herein.
- 2.8 ~~2.4~~ Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- ~~2.5~~ Dominant Exterior Material. ~~The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.~~
- 2.9 Wood Wind Home Owners Association: A corporation, association, or other legal entity created by the Developer for the benefit of the owners of Lots in Areas 1, 2, 3, 4 East, and 5.
- ~~2.6~~ Exterior Material. ~~The separate architectural siding materials and patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).~~
- Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities. If the size of detention / retention facilities (including ponds) are decreased or eliminated based upon final engineering of the project, then such areas shall remain Open Space and be maintained as common area by the Wood Wind Home Owners Association.
- Section 4.** **District Areas.** The District is hereby divided into nine (9) areas as illustrated on the Concept Plan and labeled as: Areas 1, 2, 3, 4 East, 4 West and 5; Multi-Family Area; Flexible Use Area; and, Commercial Area (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- Section 5.** **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be as follows (individually or collectively, the “Underlying

Zoning District”):

- 5.1 Area 1: SF2: Single-Family Low Density District.
- 5.2 Area 2: SF2: Single Family Low Density District.
- 5.3 Area 3: SF4: Single-Family High Density District.
- 5.4 Area 4 East: SF3: Single-Family Medium Density District.
- 5.5 Area 4 West: SF1: Single Family Large Lot District.
- 5.6 Area 5: SF3: Single Family Medium Density District.
- 5.7 Multi-Family Area: MF2: Multi-Family Medium Density District.
- 5.8 Flexible Use Area: LB: Local Business District.
- 5.9 Commercial Area: LB: Local Business District.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

- 6.1 Wood Wind Golf Course: In addition to uses permitted in the Underlying Zoning District, the Wood Wind Golf Course shall be permitted within Areas 1 and 2. Deed restrictions shall provide that the Wood Wind Golf Course shall be maintained as a golf course available to the public for regular play or ~~that the Wood Wind Golf Course area shall be maintained as~~ other Open Space in accordance with this Ordinance (the “Deed Restriction”). The Deed Restriction shall terminate upon the ~~fortieth~~ fiftieth (4050th) anniversary of the adoption of this Ordinance.

~~The Deed Restriction will permit other non-commercial or non-residential uses in~~ In addition to the permitted use of the Wood Wind Golf Course ~~area which are not~~ as a golf course available to the public for regular play and other Open Space ~~and are, the Deed Restriction will permit uses which are non-residential and primarily recreational, agricultural or equestrian in nature and are operated by or for the benefit of the Wood Wind Home Owners Association if, and only if, all of the following shall occur: (1)~~

- (a) an amendment to this Ordinance is adopted or approved by the Council permitting the use of the Wood Wind Golf Course for such additional uses; and
- (b) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted ~~lots~~ Lots in Areas 1, ~~and 2, 3, 4 East, 4 West and 5~~ voting as a group approve ~~such~~ the use of the Wood Wind Golf Course for such additional uses; and ~~(2) an amendment to this Ordinance allowing such uses is approved by the Council.~~
- (c) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and

- (d) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional uses and consents to or files a petition to amend this Ordinance to permit such additional uses.

The Deed Restriction shall be placed of public record prior to the recordation of a secondary plat for any Area and shall provide for the modification of the legal description for the Wood Wind Golf Course once the final boundaries of the Wind Wood Golf Course and configuration of the Lots and common areas within Areas 1 and 2 are determined and approved as part of a secondary plat approval.

6.2 Multi-family Area:

A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- 1) ~~A.~~ Dwelling, Duplex
- 2) ~~B.~~ Dwelling, Triplex
- 3) ~~C.~~ Dwelling, Quadraplex

B. Prohibited Uses: The following uses shall be prohibited:

- 1) Any Special Exception Use permitted in the Underlying Zoning District.

6.3 Flexible Use Area:

A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- 1) ~~A.~~ Assisted Living Facility
- 2) ~~B.~~ Dwelling, Duplex
- 3) ~~C.~~ Dwelling, Triplex
- 4) ~~D.~~ Dwelling, Quadraplex
- 5) ~~E.~~ Dwelling, Townhouse
- 6) ~~F.~~ Educational Institution
- 7) ~~G.~~ Nursing Home

B. Prohibited Uses: The following uses shall be prohibited:

- 1) Any Special Exception Use permitted in the Underlying Zoning District
- 2) Gasoline Service Station

6.4 Commercial Area:

A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- ~~1) One (1) Gasoline Service Station shall be permitted on an Outlot along 146th Street and shall only be open and operating between~~

~~the hours of 5:00 a.m. and 12:00 a.m. (midnight).~~

- 1) ~~2)~~ Educational Institution
- 2) ~~3)~~ Assisted Living Facility
- 3) ~~4)~~ Nursing Home

B. Prohibited Uses: The following uses shall be prohibited:

- 1) Any Special Exception Use permitted in the Underlying Zoning District
- 2) ~~1)~~ Self-service car wash
- 3) ~~2)~~ Tattoo parlor
- 4) ~~3)~~ Tobacco shop
- 5) ~~4)~~ Billiard parlor
- 6) ~~5)~~ Cemetery monument sales
- 7) ~~6)~~ Drive-thru (except where accessory to a coffee shop, bank or drug store)
- 8) Gasoline Service Station
- 9) Amphitheater
- 10) Dance club

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

7.1 Area 1 through Area 5: Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.

- A. Maximum Number of Lots: The total number of single family lots in the District shall not exceed one-thousand and seven (1,007).
- B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of ~~homes~~dwellings on Custom Home Lots.

7.2 Multi-family Area: The standards of the Underlying Zoning District shall apply to the Multi-family Area, except as modified below:

- A. Location: Article 4.11(C)(2) and (3) shall not apply.
- B. Maximum Dwelling Units Per Structure: Article 4.11(E) shall be modified to a maximum of thirty-six (36) dwellings per structure.
- C. Maximum Number of Dwelling Units: Article 4.11(F) shall be modified to permit a maximum of two-hundred and twenty-four (224) units.

~~D. Rates: All apartment units shall be rented at market rates.~~

D. ~~E.~~ Term: The initial minimum lease term for all apartment units shall be

twelve (12) months.

- E. Minimum Area of Dwelling Units: The minimum living area of Multi-family Dwelling units shall be:
 - 1) One bedroom units: 850 square feet
 - 2) Two bedroom units: 1,050 square feet
 - 3) Three bedroom units: 1,250 square feet
- F. Maximum Area of Dwelling Units: The maximum living area of Multi-family Dwelling units shall be:
 - 1) One bedroom units: 1,200 square feet
 - 2) Two bedroom units: 1,200 square feet
 - 3) Three bedroom units: 1,395 square feet
- G. Maximum Number of Three (3) Bedroom Units: The maximum number of three bedroom units shall not exceed six (6).
- H. Minimum Number of Carriage Type Buildings: The minimum number of carriage type buildings, as labeled and depicted on the Concept Plan, shall be sixteen (16).
- I. Property Manager: Any multi-family project shall have on-site property management.

7.3 Commercial Area: The standards of the Underlying Zoning District shall apply to the Commercial Area, except as modified below:

- A. Maximum Business Size: Article 4.14 (H)(1) shall apply, however, notwithstanding the general limitation contained in the definition of “Medium Intensity Retail”, any individual tenant space may contain up to thirty thousand (30,000) square feet and one (1) tenant space may contain up to a maximum area of ~~sixty-five~~fifty-two thousand (~~65,000~~52,000) square feet, provided, however, any such use over thirty thousand (30,000) square feet shall ~~be permitted~~not be a discount store.
- B. Maximum Aggregate of all Buildings in Commercial Area: Article 4.14 (H)(3) shall be modified to a maximum of two-hundred thousand (200,000) square feet.
- C. Maximum Retail Area: The total building area which may be devoted to Retail uses in the Commercial Area and the Flexible Use Area combined shall not exceed two-hundred thousand (200,000) square feet.
- D. ~~C.~~ Development Pattern: Article 4.14(I) shall be modified to provide for the development of ~~out-lots~~Out-lots as depicted on **Exhibit B-4: Commercial / Flexible Use / Multi-family Area**.

7.4 Flexible Use Area: The Flexible Use Area may be developed in accordance with the Commercial Area or Multi-family Area of this Ordinance:

A. Commercial Uses: If the Flexible Use Area is developed for uses permitted in the Commercial Area, then the standards of the Commercial Area, set forth above, shall apply, except as modified below:

- 1) Maximum Aggregate of all Buildings within the Flexible Use Area ~~that have non-residential uses~~ shall not exceed 90,000 square feet and shall be calculated independently from the Maximum Aggregate of all Buildings in the Commercial Area.
- 2) Maximum Retail Area: The total building area which may be devoted to Retail uses in the Flexible Use Area and the Commercial Area combined shall not exceed two-hundred thousand (200,000) square feet.
- 3) ~~2)-~~In the event of a nursing home~~-or~~, assisted living facility or educational facility, the Maximum Business Size shall not exceed 50,000 square feet.

B. Multi-Family Uses: If the Flexible Use Area is developed for uses permitted in the Multi-family Area (i.e., Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse uses), then the standards of the Multi-family Area, as set forth herein, shall apply, provided, however that Dwellings within the Flexible Use Area shall not exceed:

- 1) Maximum Density: Twenty (20) dwelling units per acre.
- 2) Maximum Number of Units: One-hundred and eighty (180) dwelling units.
- 3) Leasing: No Dwelling within the Flexible Use Area shall be rented or leased by the initial Developer thereof.
- 4) Minimum Area: All Dwelling Units within the Flexible Use Area shall have a minimum living area of 1,050 square feet.
- 5) Garages: Garages shall be oriented so that no garage door is primarily oriented toward or primarily visible from Towne Road.

7.5 Phasing Restrictions and Expiration:

A. Phasing of Construction of Multi-Family Dwelling Units: Phase 1 of any multi-family apartment project shall include a minimum of eight (8) carriage type buildings and a club house as shown on the Concept Plan.

B. Phasing of Multi-family Area Building Permits: A building permit for any improvement in the Multi-family Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of a secondary plat for at least one-hundred (100) Lots in Areas 1 and 3, in the aggregate.

- C. Phasing of Flexible Use Area Building Permits: A building permit for any improvement in the Flexible Use Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of a secondary plat for at least one-hundred (100) Lots in Areas 1 and 3, in the aggregate.
- D. Expiration: The Multi-family Area may be developed in accordance with the standards herein for permitted uses as set forth in Section 6.2 of this Ordinance; however, if the ownership of the Multi-Family Area is not transferred to a Multi-family Developer within three (3) years of the effective date of this Ordinance (provided that such date may be extended as a result of delays caused or requested in writing by the City or for other good cause shown to the City by the then Multi-family Developer of the Multi Family Area), then the Multi-family Area shall not be permitted to be developed as the Multi-Family Area; rather, it shall be restricted to development for the permitted uses and applicable standards in accordance with this Ordinance for the Flexible Use Area as adjusted to take into account the resultant increase in the acreage of the Flexible Use Area.
- E. Phasing of Commercial Area Building Permits: A building permit for any improvement in the Commercial Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of secondary plat(s) in Area 1 and Area 3 that include a combined minimum of one-hundred (100) Lots.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6. 1 Accessory Buildings or Structures: Shall apply, except as modified below:

- A. Maximum Number: There shall be no maximum number of Accessory Buildings for the Wood Wind Golf Course and related operations. New or expanded Accessory Buildings shall be reviewed and approved by the Department as a Development Amenity.
- B. Ancillary Structures: Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Wood Wind Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit. This does not exempt such structures or uses from obtaining permits otherwise required by the State or Fire Marshal.

8.2 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Wood Wind Golf Course and Development Amenity Buildings: Article 6.3 Architectural Standards shall not apply to new and/or expanded Wood Wind Golf Course ~~or Development Amenity~~ buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials of existing Wood Wind Golf Course buildings as depicted in **Exhibit G: Wood Wind Golf Course Buildings Character**

Exhibit, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Development Amenity buildings or new Wood Wind Golf Course buildings. Loading docks for a Wood Wind Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls. Article 6.3 Architectural Standards shall not apply to new or expanded Development Amenity buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials depicted in Exhibit H-1: Multi-family Character Exhibits and Exhibit I: Commercial Area Character Exhibit attached hereto.

B. Single-Family Architectural Standards: The following shall apply to Single-family Dwellings within the District:

- 1) Application of Varying Percentage Standards. Percentages specified below in this sub-section which are applicable to an Area individually and separately shall be calculated and applied to those Lots within such Area that have received primary plat approval at the time of the building permit application for the calculation in question.
- 2) ~~1)~~ **Character Exhibit: Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 1, 2, 3, 4 East and 5 of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 3) Home Series by Area: The Concept Plan identifies a specific series of homes, as labeled and depicted in the Single Family Character Exhibits, to be built for specific Lots in each Area. The specific series of home permitted on a given Lot may vary as follows:
 - a) In Areas 1 and 4 East, the number of Lots depicted for:
 - i. Series A Lots may be increased to replace any or all of the Series B Lots.
 - ii. Series A Lots may be reduced by up to 10%.
 - iii. Series B Lots may be increased by up to 10%.
 - b) In Areas 3 and 5, the number of Lots depicted for either or both Series D and Series E may be increased or decreased by up to

10%.

- 4) Custom Home Lots Character Exhibit: **Exhibit C: Single Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Custom Home Lots in Area 4 West of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed in Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 5) Custom Home Variation: The front facades of any two Dwellings on Custom Home Lots in Area 4 West of the District shall be substantially different.
- 6) ~~2)~~ Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.
- 7) ~~3)~~ Streetscape Diversity. Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two (2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the façade variety code identified in **Exhibit J: Façade Variety Code** shall be applicable to Areas 1, 2, 3, 4 East, 4 West and 5.
- 8) ~~4)~~ Corner Lots. Lots identified as corner lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include ~~(the following on the side building façade oriented towards the street:~~
 - a) ~~either: (i) a 36" masonry wainseot~~ A minimum of one of

the following: (i) a minimum thirty-six inch (36") tall Masonry Material wrap along the entire ~~applicable~~ length of the side ~~façade~~ façade; (ii) a ~~masonry~~ Masonry Material wrap extending not less than four feet (4' ~~around a corner onto the applicable~~) in length along the side façade ~~and from the corner of the Front Building Façade, of which~~ is equal in height to the ~~masonry~~ Masonry Material treatment ~~that is on the front façade of house~~ Front Building Façade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; and (

b)-a A minimum of two (2) windows on a ~~ranch home~~ single-story dwelling or three (3) windows on a two-story ~~home~~ dwelling.

9) Trail Lots. Lots identified as trail lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side building façade oriented towards the trail:

a) A minimum of one of the following: (i) a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4') in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Façade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.

10) Golf Lots: In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and depicted as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** the rear elevation of those Dwellings shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:

~~5) Architectural Requirements:~~ In addition to the requirements of Article 6.3(C)(3), all Single Family Dwellings shall comply with the following:

a) ~~Architectural Elements:~~

i. ~~Homes Abutting Golf Holes:~~ In Area 1 and Area 2, where the rear elevation of a home is oriented toward a golf hole and the Lot abutting the Wood Wind Golf Course, the rear elevation of that home shall incorporate one of the following elements:

- ~~1. Masonry wainseot;~~
- ~~2.a)~~ Masonry ~~wrap—first floor~~ Material a minimum of thirty-six (36) inches in height;
- ~~3. Modulation of over twelve (12)~~ b) Pergola with a minimum or 100 square feet;
- c) A Façade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
- d) A Façade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
- e) Covered porch or covered patio (minimum of one-hundred and forty (140) square feet).
- ~~4.f) Modulation of at least two~~ Sunroom (minimum of one-hundred and twenty (2120) square feet in two or more places);
- g) A Façade Projection or Recession in the rear Building Façade that contains a minimum of fifty percent (50%) of Masonry Material;
- h) Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Façade. Each siding material or material pattern shall be a minimum of 10 percent (10%) of the applicable rear Building Façade (exclusive of openings and trim);
- ~~5. Covered Porch or Patio;~~
- ~~6. Sunroom;~~
- ~~7. Masonry feature;~~
- ~~8. Two or more Exterior Materials;~~
- ~~9.i) Architectural feature of two (2) story height, projecting at least~~ A Façade Projection a minimum of one (1) foot and spanning at least deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or
- ~~10.j)~~ Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

No element listed above may be used to meet this requirement on more than fifty percent (50%) of ~~the~~ such Lots (excluding those Lots with a full first floor Masonry Material wrap) in either individual Area.

11) Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:

- a) Four-Sided Masonry: A minimum thirty-six inch (36") tall Masonry Material wrap shall be provided along the entire length of each façade of any Dwelling located on:
 - i. A minimum of forty percent (40%) of the total number of Lots in Areas 1, 2, 3, 4 East and 5 combined; and,
 - ii. A minimum of twenty percent (20%) of the Lots in each of the Areas 1, 2, 3, 4 East and 5.

In addition, a minimum of fifty percent (50%) of the Lots in Area 1 and fifty percent (50%) of the Lots in Area 2 which abut the Wood Wind Golf Course and are identified as Golf Lots on Exhibit D-1: Perimeter Lots Subject to Architectural Standards shall have a full first floor Masonry Material wrap, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified above.

b) Garages and Driveways:

~~i. A minimum two (2) car attached garage shall be required.~~

iii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All ~~homes~~ dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.

Front load garage doors shall include the use of decorative elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments**. The non-door facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.

~~iii.~~ Dwellings on Lots in Areas 1, 2, 3, 4 East and 4 West as labeled and depicted on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a side or courtyard loading garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided ~~two of the three garage doors are oriented to a side lot line or a courtyard, and~~ no more than a one (1) car garage door is oriented toward the ~~front yard and said one garage door is setback further from the front lot line than the two garage doors oriented to the side lot line or courtyard~~ street.

~~iv.~~iii. Dwellings on Lots in Area 1, Area 4 East and Area 4 West shall include a minimum three car garage. Dwellings on Lots in Area 2, Area 3 and Area 5 shall include a minimum two car garage.

~~v.~~iv. Base model dwellings on Lots in Area 2 are designed for a non-front loading garage; however, ~~buyer model~~ options include a front loading three car garage. ~~In~~ Dwellings in Area 2 shall be non-front loading garages, except in the event ~~that the homebuyer elects to build the front loading three car garage option.~~ If a front loading three car garage option is selected by the buyer, ~~the garage shall feature~~ then a three individual car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of ~~all~~ Lots in Area 2. In addition, no more than two (2) consecutive Lots on the same side of the street may contain front loading garages, provided, however, when two (2) front located garages are located on two (2) consecutive Lots on the same side of the street, there shall be a minimum of three (3) consecutive Lots on the same side of the street with non-front loading garages in each direction before another front loading garage is allowed on the same side of the street.

~~v.~~v. All driveways shall be concrete. Asphalt driveways shall be prohibited.

c) Exterior Building Materials:

- i. Siding: Aluminum and vinyl siding shall be prohibited.
- ii. Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior

materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters. Required trim shall be a minimum of five and ~~three-fourth~~ one-half inches (~~5-3/4~~ 5-1/2") wide.

- iii. Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

d) Roof Design:

- i. Overhangs: Roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

~~6) Custom Home Lots Character Exhibit: **Exhibit C: Single Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Custom Home Lots in Area 4 West of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed in Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.~~

12) Model Homes: All model homes in Areas 1, 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side facades and the rear façade.

C. Multi-Family Area Architectural Standards: Article 6.3(E) shall apply to all buildings within the Multi-family Area, except as modified below:

- 1) Character Exhibits: Buildings shall be constructed substantially in accordance with **Exhibit H: Multi-family Exhibits**, including **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit H-2: Multi-family Conceptual Elevations** (collectively, the "Multi-family Character Exhibits").

- 2) Architectural Theme: The architectural theme shall be an equine or equestrian theme, reflective of the area's context and as defined by the Multi-family Character Exhibits. Suburban, garden-style development that repeats the same materials and elements shall not be permitted. The equestrian vernacular shall be utilized, with the stable building providing the details for the mass of the larger structures, and the carriage house providing the details for the two-story buildings.
- 3) Building Variation: A variety of structures shall be provided with various sizes and footprints that push three-story buildings to the rear of the site, and at a minimum of two-hundred (200) feet from the right-of-way of Towne Road, while buildings less than three-story shall be located along 151st Street and Towne Road. One-story and two-story buildings shall be placed at a minimum of twenty feet (20'-0") apart and three-story buildings shall be placed at a minimum of forty feet (40'-0") ~~apart. Three-story building elevations of similar floor plans within three hundred feet (300'-0") of one another shall not feature identical roof forms, material composition, colors, and detailing of elements. Duplex, triplex, or quadplex units shall not feature identical roof forms, material composition, colors, and detailing of elements within three (3) adjacent footprints in any direction.~~ from all structures, exclusive of covered parking.

The Building Façade of any apartment building shall be substantially different from the Building Façade of any other apartment building. Without limiting other Building Façade elements that may result in substantially different Building Facades, apartment buildings shall be considered substantially different if they are different in three (3) or more of the following categories:

- a) Roof form and/or material;
- b) Building material and/or material composition;
- c) Fenestration;
- d) Color; and/or
- e) Building mass.

Freestanding garage and carport buildings may use similar ~~roof forms, material composition, colors and detailing.~~

If more than one (1) apartment, garage or carport building is proposed, then the building(s) shall be located so that no two (2) buildings are in a straight, unbroken line.

- 4) Parking: A minimum of eighty (80) covered parking spaces shall be provided.
- 5) Building Materials. Article 6.3(E)(2) shall apply, except as modified below:
 - a) Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.
 - b) Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by masonry. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
 - c) Masonry Materials: Masonry Materials shall be on all buildings on all sides, with no required minimum and consistent with the Multi-Family Character Exhibits.
- 6) Windows: Article 6.3(E)(3) shall apply; except as modified below:
 - a) Required windows may be located anywhere on the Building Façade, as architecturally appropriate.
 - b) Window grids shall be used on all operable non-casement windows.
- 7) Roof Design: Article 6.3(E)(4) shall apply, except as modified below.
 - a) MinimumRoof Pitch: ~~The minimum roof pitch of the building's primary or main roof shall be 5:12. A roof pitch of 4:12 shall be permitted if the building has a minimum roof overhang of twenty four inches (24").~~ for the main roof structure of a primary building (e.g., a building containing dwelling units or a club house) in the Multi-family Area shall be a minimum of 6:12 (excluding any buildings with a gambrel roof); provided, a minimum of 40% of the Multi-family Area's primary buildings shall have a roof pitch in excess of 6:12.
 - b) Minimum Overhang: The roof overhang or eaves shall be a minimum of eighteen inches (18"), as measured prior to the installation of Masonry Materials.

c) Cupolas: Cupolas of consistent character and varying sizes, as depicted in the Multi-family Character Exhibits, shall be required at appropriate scales.

~~b~~d) Roof Form: Shed and gabled dormers shall be incorporated to break up roof planes. Multiple, extended rakes shall be used on gable ends and overhangs shall incorporate chunky brackets and knee braces.

D. Commercial Area Architectural Standards: All Buildings within the Commercial Area shall comply with Article 6.3(F), except as modified below:

1) Commercial Area Character Exhibits: All buildings shall be constructed substantially in accordance with **Exhibit I: Commercial Area Character Exhibits**.

2) Architectural Theme: Commercial buildings shall be designed and crafted using traditional equine or equestrian themes reflective of the area's context similar to the Multi-family Area Character Exhibits, thus reinforcing the rural and equestrian themed architecture. Significant elements and features to determine substantial compliance with the required equestrian architectural theme include:

a) Hip and gable roof forms with cupolas.

b) Similar classic palette of materials.

c) Landscape and hardscape placed and configured to soften building facades and enhance the pedestrian experience.

e) Building Facades crafted with clapboard siding, board and batten, traditional cement stucco, brick and stone veneer, and metal roofs.

f) Traditional architectural detailing designed and crafted with care, true to the historical and regional precedents.

g) Scale of larger commercial buildings broken down with facade articulation, fenestration and material changes.

3) Conflicting Architectural Standards: It is hereby acknowledged that design elements that embody the required architectural theme may be in conflict with the architectural standards of Article 6.3(F). If a proposed building elevation embodies the required architectural theme, as set forth above, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Article 6.3(F).

- 4) Drive-thru facilities ~~and Fueling Stations~~: On Lots adjacent to the 146th Street or Towne Road right-of-way line (and also including Lots where the Lot Line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but Lot Line is located in such a manner that no Principal Building can reasonably be constructed between the Lot and the 146th Street or Towne Road right-of-way line) ~~the following standards shall apply:~~

~~drive-thru~~ Drive-thru windows and lanes for a coffee shop, bank or drug store shall not be permitted closer to the right-of-way line of 146th Street or Towne Road than the Building Façade nearest to said right-of-way, except as an end cap to the Principal Building nearest 146th Street.

~~Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the 146th Street or Towne Road right of way line than the Established Front Yard of the Principal Building to which the fuel pumps or canopies are appurtenant or associated.~~

- 5) Franchise Architecture: Any use of franchise specific architecture or architectural elements shall be subordinate to the required rural character and equestrian themed design elements.

E. Flexible Use Area Architectural Standards: All buildings within the Flexible Use Area shall comply with Article 6.3 (F), except as modified below:

- 1) Dwellings: All buildings containing: Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse, shall comply with the requirements of ~~Article~~Section 8.2,(C) of this ~~District~~Ordinance.
- 2) Commercial Buildings: All commercial buildings shall comply with the requirements of ~~Artiele~~Section 8.2,(D) of this ~~District~~Ordinance, and further Article 6.3 (F)(7)(b)(iv) Roof Design shall not apply.

8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or black or green vinyl-coated chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

- A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
- B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - 1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.
 - 2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.
 - 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.
 - 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.
- C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.
 - 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. [All existing fencing along the](#)

perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.

- 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping.** Sixty-five percent (65%) of an individual Area's gross External Street Frontage for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) shall incorporate a black four board horse fence into the road frontage landscaping area. If the Front Building Facade of a Dwelling is located on a Frontage Road and oriented toward an External Street, then the External Street Frontage Landscaping Requirements of Article 6.8 Landscaping Standards shall not be required between the Dwelling's Lot or Frontage Road and the External Street; provided, that the area between the Frontage Road and the External Street shall contain a four board black horse fence and at least twenty-five (25) shrubs per one hundred (100) lineal feet of External Street for which the Front Building Façade of a Dwelling is oriented.
- 3) Multi-Family Area: A landscaping area shall be required for the Multi-family Area abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping.**
- 4) Commercial Area: A landscaping area shall be required for the Commercial Area abutting an External Street in accordance with Article 6.8(M)(2).

D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits.**

- 1) Location: Buffer Yards shall be required in those locations of Areas 1, 2, 3, 4 East, 4 West and 5 as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity.**
- 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - f) Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course, detention/retention areas, and/or existing woodlands.
 - g) Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B,** and shall have a minimum depth of fifty (50) feet.
 - h) Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B:**

Buffer Yard Type C, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.

- i) **Buffer D**: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15') and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.

- 3) **Multi-family Area / Flexible Use Area / Commercial Area Buffers**: Buffer yards as depicted on **Exhibit E-2-G: Buffer Yard Locations for Commercial Use Area / Flexible Use Area / Multi-family Area** shall be required ~~in the multi family area, flexible use area and commercial use,~~ provided that any adjacent property owner authorizes entry upon and access to the adjacent property to the extent necessary to install such landscaping.

E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:

- 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.

F. Tree Preservation: Tree Preservation shall be applicable to those portions of Areas 3, 4 East and 5 identified as Tree Preservation Areas on **Exhibit B-2-C: Single Family District Layout – Area 3, Exhibit B-2-D: Single Family District Layout – Area 4, and Exhibit B-2-E: Single Family District Layout – Area 5**. Obligations regarding the Tree Preservation Area shall be incorporated into the recorded Conditions, Covenants, and Restrictions established by the Developer of the Area in each Area where a Tree Preservation Plan is located. The provisions of Article 6.8(E)(5) of the UDO shall not be applicable to the Tree Preservation Areas. Tree Preservation Areas shall be regulated and well maintained in accordance with the following:

- 1) The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - a) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - c) Removal of vines growing on and up a tree.

- d) Removal of dead, hazardous and at risk trees.
 - e) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.
 - 2) The following activities shall be permitted within Tree Preservation Areas:
 - a) Planting of native trees.
 - b) Removal of hazardous, exotic and invasive species.
 - c) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - d) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.
 - e) Establishment of access easements, paved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
 - 3) The following activities shall be prohibited within Tree Preservation Areas:
 - a) Removal of living vegetation except as otherwise permitted in this Section 8.4 (F).
 - b) Mowing any portion of existing, naturally vegetated areas.
 - c) Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - d) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the Director.
 - e) The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures.
 - f) Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
 - 4) The following shall be required for all Tree Preservation Areas:
 - a) Signs identifying the Tree Preservation Area shall be posted every one-thousand (1,000) feet around the perimeter of all Tree Preservation Areas. Such signs shall state "Natural Preservation Area – No mowing or spraying".

b) Barriers shall be installed prior to site development and earth moving activities, which shall be specified on all landscape, construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.

8.5 Article 6.9 Lighting Standards: Shall apply to the District, as except as modified below:

A) Multi-family Area: All parking lighting shall be erected on wood light poles to complement the design character of the Multi-family Area.

8.6 Article 6.14, G, Off-street Parking: Shall apply to the District, except as modified below:

A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.

8.7 Article 6.17 Signs Standards: Shall apply. In addition, the following shall also apply:

A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:

- 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
- 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
- 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
- 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.

B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:

- 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the

following shall apply:

- a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.
- b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
- c) Temporary Signage: The design objectives of Article 6.17 (K)(2)Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.

C. Multi-Family Area: Article 6.17 Sign Standards shall apply to the Multi-family Area, except as modified below:

- 1) All monument signage shall be three-dimensional in nature, through sandblasting or pin mounted letters.
- 2) All monument sign panels shall be constructed of wood or sign board (HDU or equivalent). Reverse channel letters shall be prohibited.
- 3) Any pin-mounted elements shall have a matte finish.
- 4) Internally lit monument signs shall be prohibited.
- 5) Monument sign design shall complement the architecture of the development, and shall integrate into an architectural element such as a fence or entry feature, where applicable.
- 6) Sign interior to the Multi-family Area (e.g., Interior Directional Signs, Street Name Signs, Speed Limit signs) shall be mounted on 4”x 4” wood posts with solid stain and architectural detailing to complement the architecture of the development, and shall be designed to meet breakaway standards of the Indiana Department of Transportation.

D. Flexible Use Area: Article 6.17 Sign Standards shall apply to the Flexible

Use Area, except as modified below;

- 1) If developed with a Nursing Home, Educational Institution or Assisted Living Facility, the Flexible Use Area shall be entitled to a Monument Sign per Article 6.17 (J)(2)(a) independent from any Monument Signs permitted in the Commercial Area or the Multi-Family Area.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with Chapter 7 Subdivision Regulations of the Unified Development Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

- 10.1 Article 8.1 Block Standards: Shall not apply.
- 10.2 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:
 - A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-5: Single Family Open Space.**
 - B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibit B-2: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-6S-B: Amenity Area Concepts.**
 - C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
 - 1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.
 - 2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:
 - a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.

- b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts, basketball courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.
 - D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.
 - E. Ownership of Amenity Areas. All Amenity Areas identified on **Exhibit B-2: Single Family District Layout** shall be owned by the Wood Wind Home Owners Association.
- 10.3 Article 8.7 Pedestrian Network Standards: Shall apply, however, provided however:
- A. Article 8.7(C)(2) Internal Pedestrian Network Standards shall be modified to require that sidewalks and trails be installed as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
 - B. Sidewalks: Along any internal street with a sidewalk on only one side, the minimum sidewalk width shall be six (6) feet.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ~~##~~ DAY OF ,
2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Joseph M. Scimia, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; and,

Eugene Valanzano, Senior Land Use Consultant, Faegre Baker Daniels, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

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: Joseph M. Scimia

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

All additional Exhibits referred to in this Wood Wind PUD District Ordinance may be found in the **Wood Wind PUD District Exhibit Book** filed with this Ordinance [and on file with the City of Westfield Economic and Community Development Department](#).

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended)

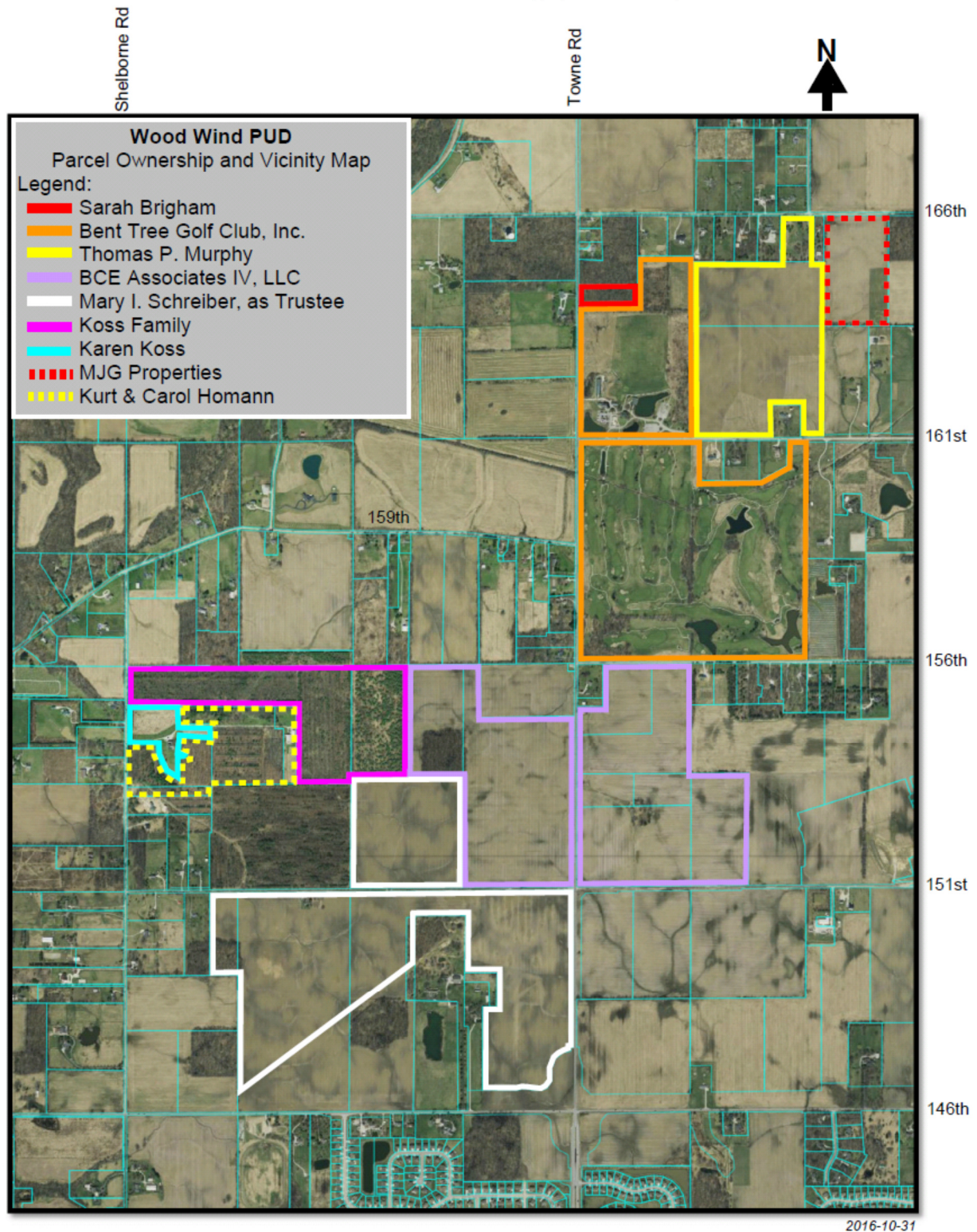


Exhibit A-2: Parcel Ownership List (Amended)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
MJG Properties LLC P.O. Box 6 Cora, WY 82925	08-09-09-00-00-007.001
Kurt & Carol Homann 320 N. Kennedy Place Crawfordsville, IN 47933	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-001.000

Exhibit A-3: Legal Description (Amended)

Bent Tree Parcel (from Instrument #2011005626):

Part of the west half of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, and being more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of Section 9; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the West line of said Southwest Quarter a distance of 2632.22 feet to the northwest corner of said Southwest Quarter, also being the southwest corner of the west half of the Northwest Quarter of said Section 9; thence North 00 degrees 05 minutes 27 seconds West along the west line of said west half a distance of 1549.77 feet; thence North 89 degrees 41 minutes 48 seconds East 700.59 feet; thence North 00 degrees 10 minutes 40 seconds East 1084.10 feet to the north line of said west half; North 89 degrees 34 minutes 29 seconds East along the north line of said west half a distance of 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 2631.54 feet to the southeast corner of said west half, also being on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 32 minutes 31 seconds East along said north line 101.06 feet; thence South 00 degrees 27 minutes 29 seconds East 495.00 feet; thence North 89 degrees 32 minutes 31 seconds East 685.00 feet; thence North 00 degrees 27 minutes 29 seconds West 495 feet to the north line of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East along said north line 572.87 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 02 minutes 26 seconds East along the east line of said Southwest Quarter 2627.24 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 26 minutes 14 seconds West along the south line of said Southwest Quarter a distance of 2719.77 feet to the Point of Beginning.

EXCEPT:

A part of the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and being described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East (an assumed bearing) along the north line of said Southwest Quarter a distance of 2145.00 feet to the Point of Beginning; thence continue North 89 degrees 32 minutes 31 seconds East along said north line 320.47 feet; thence South 00 degrees 02 minutes 24 seconds East parallel with the east line of said Southwest Quarter a distance of 324.21 feet; thence South 61 degrees 18 minutes 36 seconds West 361.06 feet to the southeasterly corner of a tract of land conveyed to Sarah Jane Brigham, recorded as Instrument No. 9609647425 in the Office of the Recorder of Hamilton County; thence North 00 degrees 27 minutes 29 seconds West along the easterly line of said Brigham tract 495.00 feet to the Point of Beginning.

ALSO EXCEPT:

Part of the west half of the Northwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and described as follows:

Commencing at the northwest corner of said west half; thence North 89 degrees 34 minutes 29 seconds East (an assumed bearing) along the north line of said West half a distance of 705.68 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 29 seconds East along said north line 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 500.00 feet; thence South 89 degrees 34 minutes 29 seconds West parallel with the north line of said west half a distance of 654.33 feet to the easterly line of a Classified Forest as described in Miscellaneous Record Book 157, page 42 as recorded in the Office of the Hamilton County Recorder, thence North 00 degrees 10 minutes 40 seconds East along the east line of said Forest, a distance of 500 feet to the Point of Beginning.

Brigham Parcel (Parcel 2 of Instrument #9609647425):

A part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, said POINT OF BEGINNING being the Northeast corner of a 3.52 acre tract described in Deed Record 132, Page 140 and 278.00 feet East of the Northwest corner of said Northwest Quarter; thence Easterly 442 feet more or less on and along the North line of said Northwest Quarter; thence Southerly 1075 feet more or less; thence Westerly 710 feet more or less to the West line of said Northwest Quarter; thence Northerly 541 feet more or less, on and along the West line of said Northwest Quarter to the Southwest corner of said 3.52 acre tract, said Southwest corner being South 528.8 feet of the Northwest corner of said Northwest Quarter; thence Easterly 294.6 feet on and along the South line of said 3.52 acre tract to its Southeast corner thereof, said Southeast corner being 294.0 feet East of the West line of said Northwest Quarter; thence Northerly 544.6 feet on and along the East line of said 3.52, acre tract to the POINT OF BEGINNING. Containing 14 acres more or less, being subject to all applicable easements and rights-of-way of record.

BCE Parcels (description from survey):

A part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 17, all in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East

along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

Koss Family (from Quit Claim Deeds #9251631 and #9300783):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00

minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.

Murphy Parcels (from Instrument #9909901082):

26.5 ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: BEGIN AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUN WEST 1539.4 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST 1538.46 FEET TO A STONE, THENCE NORTH 1317.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.5 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

ALSO:

PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS FOLLOWS: BEGIN AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUN NORTH ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EAST 1538.46 FEET TO A STONE, THENCE SOUTH 1317.5 FEET TO A STONE ON SOUTH LINE OF SAID EAST HALF, THENCE WEST 1537.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 84.51 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES

00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey):

Parcel 1:

A part of the Northeast, Southwest and Southeast Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 562.25 feet to a "Mag" nail marking the POINT OF BEGINNING of this description; thence continuing South 89 degrees 26 minutes 39 seconds West along the South line thereof a distance of 759.91 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the West line of a tract of land

described in Instrument Number 9709730812 in said Recorder's Office; (the next 3 courses being along the perimeter lines of said tract); thence North 00 degrees 03 minutes 15 seconds West a distance of 542.96 feet to a capped rebar; thence North 89 degrees 30 minutes 48 seconds East a distance of 591.13 feet to a capped "Hahn" rebar; thence South 00 degrees 45 minutes 45 seconds West a distance of 119.67 feet to a capped rebar on the Northerly line of said 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 66 degrees 31 minutes 16 seconds East a distance of 713.23 feet; thence North 23 degrees 10 minutes 49 seconds East a distance of 176.73 feet to the POINT OF BEGINNING. Containing 136.822 acres, more or less.

ALSO

Parcel 2 ("Schreiber Remainder B"):

A part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the North line thereof a distance of 562.25 feet to a "Mag" nail on the Northwesterly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in the Office of the Recorder of Hamilton County, Indiana, said point measuring 16.5 feet Northwesterly and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northwesterly line of said Easement) thence South 23 degrees 10 minutes 49 seconds West a distance of 176.73 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035"; thence South 66 degrees 31 minutes 16 seconds West a distance of 713.23 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" on the East line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence South 00 degrees 45 minutes 45 seconds West along the East line thereof a distance of 545.89 feet to the Northwest corner of a tract of land described in Instrument Number 200200010702 in said Recorder's Office; thence North 89 degrees 30 minutes 48 seconds East along the North line thereof a distance of 383.41 feet to the Northeast corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 406.32 feet to the Southeast corner of said tract; thence South 89 degrees 30 minutes 48 seconds West along the South line thereof and along the South line of a tract of land described in Instrument Number 200100027371 in said Recorder's Office a distance of 183.90 feet to an Easterly corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 985.65 feet to the North right-of-way line of 146th Street as recorded in Instrument Number 2016013973 in said Recorder's Office; (the next 11 courses being along the North right-of-way of said 146th Street and along the West right-of-way of Towne Road as described in said Instrument Number 2016013973) thence North 89 degrees 35 minutes 51 seconds East

a distance of 409.99 feet; thence North 72 degrees 53 minutes 53 seconds East a distance of 52.20 feet; thence North 89 degrees 35 minutes 50 seconds East a distance of 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East a distance of 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East a distance of 95.30 feet to a point on a curve having a radius of 145.00 feet; thence Northeasterly along said curve to the left an arc distance of 226.88 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 46 minutes 19 seconds East and a length of 204.44 feet; thence North 03 degrees 06 minutes 12 seconds West a distance of 93.98 feet to a point on a curve having a radius of 220.00 feet; thence Northeasterly along said curve to the right an arc distance of 345.58 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 56 minutes 47 seconds East and a length of 311.13 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 5.32 feet; thence North 00 degrees 03 minutes 15 seconds West a distance of 45.85 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 50.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 15 seconds West along the East line thereof a distance of 1881.33 feet to the POINT OF BEGINNING. Containing 55.014 acres, more or less.

ALSO

PARCEL 3 (Easement Area):

A part of the Southwest Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Those portions of the following two easements located within Hamilton County Tax Parcel Numbers 08-09-17-00-00-009.000 and 08-09-17-00-00-008.001, said Parcels described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana, and being west of the west property line of the Miller Property, as described in Instrument Number 9709730812 recorded in said Recorders Office: 1) Easement for Buckeye Pipeline Company, a thirty-three (33) foot wide easement as described in D.R. 176, Page 231; 2) Right-of-Way Easement for Socony-Vacuum Oil Company, Inc., being fifty (50) feet wide as described in M.R. 34, Page 263.

MJG Properties, LLC (from Instrument No. 200500014560):

Part of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page

665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Homann Parcel (from Instrument #2014032821):

PARCEL 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

(NOTE: the foregoing Parcel 1 consists of 3 separate presently existing tax parcels and Grantor does not wish to combine these parcels with this deed)

PARCEL 2:

Part of the northwest quarter of Section 17, Township 18 North, Range 3 east of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence north 00 degrees 31 minutes 20 seconds east 1121.20 feet to a mag nail set with washer, stamped "firm 0066" at the point of beginning; thence continuing along said west line, north 00 degrees 31 minutes 20 seconds east 80.00 feet; thence north 89 degrees 50 minutes 47 seconds east, parallel with the south line of said quarter section, 1008.00 feet; thence south 00 degrees 31 minutes 20 seconds west, parallel with the west line of said quarter section, 110.00 feet to a 5/8 inch rebar. With red cap stamped "firm 0066"; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 991.50 feet to a 5/8 inch rebar with red cap stamped firm 0066; thence north 00 degrees 31 minutes 20 seconds east, parallel with the west line of said quarter section, 30.00 feet; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 16.50 feet to the point of beginning.

Karen Koss Parcel (from Instrument #2016054888):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Summary report: Litéra® Change-Pro 7.5.0.185 Document comparison done on 2/1/2017 11:01:09 AM	
Style name: IM Default	
Intelligent Table Comparison: Active	
Original filename: 2017-01-06 Pulte - Westfield - Woodwind PUD Ordinance Update - as filed 2017-01-06.docx	
Modified filename: 2017-02-01 Pulte - Westfield - Woodwind PUD Ordinance Update - as of 2017-02-01 10_15 am.docx	
Changes:	
<u>Add</u>	323
Delete	133
Move From	11
<u>Move To</u>	11
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	478

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

Land Plan

- Reduced single family lot count from 1,040 to 1,007 - 69 Custom Lots plus 938 lots which Pulte Group will build on for an overall density of 1.38.
- Increased amount of open space per area, and total open space (increased from 215 acres to 255 acres).
 - Identified Tree Preservation Areas on Exhibit B-2. Added Section 8.4.F to regulate and preserve all Tree Preservation Areas.
 - Added language to clarify that if a pond size decreases, the affected area will remain Open Space and maintained by the Wood Wind Home Owners Association as common area.
- Incorporated Exhibits to confirm trail locations and how pedestrian connectivity is provided to amenities (passive and active) and perimeter trail systems.
- Modified Buffer Yards and provided additional detail for reforestation buffers.
 - Added clarification to use of four board black fence within Road Frontage Buffer (Exhibit E-1).
 - Increased planting sizes within reforestation buffer (Exhibit E-3-A) to have 50% of Norway Spruces at a minimum height of 6' at time of planting, and 50% of hardwood trees to be 15 gallon plantings.
- Modified Land Plan for Area 3 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates views of the rears of 15 lots from the intersection of 151st and Towne Road
 - Remove cul de sac which creates a wooded passive amenity area of over 2.5 acres.
- Modified Land Plan for Area 4 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates the view of rears of 19 lots from the intersection of 151st and Towne Road.
 - Remove cul de sac which creates amenity area of over 4 acres to be developed with a playground, benches, two half-court basketball courts and open space large enough for a youth soccer field.
- Modified Land Plan for Area 5 to increase buffer along west property line and include additional open space of over 4.5 acres which will be developed with a playground, benches, two half-court basketball courts and open space.

Use

- Modified Area 5 Underlying Zoning District from SF4 to SF3.
- Modified Commercial Area Underlying Zoning District from GB to LB.
 - Prohibited Gas Station, Amphitheater and Dance Club.
 - Reduced Maximum Business Size from 65,000 SF to 52,000 SF and no tenant over 30,000 SF may be a discount store.
 - Established 200,000 SF as maximum allowable retail square footage (combined in Commercial and Flexible Use Areas).
 - Prohibited Commercial Area development prior to the earlier of January 1, 2019 or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

- Removed Multi-family as an allowable use in the Flexible Use Area, reducing allowable MF units to 224.
 - Provided minimum and maximum square footages per unit type.
 - Limited three bedroom units to a maximum of six units.
 - Added requirement for on site management.
 - Required minimum of 16 carriage house buildings.
 - Added requirement for phase one of any Multi-family project to include a minimum of 8 carriage house buildings and a club house.
 - Prohibited Multi-family Area development prior to the earlier of January 1, 2019 or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.
 - Added provision that if the Multi-family Area is not transferred to a Multi-family Developer within three years of the effective date of the PUD, the Multi-family Area will expire and become part of the Flexible Use Area.
- Added provisions that if the Flexible Use Area is developed for residential purposes, the minimum living area of any dwelling will be 1,050; no garage doors may face Towne Road, and the units may not be rented by the initial developer.
- Prohibited Flexible Use Area development prior to the earlier of January 1, 2019, or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.
- Clarified that Special Exception Uses permitted in the underlying zoning districts are prohibited.

Architectural

- Provided Character Exhibit for Custom Lots and increased minimum Living Area for homes on Custom Lots.
 - Added standard that no two homes within Area 4 West may have the same front elevation.
 - Increased Minimum Living Area for Custom Lots to 2,750 SF for a One Story home and 3,600 SF for a Two Story home.
- Modified Character Exhibit for Area 3 & 5 to provide elevations that will be new to Westfield.
- Added architectural requirements for rear façades of homes abutting Wood Wind Golf Course and side facades of homes on Corner Lots.
 - Added requirement that 50% of dwellings on Golf Lots within Area 1 and 50% of dwellings on Golf Lots within Area 2 must have a minimum 36" masonry material wrap.
- Added requirement for non-front loading garages in specific Areas.
 - Increased the number of non-front loading garages in Area 1 and Area 4 East.
 - Prohibited more than 30% of the lots within Area 2 from having front loading garages and restricted having more than two front loading garages next to one another.
- Added standard for window/door trim on all four sides of a dwelling (that is not surrounded by masonry material).
- Identified each Series of homes on Single Family District Layouts (Exhibit B-2), Character Exhibits (Exhibit C) and provided Lot Count of each series on Exhibit B-3.
- Modified Minimum Living Area to be by Series instead of by Area (Exhibit B-3).
- Added requirement that all Model Homes must have a minimum 36" masonry material wrap.

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

- Added standard that 40% of the total dwellings within Area 1, Area 2, Area 3, Area 4 East and Area 5 must have a minimum 36" masonry material wrap, and a minimum of 20% of the dwellings in each of the above areas must have a minimum 36" masonry material wrap.
- Modified MF design language and added building elevations as an Exhibit.
 - Added additional MF Conceptual Elevations.
 - Provided additional detail and requirements for roof pitch of MF buildings.

Miscellaneous

- Provided additional detail on Wood Wind Golf Course Deed Restriction.
- Modified Golf Course Deed Restriction to: extend duration from 40 years to 50 years; require recordation prior to recording of Secondary Plat; clarify allowable uses; and outline steps necessary to modify use to include: a) Council approval of PUD amendment, b) approval by a majority of lot owners in Area 1 and Area 2, c) approval by a majority of lot owners in Area 3, 4 East and 5 and d) approval of modifications by the Owner of WWGC. If a vote occurs while Pulte is the owner of any lots, **Pulte will not vote** and those lot will be excluded from the total lot count.
- Increased quantity and quality of Exhibits to provide clarity and to increase accountability and enforceability of the PUD.
- Required all Amenity Areas to be owned by the Wood Wind Home Owners Association.

**Petitioner's Responses to
Plan Commission Members' Comments Regarding the Proposed
Wood Wind Planned Unit Development (PUD) District Ordinance**

At the January 17, 2017, the Plan Commission President requested Plan Commission members submit their remaining comments to the Economic and Community Development Department (the "Department") regarding this petition. Below are the Petitioner's Responses to the Department's compilation of comments received by the Department from Plan Commission members ("APC Comment").

GENERAL COMMENTS

1. **APC Comment:** Are all the ponds depicted certain to be part of the project? I understand sometimes engineering can eliminate ponds from certain areas. If that were to happen, what would replace the pond in those open spaces?

The PUD requires each Area to be developed in substantial compliance with the Concept Plan. The exact size and shape of ponds may change based on final engineering, but in the unlikely event that a pond is eliminated, it would remain Open Space and maintained as common area by the Wood Wind Home Owners Association.

2. **APC Comment:** In Section 3 of the proposed ordinance, I recommend revising the last sentence as: "Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, . . ." to ensure the present scope and location of the course is specified in the ordinance so that modifications require an amendment to the ordinance.

This revision has been incorporated into the PUD Ordinance (Section 3).

3. **APC Comment:** I believe that Areas 3, 4, and 5 should be able to stand alone even without the golf course, which I don't believe they currently do.

All Areas include active and passive common areas and open space, pathways and trails providing exterior and interior connectivity, and enhanced architectural treatments for corner, trail and perimeter lots.

4. **APC Comment:** I think it is reasonable to allow some variation in setbacks and lot sizes to allow creativity, but I do not think it is reasonable to allow a decrease in the average lot size from the UDO to allow more residential lots, as I believe that is an abuse of the PUD.

The Comprehensive Plan emphasizes density, rather than lot sizes, and the overall density of the Project (1.35 DUA) is less than surrounding projects and consistent with the density envisioned by the Comprehensive Plan.

5. **APC Comment** I strongly believe the Commercial and Multi-Family Areas should be removed and separated from this petition. I think the golf course areas can be worked out, but not the commercial and apartment areas at this time.

The Comprehensive Plan identifies a commercial area at this location, and the multi-family project provides appropriate transitioning from commercial to single family development. Towne Road and 146th Street are primary thoroughfares and designed to accommodate commercial and multi-family development. The multi-family development will provide a project that is more distinct architecturally than existing apartment projects in the City of Westfield and offers housing options not currently available in the City of Westfield.

AREA 1 - SPECIFIC COMMENTS

6. **APC Comment:** Please consider enhancing and widening the 166th Street entrance to create a grand or enticing entrance (this may require the elimination of homes). Comment was made that successful golf course developments show off beautiful landscaping and stone walls, and are very inviting, and if that theme cannot be carried throughout, then please consider it critical at the entrance(s).

Exhibit F establishes the character and theme for the Wood Wind Golf Course that will be carried out throughout the development, including the entrance signage and related improvements for each neighborhood, the Wood Wind Golf Course and Amenity Areas.

7. **APC Comment:** Please identify the models going into Area 1, and how many of each series. I am in favor of having this area be entirely made up of the petitioner's product, which is above those homes in Viking Meadows. Area 1 should be the petitioner's "A-game".

Applicable Series for each Area are identified on Exhibits B-2 and C; and in Section 8.2(B)(9) of the PUD Ordinance. Exhibit B-3 identifies the number of Lots of each Series in each Area.

8. **APC Comment:** Please consider 100% side load garages in Area 1 because they appear to all be visible from the golf course, roads, and/or the neighbors.

Exhibit D-1 identifies Lots in Area 1 which must have a side or courtyard loading garage (Section 8.2(B)(7)(b)(ii)). There are also additional architectural requirements for all garages and driveways in this Area (Section 8.2(B)(7)(b)).

9. **APC Comment:** Please require four-sided architecture for the homes proposed in Area 1, because these homes will be visible by golfers from all angles. Please add a requirement for homes to have four-sided architecture for lots facing the perimeter streets and/or golf course.

All dwellings on Lots abutting the Wood Wind Golf Course have enhanced architectural requirements (Section 8.2(B)(6)). Exhibit D-1 identifies Lots in Area 1 that must have enhanced architectural requirements (Section 8.2(B)(2)). At least 50% of the dwellings on Golf Lots in Area 1 will have a minimum four sided masonry wainscot (Section 8.2(B)(7)(a)).

10. **APC Comment:** I believe homes in Village of West Clay, Hamilton Proper, Woods at Shelborne, and Two Gaits in Viking Meadows, are all nicely designed, architecturally pleasing that were built by the petitioner, and should be built in Area 1.

Area 1 includes Series A which is also offered in the Woods at Shelborne and the Village of West Clay. The Series built in Two Gaits in Viking Meadows has been replaced with homes included in Series A that will be offered in Area 1.

11. **APC Comment:** Please require a minimum of 40% of the homes to have a four-sided first floor masonry wrap, 40% to have masonry wainscot height, and 20% with varying fiber cement board, including vertical and horizontal to break up the monotony.

All dwellings on Lots abutting the Wood Wind Golf Course have enhanced architectural requirements (Section 8.2(B)(6)). At least 50% of all the dwellings on Golf Lots in Area 1 will have a minimum four sided masonry wainscot (Section 8.2(B)(7)(a)). All dwellings on Lots in Area 1 must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

AREA 2 - SPECIFIC COMMENTS

12. **APC Comment:** Please require four-sided architecture for the homes proposed in Area 2,

because these homes will be visible by golfers from all angles.

All dwellings on Lots abutting the Wood Wind Golf Course have enhanced architectural requirements (Section 8.2(B)(6)). Exhibit D-1 identifies additional Lots in Area 2 that must have enhanced architectural requirements (Section 8.2(B)(2)). At least 50% of all Golf Lots in Area 2 will have a minimum four sided masonry wainscot (Section 8.2(B)(7)(a)). All dwellings on Lots in Area 2 must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

13. **APC Comment:** Please require a minimum percentage (e.g., 70%, 100%) of the homes to be side loaded garages, and dispersed throughout Area 2.

All dwellings in Area 2 must have a side or courtyard loading garage unless the homebuyer elects to have a three car front loading garage, in which case, no more than 30% of such homebuyers may elect to have a three car front loading garage and there may not be more than two front loading garages in a row (Section 8.2(b)(7)(b)(iv)).

14. **APC Comment:** Please require a minimum of 40% of the homes to have a four-sided first floor masonry wrap, 40% to have masonry wainscot height, and 20% with varying fiber cement board, including vertical and horizontal to break up the monotony.

All dwellings on Lots abutting the Wood Wind Golf Course have enhanced architectural requirements (Section 8.2(B)(6)). Exhibit D-1 identifies additional Lots in Area 2 that must have enhanced architectural requirements (Section 8.2(B)(2)). At least 50% of all Golf Lots in Area 2 must have a minimum four sided masonry wainscot (Section 8.2(B)(7)(a)). All dwellings on Lots in Area 2 must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

AREA 3 - SPECIFIC COMMENTS

15. **APC Comment:** Please "open up" the entrance from Towne Road, which may result in the removal of a few homes off the entrance road. This entrance should be rural in nature, with plantings and monument signs, instead of houses that close to Towne Road. Please consider enhancing and widening the Towne Road entrance to create a grand or enticing entrance (this may require the elimination of homes). This is an entranceway into the development, and the entrances are critical to the overall beauty as people drive north and south on Towne Road, and as people are looking to buy and build.

Exhibit F establishes the character and theme for the Wood Wind Golf Course that will be carried out throughout the development, including the entrance signage and related improvements for each neighborhood, the Wood Wind Golf Course and Amenity Areas. Frontage roads were added to Area 3 to "open up" Area 3 to Towne Road.

16. **APC Comment:** Please identify the specific amenities within each park / open space area so we can better understand and appreciate the proposed amenities.

Exhibit B-2 identifies the location of each Amenity Area, and Exhibit B-5-B specifies the amenities in each Amenity Area.

17. **APC Comment:** I appreciate the plan to try to preserve the silo and I hope it can be saved (consider adding language for the silo similar to the proposed language for the barn preservation in Section 10.2(D) of the proposed ordinance).

This area will be maintained as passive common area.

18. **APC Comment:** Please include a minimum percentage of side load garages in Area 3 to avoid monotony and minimize the number of adjacent front load garages.

Exhibit D-1 identifies Lots in Area 3 which must have a side or courtyard loading garage (Section 8.2(B)(7)(b)(ii)), resulting in dwellings on 151st Street facing Liberty Ridge having side or courtyard loading garages. All dwellings in Area 3 must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

19. **APC Comment:** Please add a requirement for homes, at least some homes, to have a four-sided masonry wrap (a minimum wainscot height).

At least 20% of all dwellings in Area 3 must have a minimum four-sided masonry wainscot (Section 8.2(B)(7)(a)). All dwellings in Area 3 must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

20. **APC Comment:** Please add a requirement for homes to have four-sided architecture for lots facing the perimeter streets and/or golf course.

All dwellings on Lots abutting the Wood Wind Golf Course have enhanced architectural requirements (Section 8.2(B)(6)). Exhibit D-1 identifies Lots in Area 3 that must have enhanced architectural requirements (Section 8.2(B)(2)). At least 20% of all dwellings in Area 3 must have a minimum four sided masonry wainscot (Section 8.2(B)(7)).

21. **APC Comment:** Please identify the homes going into Area 2, and how many of each series.

Applicable Series for each Area are identified on Exhibits B-2 and C; and in Section 8.2(B)(9) of the PUD Ordinance. Exhibit B-3 identifies the number of Lots of each Series in each Area.

22. **APC Comment:** Please consider removing lots from the roundabout in the west side of Area 3 to create a pleasant, enlarged open space (similar to Centennial). I think the open space in Area 3 is currently minimal and should be greatly enhanced.

Area 3 has a minimum of 25 acres or 25% Open Space.

23. **APC Comment:** Please increase the minimum lot average in Area 3 to 12,000 sq. ft. (match SF3 standard).

The underlying Zoning District of Area 3 is SF4, which has a 9,000 square feet Minimum Lot Area. Area 3 has an average Lot Area in excess of 11,000 square feet.

AREA 4 EAST - SPECIFIC COMMENTS

24. **APC Comment:** Please consider enhancing and widening the Towne Road entrance to create a grand or enticing entrance (this may require the elimination of homes). This is an entranceway into the development, and the entrances are critical to the overall beauty as people drive north and south on Towne Road, and as people are looking to buy and build.

Exhibit F establishes the character and theme for the Wood Wind Golf Course that will be carried out throughout the development, including the entrance signage and related improvements for each neighborhood, the Wood Wind Golf Course and Amenity Areas

25. **APC Comment:** Please identify the specific amenities within each park / open space area so we can better understand and appreciate the proposed amenities.

Exhibit B-2 identifies the location of each Amenity Area, and Exhibit B-5-B specifies the amenities in each Amenity Area.

26. **APC Comment:** Please require a minimum percentage (e.g., 50%, 60%) of the homes to be side loaded garages.

Exhibit D-1 identifies Lots in 4 East which must have a side or courtyard loading garage (Section 8.2(B)(7)(b)(ii)).

27. **APC Comment:** Please identify the homes going into Area 4 East, and how many of each series.

Applicable Series for each Area are identified on Exhibits B-2 and C; and in Section 8.2(B)(9) of the PUD Ordinance. Exhibit B-3 identifies the number of Lots of each Series in each Area.

28. **APC Comment:** Please consider removing 9 lots from the roundabout in the east side of Area 4 East to create a pleasant, enlarged open space (similar to Centennial). I think the open space in Area 4 East is currently minimal and should be greatly enhanced.

Area 4 East has a minimum of 45 acres or 28% Open Space.

29. **APC Comment:** Please require a minimum of 40% of the homes to have a four-sided masonry wrap (a minimum wainscot height).

At least 20% of all dwellings in Area 4 East and 40% of all dwellings in Areas 1, 2, 3, 4 East and 5 combined will have a minimum four-sided masonry wainscot (Section 8.2(B)(7)(a)). All dwellings in Area 4 East must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

30. **APC Comment:** Please add a requirement for homes to have four-sided architecture for lots facing the perimeter streets.

Exhibit D-1 identifies Lots in Area 4 East which must have enhanced architectural requirements (Section 8.2(B)(2)). At least 20% of all dwellings in Area 4 East will have a minimum four sided masonry wainscot (Section 8.2(B)(7)).

AREA 4 WEST - SPECIFIC COMMENTS

31. **APC Comment:** Please provide additional details (e.g., models, builders) and standards (e.g., side load garages, masonry requirements) for the custom homes to ensure the quality and value proposed is met by a subsequent developer/builder.

Exhibit C-4 contains examples of the type of architecture and quality of the custom homes. Exhibit D-1 identifies Lots in Area 4 West that must have architectural enhancements to the side and rear facades. All dwellings in Area 4 West must have side or courtyard loading three car garages (Section 8.2(B)(7)(b)(ii) and (iii)).

32. **APC Comment:** Please consider increasing the minimum living area to 3,000 square feet for the main floor to guarantee that the home price would be something closer to a custom home.

Minimum Living Area does not guarantee price or that a dwelling is "custom". The PUD Ordinance requires a Minimum Living Area of 2,250 square feet for a one-story dwelling and 3,600 square feet for a two story dwelling, which exceeds the UDO requirements for dwellings in the SF1 zoning classification.

33. **APC Comment:** Please increase the average lot size in Area 4 West to be 30,000 square feet (match SF1 standard). Preference is the minimum should be one (1) acre (43,560 sq. ft.) because I believe that is consistent with the Comprehensive Plan.

The Comprehensive Plan focuses on density, rather than lot sizes. Density in Area 4 East is 1 DUA.

AREA 5 - SPECIFIC COMMENTS

34. **APC Comment:** Please require a minimum percentage of the homes to be side and/or courtyard loading garages, only allowing 20% to be front loading garages. I believe this should be a requirement for the spacing of those homes so that they don't run beside each other.

Front loading garages will not be offered in Area 5. Garages in Area 5 must comply with the decorative and other requirements of Section 8.2(b)(7)(b) of the PUD Ordinance.

35. **APC Comment:** Please increase the architectural standards for side and rear elevations.

20% of all dwellings on Lots in Area 5 will have a minimum four sided masonry wainscot (Section 8.2(B)(7)(a)). Lots identified on Exhibit D-1 will have enhanced architectural requirements on side and rear facades.

36. **APC Comment:** Please add a requirement for homes to have four-sided architecture for lots facing the perimeter streets.

Exhibit D-1 identifies Lots which must have enhanced architectural requirements (Section 8.2(B)(2)). At least 20% of all dwellings in Area 5 will have a minimum four sided masonry wainscot (Section 8.2(B)(7)(a)).

37. **APC Comment:** Please identify the homes going into Area 4 East, and how many of each series.

Applicable Series for each Area are identified on Exhibits B-2 and C; and in Section 8.2(B)(9) of the PUD Ordinance. Exhibit B-3 identifies the number of Lots of each Series in each Area.

38. **APC Comment:** Please increase the amount of open space in Area 5. I believe Lantern Park and Shadow Woods have 45% open space, and it appears that Area 5 may have less than 10% open space.

Area 5 has 20 acres or 22% of minimum Open Space, and includes a 4 acre active park.

RESIDENTIAL AREAS: GENERAL ARCHITECTURAL COMMENTS

39. **APC Comment:** The homes in Areas 3, 4, and 5 are the exact homes in Maple Knoll and Viking Meadows and are all front load garages. I don't have a problem with front load garages, but I do have a problem with 700 of them. It appears that 75% of the 1,000+ homes will have front loading garages, and I believe that should be substantially reduced.

Exhibit D-1 identifies Lots in each Area which must have a side or courtyard loading garage (Section 8.2(B)(7)(b)(ii)).

40. **APC Comment:** Many of the minimum living area numbers do not appear to reflect the homes proposed in the character exhibits. For example, I understand the models proposed in Area 1 would include two series of homes (one series ranging between 3500 sq. ft. to 4150 sq. ft. and the second series ranging between 2700 sq. ft. to 3400 sq. ft.); however, the ordinance's proposed minimum is only 2700 sq. ft.

Exhibit B-3 of the PUD Ordinance has been revised to require a Minimum Living Area per Series.

41. **APC Comment:** I appreciate the current approach of enhanced exterior architecture on homes around the perimeter, the golf course and the trails but I would also like assurance that the remaining homes will not be bare-bones architecturally. I'm in favor of a minimum masonry requirement of any height (e.g., 18", 36", 9') but would be open to any formulation that carries architecturally-significant elements from the front façade around the sides and back of

homes to minimize or eliminate the potential of homes with three flat fiber cement siding sides (e.g., four-sided architecture). I think that Westfield in general, and this location specifically, warrant higher value homes with greater architectural interest and expectations than the current standards propose require and boosting the architectural expectations for the 700ish homes that are not perimeter/golf course/trail lots will help this occur.

At least 20% of all dwellings in each Area and 40% of all dwellings in Areas 1, 2, 3, 4 East and 5 combined must have a minimum four-sided masonry wainscot (Section 8.2(B)(7)(a)). All dwellings in these Areas must also comply with the anti-monotony requirements of the PUD Ordinance (Section 8.2(B)(3)).

42. **APC Comment:** I don't believe the character exhibits of homes are representative of what could be put there and I would like names attached to each of the homes for evaluation (not necessarily included in the ordinance, but for reference). Please identify the architectural exhibits attached to the ordinance for each Area and each Area's sections.

Applicable Series for each Area are identified on Exhibits B-2 and C; and in Section 8.2(B)(9) of the PUD Ordinance.

43. **APC Comment:** I am not saying homes all need to be high priced, but some do to provide economic balance. Architecture doesn't need to be cookie cutter; just because someone buys a less priced home doesn't mean they don't deserve an attractive, unique one. I believe there should be more homes proposed similar to what that the petitioner builds in Hidden Pines, Woods at Shelborne, Hamilton Proper or even Lantern Park. There are too many homes just like the community already has (including future inventory of) like Viking Meadows.

Area 1 includes Series A which is also offered in the Woods at Shelborne and the Village of West Clay. The Series built in Two Gaits in Viking Meadows has been replaced with homes included in Series A that will be offered in Area 1.

44. **APC Comment:** Please increase the architectural standards in all areas. I believe other petitioners (e.g., Fischer Homes, MI Homes and CalAtlantic) do a much better job than the current petitioner is proposing in mixing up the design, architecture and floor plans to not look as much production as being proposed.

The architectural requirements in each Area have been increased, and are consistent with the vision of the Comprehensive Plan to provide subdivisions at a variety of densities containing a variety of housing types to serve different family sizes and life situations from entry level to retirement.

45. **APC Comment:** It appears that 500-600 of the homes designated for this development are the same two series that have been built in Viking Meadows. Of the 1,007 homes proposed, over half of the models are currently built in Viking Meadows and Maple Knoll. As you drive through Viking Meadows and Maple Knoll, in terms of architectural design, I do not get an uplifting feeling; rather, I believe they are quite boring and ugly. I believe the Woodwind development, which is going to be built over 10-12 years, and last 50 years, should take into account the results of the Viking Meadows and Maple Knoll product, and not allow these two models to appear in Woodwind. I believe this should be an absolute basis for rejecting the proposal as written; however, in Two Gaits at Viking Meadows, there are very attractive homes with at least 80-90% with 360-degree wrap architecture. The petitioner can build attractive homes and build them successfully.

The Wood Wind PUD does include Series that are offered in Viking Meadows, but the exterior elevations for these Series have been redesigned. The Wood Wind PUD also includes Series that are new to the City of Westfield.

46. **APC Comment:** I believe all homes visible from Towne Road should be front facing towards

Towne Road and side load garages (e.g., avoid built out examples along 161st Street, 166th Street, 156th Street, 151st Street, and 146th Street).

Exhibit D-1 identifies Lots which must have enhanced architectural requirements (Section 8.2(B)(2)). At least 20% of all dwellings in each Area 5 will have a minimum four sided masonry wainscot (Section 8.2(B)(7)). The curvilinear design of the Wood Wind PUD and the use of frontage streets minimize the number of rear and side facades being visible from Towne Road.

47. **APC Comment:** Please provide four sided exhibits of the proposed homes.

The Character Exhibits and architectural requirements for Golf Lots, Trail Lots and Lots identified on Exhibit D-1 adequately address the treatment of facades visible to the general public. Pulte does not have existing Series that satisfy all of the requirements of the PUD so examples are not available.

BUFFERS / OPEN SPACE / DEED RESTRICTION COMMENTS

48. **APC Comment:** I believe reforestation areas are meant to achieve: (1) a long term reforestation; and, (2) a somewhat immediate buffer until the reforestation grows up. As a result, please require some of the reforestation trees to be larger at planting (e.g., evergreen trees at least 6 feet in height).

Exhibit E-3 has been revised to require 50% of spruce trees to be at least 6 feet at time of planting, and to require the size of 50% of hardwoods to be 15 gallons at time of plating.

49. **APC Comment:** Section 2.4 of the proposed ordinance addresses the open space, but there is no indication the deed restrictions, as to use of property, include the use of buildings and structures that would support the golf course. The proposed ordinance appears to allow unlimited additions of different supporting buildings at the golf course barn area, and yet there is no indication as to what happens to those, should the golf course operation cease.

Section 6.1 of the PUD Ordinance requires that the Wood Wind Golf Course be used as golf course available to the public for regular play or other Open Space. All new and expanded Accessory Buildings must be reviewed and approved by the Department as a Development Amenity (Section 8.1(A)). Should the golf course cease to operate, existing buildings may continue to exist and may be used only for uses permitted by the PUD Ordinance (that is, Open Space).

50. **APC Comment:** I believe the open space in Areas 3, 4, and 5, are minimal and inadequate. It appears to be approximately 1 mile from Area 5 to Area 1.

Areas 3, 4 and 5 have a combined minimum Open Space of 95 acres or 23%, including both active and passive amenity areas.

51. **APC Comment:** I believe all buffers should be in a conservation easement as part of a deed restriction to preserve the buffer areas in perpetuity for the adjacent larger land owners. It won't matter who then takes over the golf course and does what because the buffers are reserved as conservation easements.

Buffers are determined and required by the UDO and PUD Ordinance. If a change to the permitted uses of the Wood Wind Golf Course is authorized by the Council, they can determine and require appropriate buffers, including any changes to existing buffers, as part of approving any additional uses.

52. **APC Comment:** Please be sure a deed restriction is the best mechanism for the objective. Conservation easements are also used to limit uses.

The Wood Wind Golf Course does not qualify under applicable law as a conservation easement. The PUD Ordinance is the best mechanism for restricting the use of the Wood Wind Golf Course as Open Space because it can only be changed by an act of the Common Council. Deed restrictions and conservation easements can be challenged and invalidated by judicial decision.

53. **APC Comment:** I don't believe this ordinance should move forward until the deed restriction satisfies all parties.

The PUD Ordinance will not be approved unless the deed restriction language is acceptable to the Council, which are the elected officials representing the interests of all residents of the City of Westfield.

54. **APC Comment:** The open space needs to be clearly defined, and what happens to the open space contents needs to be clearly described, in the event that there is a vote by homeowners to discontinue the golf course operation. I have the question as to whether the golf course operator could continue operating the golf course, even though the residents vote "no" regarding the proposed deed restriction. Can the golf course operators continue to assess the homeowners, even though they vote to discontinue the golf course? The questions arise that if they vote to discontinue the golf course, who maintains the open space that is no longer a golf course? Who maintains the structures of the golf course? Who maintains the pro shop and the dining hall, and the exercise area, and the tennis courts and basketball courts? Is there a new assessment? If the golf course fails, who will be responsible for maintaining all that open space? Who decides what happens to it going forward? None of this is specified in the proposed ordinance and I believe should be addressed in the ordinance.

The structure for the ownership and operation of the golf course will be the same as other golf course developments in the City. The Homeowner's Association ("HOA") will own the Amenity Area identified as Amenity 1 on Exhibit B-5-B, and the balance of the Wood Wind Golf Course will be owned by the master developer or a private golf course operator ("WWGC Owner"). The HOA will engage the WWGC Owner to manage and operate the Amenity 1 Area through a lease or other form of management agreement. Each Lot owner will be required to be a "social" member of the WWGC and pay a monthly fee for their "social" membership. Social members of the WWGC will have the right to use the Development Amenities in the Amenity 1 Area. In the event the Wood Wind Golf Course ceases to operate as a golf course available to the public for regular play, then (a) the lease or management agreement between WWGC Owner and the HOA will terminate, (b) all Lot owners will continue to have the right to use the Development Amenities in the Amenity 1 Area, (c) all Lot owners will pay monthly fees directly to the HOA to maintain and operate the Development Amenities in the Amenity 1 Area, and (d) the HOA will maintain and operate the Development Amenities in the Amenity 1 Area. The WWGC Owner will remain responsible for maintaining the WWGC as Open Space in accordance with the PUD Ordinance even if it ceases to operate a golf course on its property. Westfield Municipal Ordinances require a property owner to maintain its property in a safe manner and in accordance with the PUD Ordinance (Chapter 14 - Westfield Code of Ordinances). The Lot owners will not have any right to vote or otherwise discontinue the golf course operation. The WWGC Owner will be the owner and operator of the golf course and will be the only party that may discontinue the operation of the golf course.

55. **APC Comment:** The number of acres that make up the golf course are not identified. Does the golf course common area include the clubhouse, exercise area, swimming pool, tennis courts, and dining hall? If the golf course stops operation, then do those facilities continue to operate? Who operates them? Who could use them?

The acreage of the Wood Wind Golf Course is 68.84 acres in Area 1 and 110.98 acres in Area 2 for a total of 179.82 acres. See response for item 54 regarding ownership and operation of

the Wood Wind Golf Course and Amenity 1 Area.

56. **APC Comment:** Section 6.1 (deed restriction) appears to permit non-commercial and non-residential uses in the Woodwind Golf Course area which are “not open space ...” The Woodwind Golf Course is defined as part of the open space. This is very confusing and inconsistent. In addition, it says and are operated by or for...thus, if the golf course is privately owned and leased out, then it is not operated primarily for or by the benefit of the homeowners’ association, but rather, as a public course, it is operated on behalf of the users of the golf course. Being a property owner living at the location does not give anyone a right to play golf, although it gives them a right to use the other facilities. Again, this language is very ambiguous, contradictory, and confusing, and it should be clarified.

The deed restriction in Section 6.1 of the PUD Ordinance restricts and limits the use of the Wood Wind Golf Course property to a golf course available to the public for regular play and other Open Space for 50 years. If during the term of the deed restriction the owner of the Wood Wind Golf Course desires to allow or permit any use of the Wood Wind Golf Course in addition to a golf course or other Open Space, the additional use is only permitted if all of the following occurs:

- (a) an amendment to the PUD Ordinance is adopted or approved by the Common Council permitting the use of the Wood Wind Golf Course for such additional use; and
- (b) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC or its affiliates) within the then secondary platted Lots in Areas 1 and 2 voting as a group approve the use of the Wood Wind Golf Course for such additional use; and
- (c) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional use; and
- (d) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional use and consents to or files a petition to amend the PUD Ordinance to permit such additional use.

57. **APC Comment:** I don’t believe the developer / builder should have a disproportionate say in use additions which could be possible with present deed restriction language. I would like the developer to be carved out, given only one vote, or that voting rights require occupancy or other mechanism that doesn’t give developer disproportionate voting impact.

Pulte Group of Indiana, LLC and its affiliates have been excluded.

58. **APC Comment:** I believe the wording of the deed restriction is inadequate and that it should contain several points: (a) The deed restriction should be without an ending date (there is the ability to change it based on a majority vote of the HOMEOWNERS with APPROVAL of the City Council); (b) That the permitted uses of the golf course property (excepting the amenity center - which should be addressed separately as it is a part of the homeowner's amenity package) should permit other non-commercial or non-residential uses that would be limited to natural areas, parks, resource protection, screening, recreational, agricultural, or equestrian uses. I believe it should not be sold but given to a facility that can maintain it and allow it to be open to the public - possibly the City, Township or County Parks Department. Do we put an expiration date on our National Parks?

The expiration date for the deed restriction is necessary to accommodate long-term changes in community values and future development trends and lifestyles. The deed restriction protects the interests of the general public as represented by the Council, the interests of Lot owners (other than Pulte) and the owner of the Golf Course by requiring any change in the permitted uses to be approved by each of these interested parties. After the expiration of the

deed restriction, the Wood Wind Golf Course will remain as Open Space until the Council determines otherwise.

COMMERCIAL AREA

59. **APC Comment:** Please remove Gasoline Service Station, nightclub and Amphitheater / outdoor theater uses as permitted uses.

These uses have been excluded (Section 6.4(B)).

60. **APC Comment:** Are the architectural standards in the proposed ordinance sufficient to ensure high quality and compliance with designs presented? I believe the commercial area is vaguely defined and overly broad.

Any development in the Commercial Area must be approved by the Plan Commission as part of the development plan approval process.

61. **APC Comment:** Please lower the maximum size of a single tenant to 45,000 sq. ft., and consider restricting what use may be that single tenant (e.g., grocery store). I believe 65,000 sq. ft. is too big and would require justification.

The maximum size was reduced to 52,000 square feet and discount stores were excluded (Section 7.3(A)).

62. **APC Comment:** I believe the commercial area and permitted maximum square footage of the entire center is too large. Please consider no commercial building greater than 30,000 sq. ft. in size. Please consider a minimum percentage requirement for office uses, educational uses or assisted living facility/nursing home uses (not retail uses).

The retail uses have been capped at 200,000 square feet. The maximum size was reduced to 52,000 square feet and discount stores were excluded (Sections 7.3(C) and 7.3(A)).

63. **APC Comment:** Please increase the buffer between commercial and home to the west.

Exhibit E-2-G has been modified after meetings with the adjacent landowner.

FLEX AREA

64. **APC Comment:** I believe this area should not be LB: Local and Neighborhood Business District because I don't believe we need 32 acres of retail, but it could be GO: General Office.

Retail uses in the Commercial Area and Flexible Use Area are limited to 200,000 square feet on a combined basis (Section 7.3(C)).

MULTI-FAMILY AREA

65. **APC Comment:** Opposed to apartment use. I can see for sale multi-family dwellings (e.g., townhomes, duplexes, etc.), but not for rent apartments because I believe there are already many of these on the west side of town.

The PUD requires a much higher level of architecture than existing apartment projects in the City of Westfield, and includes housing opportunities that are not currently available in apartment projects in the City of Westfield.

If I were to support the apartments, then following are comments:

66. **APC Comment:** Please confirm there is sufficient architectural requirements included in the proposed ordinance to ensure it will be very “high end” and that it incorporates the creative design elements showcased during the public meetings. I believe this area still seems too undefined. The standards and character exhibits do not appear to require the presented vision.

Additional Character Exhibits have been added to Exhibit H-2, and additional architectural requirements have been added to Section 8.2(C).

67. **APC Comment:** Please require on-site management.

This request has been incorporated into the PUD Ordinance (Section 7.2(M)).

68. **APC Comment:** Please add a maximum square footage for 2 and 3 bedroom units. Please add a minimum square footage for all units.

This request has been incorporated into the PUD Ordinance (Section 7.2(F)).



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2017
1609-PUD-16
Exhibit 1

Docket Number: 1609-PUD-16 (Ordinance No. 16-27)

Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP

Request: A change of zoning of 799 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

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

Current Land Use: Undeveloped / Residential / Agriculture / Golf Course

Acreage: 799 acres±

Exhibits:

1. Department Report
2. Location Map
3. Concept Plan Comparison Exhibit
4. Proposed Ordinance 16-27 (revised)
5. Proposed Ordinance 16-27 Exhibits (revised)
6. Proposed Ordinance (redlined since 01/06/17)
7. Overview of Significant Modifications
8. APC Comments and Petitioner's Responses

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the [August 8, 2016, City Council meeting](#). The petitioner hosted two informational meetings on [August 11, 2016, and August 23, 2016](#), at the Wood Wind Golf Course Pavilion for neighbors and other interested parties (in accordance with Article 10.9(C)(1)(f)). The petition received a public hearing at the [September 6, 2016, Advisory Plan Commission](#) (the "Plan Commission") meeting.

At the October 17, 2016, Plan Commission meeting, the Department distributed a summary of the [list of issues and comments](#) that were raised as part of the initial public hearing, and the Department's analysis of the petition in [review of the Comprehensive Plan](#).

After the October public hearing, the petitioner amended its application to include additional real estate (731 acres± to 799 acres±) (see [Exhibit 2](#)). As a result, the amended application required a new public hearing that was held by the Plan Commission at its [November 21, 2016, meeting](#), following the petitioner's presentation of its [amended application and revisions](#) at the November 9, 2016, Plan Commission meeting. The information presented included:

- Revised PUD District Ordinance 16-27 and Concept Plans
- [Petitioner's Response to Issues and Comments](#)
- [Petitioner's Response to Comprehensive Plan Review](#)
- [Financial Analysis by O.W. Krohn & Associates](#)
- [Woodland Analysis by Judd Scott Consulting Arborist](#)
- [Traffic Impact Study by A&F Engineering](#)
- [Market Information](#)

The written comments that were submitted in response to the November 21, 2016, public hearing, are included with the November 21, 2016, Plan Commission meeting agenda ([link here](#)) and public comments presented at the public hearing are summarized in the Plan Commission's minutes ([link here](#)). Public comments submitted since the November 21, 2016, have also been incorporated into the public comment materials, as included with the January 17, 2017, Plan Commission meeting agenda ([link here](#)).

PETITION UPDATE

Since the November 21, 2016, public hearing, and in working with the Department, the petitioner has further revised the ordinance and corresponding exhibits (see **Exhibit 4** and **Exhibit 5**). A summary by the petitioner of the significant revisions are included at **Exhibit 6**.

The Department reviewed the revised petition and updated the Department's analysis of the petition in [review of the Comprehensive Plan](#), which was distributed at the January 17, 2017, Plan Commission meeting.

An exhibit comparing the Concept Plan presented at the initial September 6, 2016, public hearing to the current version is included at **Exhibit 3**.

At the January 17, 2017, meeting, Plan Commission members provided additional comments regarding the revised ordinance. In addition, Plan Commission members submitted comments to the Department following the meeting. A summary of those comments, as well as the petitioner's responses (green text), are included at **Exhibit 8**.

As a result of the additional comments, the petitioner has further revised the proposed ordinance (see redlined ordinance at **Exhibit 6**). The petitioner's summary of the additional revisions (blue text) have been incorporated into the petitioner's list of revisions at **Exhibit 7**.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

In accordance with Article 10.9 of the UDO, a petition for a Planned Unit Development (PUD) District is required to include the following:

Concept Plan Article 10.9(F)(2): The Concept Plan is required to show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and

Parking Areas; Open Space areas; recreation facilities; and other details to indicate the character of the proposed development. In addition, the Concept Plan is required to show in detailed terms the following:

- 1) A site location map showing the project location and other development projects in the vicinity.
- 2) The name of the development, with the words "Concept Plan".
- 3) Boundary lines and acreage of each land use component.
- 4) Existing easements, including location, width and purpose.
- 5) Existing land use on abutting properties.
- 6) Other conditions on the site and adjoining land: topography (at 10-foot contours) including any embankments or retaining walls; use and location of buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.
- 7) Existing Streets on and adjacent to the tract, including Street name, Right-of-way width, walks, pathways and bridges and other drainage structures.
- 8) Proposed public improvements: collector and arterial Streets and other major improvements planned by the public for future construction on or adjacent to the tract.
- 9) Existing utilities on the tract.
- 10) Any land on the tract within the floodplain as depicted on the Flood Insurance Rate Maps dated March 11, 1983, and as subsequently amended.
- 11) Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, existing structures and other significant features such as significant isolated trees.
- 12) Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
- 13) Map data such as north point, graphic scale and date of preparation.

Written Character Statement (Article 10.9(F)(3): A written statement of character of the PUD District shall provide an explanation of the character of the PUD District and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:

- 1) A specific explanation of how the proposed PUD District meets the objectives of all adopted land use policies which affect the land in question.
- 2) Development phasing indicating:
 - a. Phases in which the project will be built, including the area, density, use, public facilities, and Open Space to be developed with each phase. Each phase shall be described and mapped.
 - b. Projected dates for beginning and completion of each phase.
 - c. General details of the proposed uses:
- 3) Residential Uses: gross area, architectural concepts (narrative, sketch, or representative photo), number of units for each residential component; ii. Nonresidential Uses: specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and Building Heights.
- 4) Preliminary feasibility reports for the infrastructure and facilities, including:

- a. Streets
- b. Street lighting
- c. Sidewalks and pathways
- d. Sanitary sewers
- e. Water supply system
- f. Other utilities
- g. Storm water management
- h. Schools

Development Amenities and Open Space (Article 10.9(F)(4): The PUD District Ordinance must include a statement of recreational amenities and open space. Such statements shall designate and convey active and/or passive recreational areas in accordance with the following:

- 1) Recreational amenities and open space shall be allocated to the property in proportion to the uses assigned in the PUD District and shall be located within reasonable walking distance to those uses; however, the recreational amenities need not be located in proximity to the use in the case of preservation of existing features.
- 2) If the PUD District Ordinance provides for development in stages, then amenities and open space shall be provided in each stage of the PUD District in proportion to that stage, unless otherwise indicated and approved in the PUD District Ordinance.
- 3) Amenities shall be conveyed in one of the following forms:
 - a. To a municipal or public corporation;
 - b. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the PUD District. All conveyances hereunder shall be structured to insure that the grantee has the obligation and the right to effect maintenance and improvement of the amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD District; or
 - c. To owners other than those specified in subsections (i) and (ii) above, and subject to restrictive covenants describing and guaranteeing the amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD District or adjoining property owners or the community, or any combination of these.

Traffic Impact Study (Article 10.9(F)(5): A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, or the Plan Commission. If a Traffic Impact Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope for the study.

Comment: A traffic impact study was prepared and submitted to the City.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REVIEW CRITERIA

In accordance with Article 5.6 of the Unified Development Ordinance:

Purpose and Intent (Article 5.6(C)): The PUD District is intended to:

- 1) Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
- 2) Improve the design, character and quality of new developments.
- 3) Encourage a harmonious and appropriate mix of uses.
- 4) Facilitate the adequate and economic provision of streets, utilities and municipal services.
- 5) Preserve the natural environmental and scenic features of the site.
- 6) Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
- 7) Mitigate problems which may be presented by specific site conditions.

Standard Criteria (Article 5.6(D)): A PUD District shall comply with the provisions of the UDO. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:

- 1) Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision as presented in the Comprehensive Plan.
- 2) Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.
- 3) Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.
- 4) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space.
- 5) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.
- 6) Promote architecture that complements the surroundings.
- 7) Counteract urban monotony and congestion on streets.

Review Criteria (Article 5.6(J)): In their consideration of a PUD District, the Department in its report to the Plan Commission, the Plan Commission in its recommendation, and the Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:

- 1) The extent to which the proposed PUD District meets this Ordinance's purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.

- 2) The extent to which the proposed PUD District departs from the underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
- 3) The proposal will not be injurious to the public health, safety, and general welfare.
- 4) The physical design proposed by the PUD District and the extent to which it makes adequate provision for:
 - a) Public services;
 - b) Adequate control over vehicular traffic;
 - c) Protection of designated permanent Open Space; and
 - d) Furthering the amenities of light, air, recreation and visual appeal.
- 5) The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.
- 6) The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.
- 7) The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
- 8) The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The initial public hearing for this petition was held at the September 6, 2016, Plan Commission meeting, and an additional public hearing was held at the November 21, 2016, Plan Commission meeting for the amended application that incorporated additional real estate. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the August 8, 2016, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the Council (1609-PUD-16 / Ord. 16-27).
2. If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at (317) 402-4380 or jpohlman@westfield.in.gov.



Petition Number: 1611-SPP-10
Subject Site Address: 800-820 E. Main St.
Petitioner: Robert Hart by Miller Surveying, Inc
Request: Primary Plat for 3 commercial lots
Current Zoning: LB: Local and Neighborhood Business District
Current Land Use: Commercial
Approximate Acreage: 4 acres+/-
Exhibits:
1. Staff Report
2. Location Map
3. Primary Plat
4. Resolution 16-124
Property History: 1203-VU-02
Resolution 16-124
Staff Reviewer: Matt Pleasant, Associate Planner

PROCEDURAL

Approval of a 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.

Project Overview

The 4 acres +/- site is located at 800-820 East Main Street currently zoned LB: Local and Neighborhood Business District (see **Exhibit 2**). The property was granted a use variance in 2012 to allow a landscaping business to operate. The request is for approval of a Primary Plat (see **Exhibit 3**) to create three (3) commercial lots. There are no new buildings being proposed at this time.

The petition was reviewed by the Technical Advisory Committee at its October 25, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's February 6, 2017, meeting. The petitioner requested a Resolution (see **Exhibit 4**) which was approved by City Council at the November 14, 2016, meeting to allow the approval of a Primary and Secondary Plat without an access road required by the 32 Overlay District requirements (Article 5.3(F)).

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

The Primary Plat complies except for those items identified as outstanding below:

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

Comment: Resolution 16-124 to allow approval of the Primary Plat and Secondary Plat without providing the normally required access road (Article 5.3(F)).

- 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 4.14)
- 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 4.14 & Article 5.3(G))

Comment: Legally non-conforming. No action required.

- 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.

DISTRICT STANDARDS (Chapter 4 of UDO)

The Primary/Secondary Plat complies with Article 4.14 (LB District) except for those items identified as outstanding below:

- 20) Minimum Lot Area: No Minimum
- 21) Minimum Lot Frontage: 50 feet
- 22) Minimum Building Setback Lines:
 - a) Front Yard: 60 feet
 - b) Side Yard: 15 feet
Adjacent to Residential: 60ft
 - c) Rear Yard: 20 feet
Adjacent to Residential: 60ft

Comment: Legally non-conforming. No action required.

OVERLAY DISTRICT STANDARDS (Chapter 5.3 of UDO)

32 Overlay District is established for an area within six hundred (600) feet of the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. This property DOES LIE in the 32 Overlay District.

The Primary/Secondary Plat complies with Article 5.3 (32 Overlay District) except for those items identified as outstanding below:

- 23) Access Control Requirements (Article 5.3.F)

Comment: Resolution 16-124 allow approval of the Primary Plat and Secondary Plat without providing the normally required access road (Article 5.3(F)).

24) Setback Requirements (Article 5.3.G)

- a) Maximum Setback: 120 feet

Comment: Legally non-conforming. No action required

- b) Minimum Setback: 30 feet

25) Trail Corridor Requirements (Article 5.3.L)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Primary/Secondary Plat complies with those Articles of Chapter 6 applicable to a Secondary Plat.

26) Landscaping Standards (Article 6.8)

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

- a) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

- b) External Street Frontage Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

- c) Buffer Yard Requirements

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

- d) Parking Area Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

27) Lighting Standards (Article 6.9)

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

28) Lot Standards (Article 6.10)

29) Parking and Loading Standards (Article 6.14)

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

30) Setback Standards (Article 6.16)

31) Sign Standards (Article 6.17)

Comment: To be reviewed at the time Sign Permit application.

32) Vision Clearance Standards (Article 6.19)

33) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The Primary/Secondary Plat complies except for those items identified as outstanding below, that need addressed prior to approval:

- 34) Block Standards (Article 8.1).
- 35) Easement Standards (Article 8.3).
- 36) Monument and Marker Standards (Article 8.5).
- 37) Open Space and Amenity Standards (Article 8.6).
- 38) Pedestrian Network Standards (Article 8.7).
- 39) Storm Water Standards (Article 8.8).
- 40) Street and Right-of-Way Standards (Article 8.9).
- 41) Street Light Standards (Article 8.10).
- 42) Street Sign Standards (Article 8.11).
- 43) Surety Standards (Article 8.12).
- 44) Utility Standards (Article 8.13).

DEPARTMENT COMMENTS

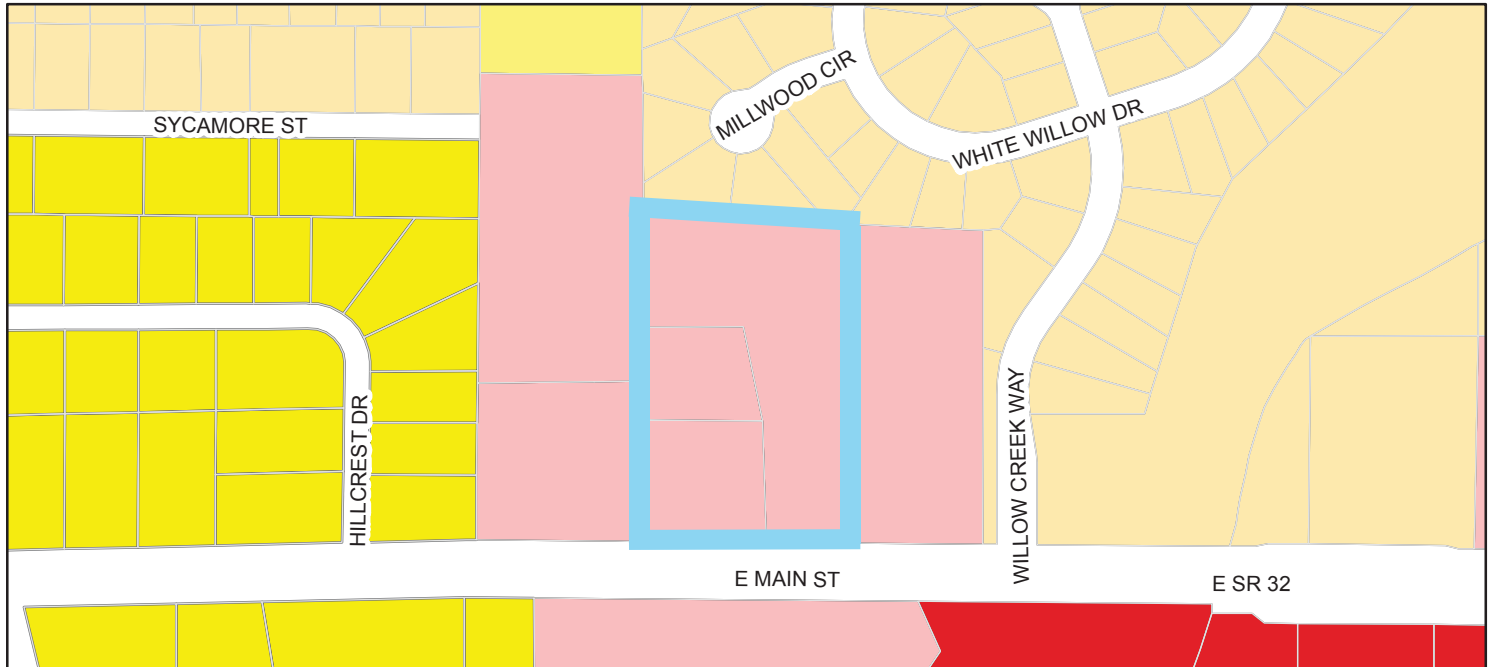
- 1) The plans are compliant.
- 2) **Recommendation:** Hold a public hearing at the February 6, 2017, Plan Commission meeting.
- 3) **Action:** If Plan Commission is satisfied, Staff recommends approving Primary Plat (Docket: 1611-SPP-10) with the following condition:
 - 1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of Improvement Location Permit.
- 4) If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.

Aerial Location Map

 Site



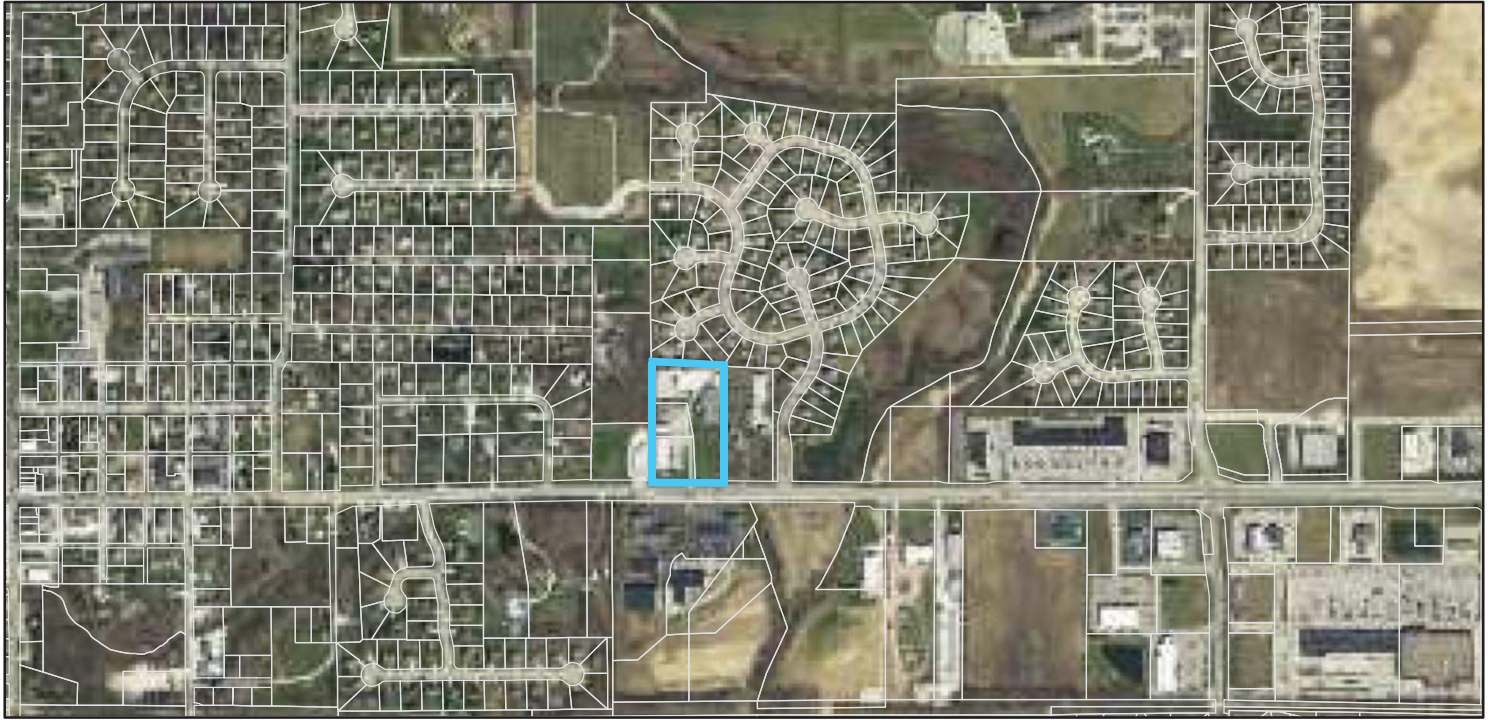
Zoning Map



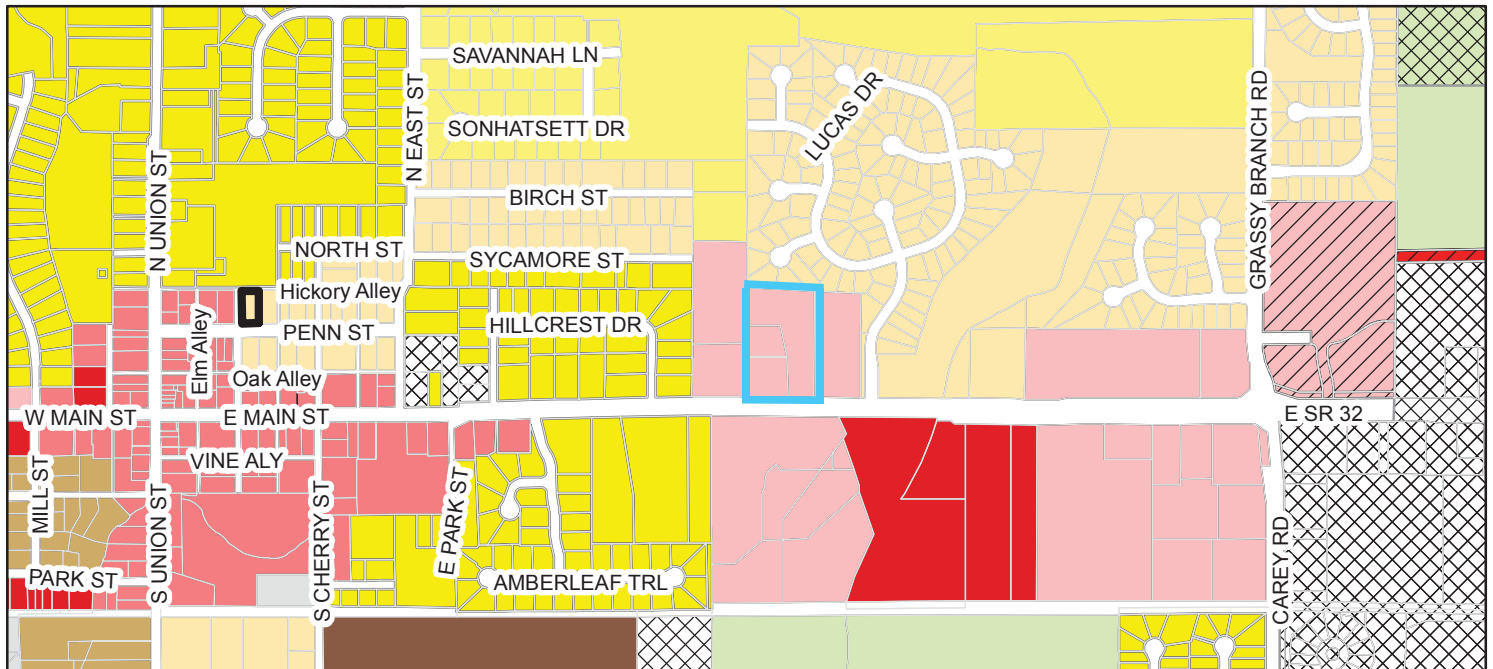
Zoning

 LB	 SF-3
 GB	 SF-2
	 SF-4

Aerial Location Map



Zoning Map

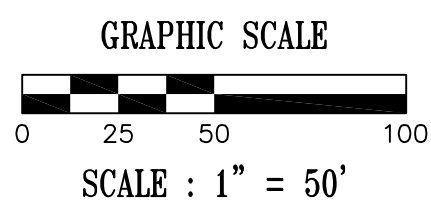


Zoning

AG-SF1	LB	PUD
EI	LB-H	SF-2
GB	LB-PD	SF-3
GB-PD	MF-1	SF-4
	MF-2	

HART COMMERCIAL PARK

PART OF THE S.E. QUARTER, SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LEGEND

R/W RIGHT-OF-WAY

5/8" IRON ROD WITH
YELLOW CAP STAMPED
"MILLER S0083" SET

OWNER / SUBDIVIDER / DEVELOPER

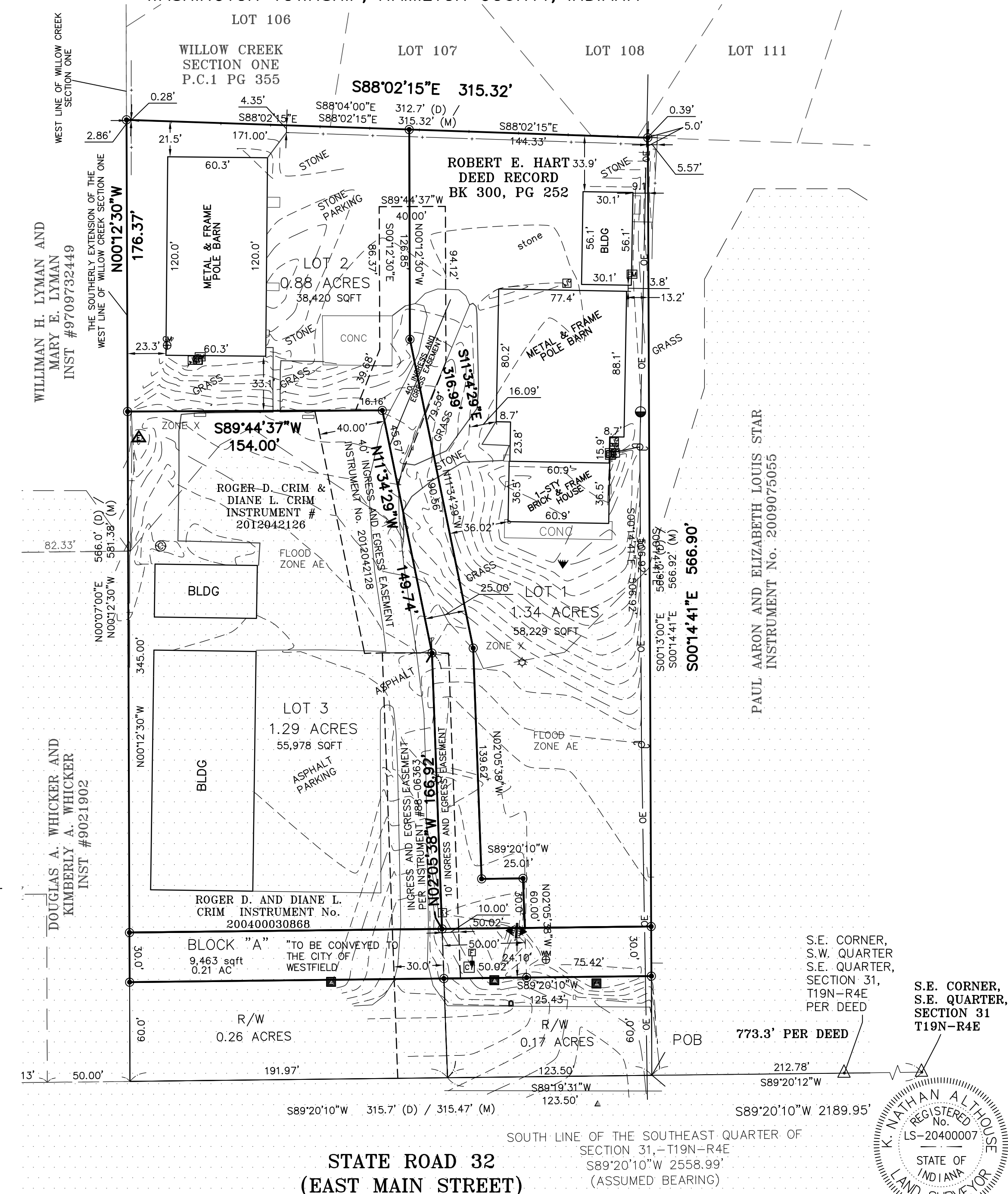
ROBERT E HART
820 MAIN STREET
WESTFIELD, IN 46074

SOURCE OF TITLE

ROBERT E. HART
DEED RECORD BK 300, PG 252

SURVEYOR

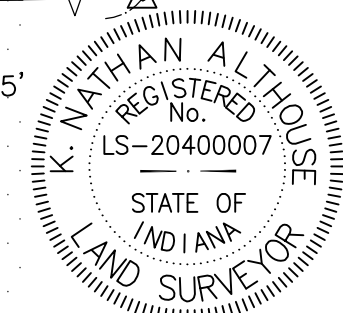
THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph 773-2644 Fx 773-2694
DATE: JUNE 13, 2016
Job No. B36848



STATE ROAD 32 (EAST MAIN STREET)

WITNESS MY SIGNATURE THIS 29TH DAY OF SEPTEMBER 2016.

K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE
DOCUMENT, UNLESS REQUIRED BY LAW. (KEITH NATHAN ALTHOUSE)

RESOLUTION 16-124

RESOLUTION OF THE CITY OF WESTFIELD APPROVING THE DEVELOPMENT OF LOTS WITHOUT PROVIDING THE NORMALLY REQUIRED ACCESS ROAD

WHEREAS, the City of Westfield (the "City") plans for the orderly growth and development of land in all of Washington Township, including parcels along State Highway 32; and,

WHEREAS, the Unified Development Ordinance requires access roads for lots along State Highway 32, unless the City Council approves the development of a lot without providing the normally required access road (Article 5.3 (F)(3)); and,

WHEREAS, the existing lots located at 800 East Main Street, Westfield, Indiana, as described hereto and incorporated hereby in Exhibit "A" and graphically depicted on Exhibit "B" (the "Real Estate") are commercially developed; and,

WHEREAS, the adjacent and nearby lots are developed and contain a mixture of uses, rendering the creation of a new access road in this vicinity undesirable at this time; and,

NOW, THEREFORE, BE IT RESOLVED that the Westfield City Common Council hereby approves the development of the Real Estate without providing the normally required access road.

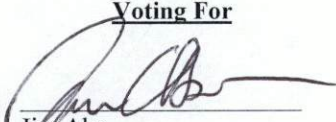
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 14 DAY OF Nov, 2016.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

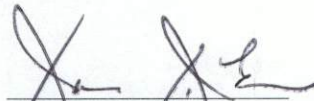
Voting Against

Abstain


Jim Ake

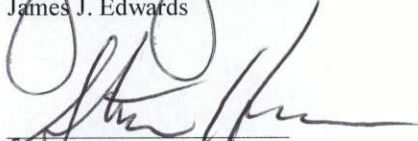
Jim Ake

Jim Ake


James J. Edwards

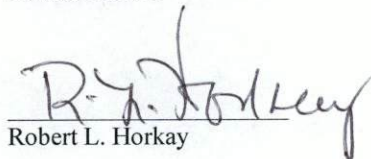
James J. Edwards

James J. Edwards


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

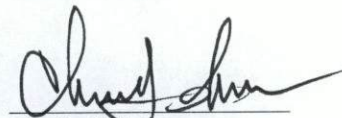
Robert L. Horkay

Robert L. Horkay

Mark F. Keen

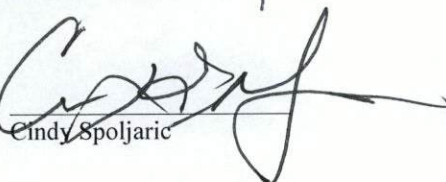
Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

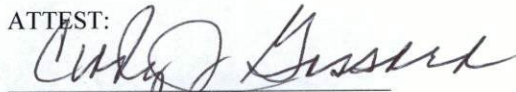
Charles Lehman


Cindy Spoljaric

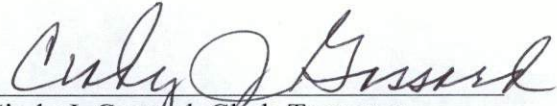
Cindy Spoljaric

Cindy Spoljaric

ATTEST:

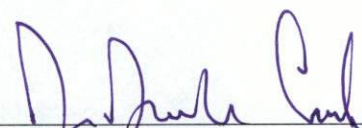

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 16-124 was delivered to the Mayor of Westfield on the 15 day of Nov, 2016, at 9:00 A m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 16-124

this 17 day of Nov,
2016.


J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 16-124

this _____ day of _____,
2016.

J. Andrew Cook, Mayor

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

Prepared by: Kevin M. Todd; Senior Planner, City of Westfield; 2728 East 171st Street, Westfield, IN 46074; (317) 804-3170.

EXHIBIT A

Legal Description

PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE (4) EAST, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST; THENCE WEST ON AND ALONG THE SOUTH SECTION LINE OF SAID SECTION, SEVEN HUNDRED SEVENTY-THREE POINT THREE (773.3) FEET TO THE POINT OF BEGINNING; THENCE WEST ON AND ALONG SAID SOUTH SECTION LINE, THREE HUNDRED FIFTEEN POINT SEVEN (315.7) FEET; THENCE NORTH ZERO DEGREES (0°) AND SEVEN MINUTES (7') EAST, FIVE HUNDRED SIXTY-SIX POINT ZERO (566.0) FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH EIGHTY-EIGHT DEGREES (88°) AND FOUR MINUTES (4') EAST; THREE HUNDRED TWELVE POINT SEVEN (312.7) FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH ZERO DEGREES (0°) AND THIRTEEN MINUTES (13') EAST, FIVE HUNDRED FIFTY-SIX POINT ZERO (556.0) FEET TO A POINT OF BEGINNING, SUBJECT TO LEGAL HIGHWAYS, CONTAINING 4.16 ACRES, MORE OR LESS.

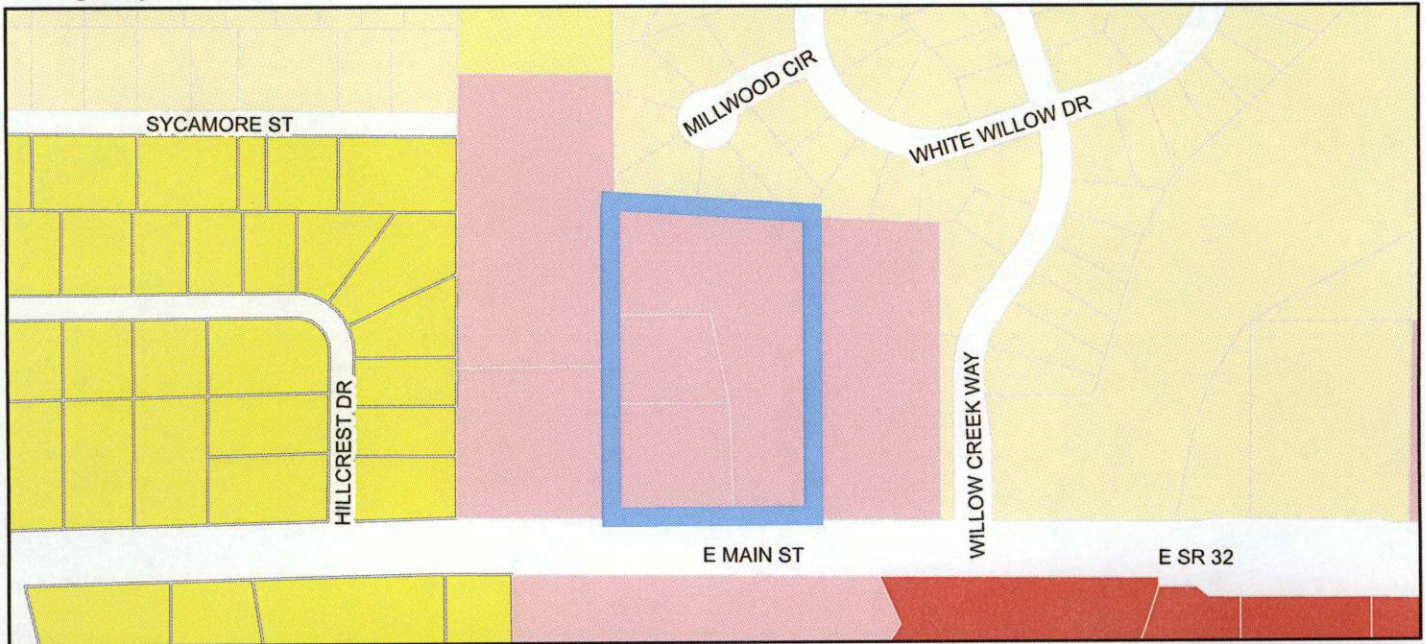
Exhibit B

Location Map

Aerial Location Map



Zoning Map



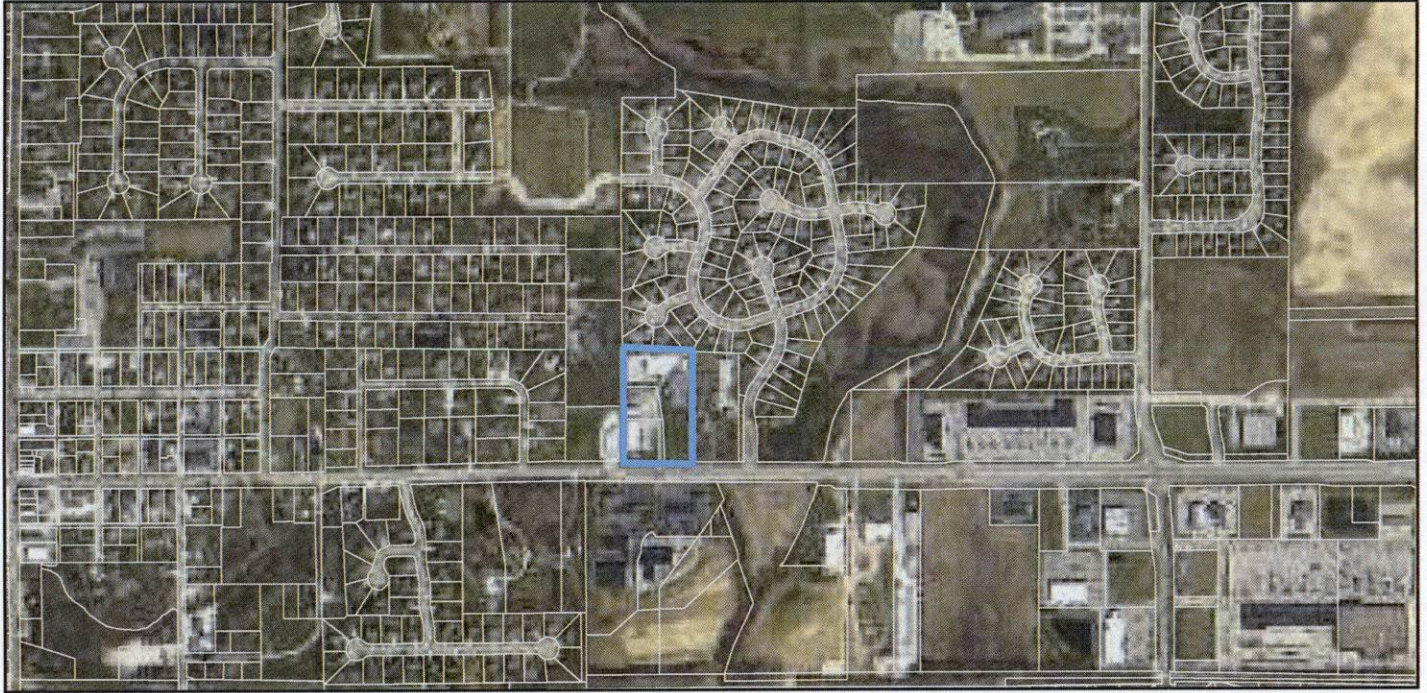
Zoning

LB	SF-3
GB	SF-2
	SF-4

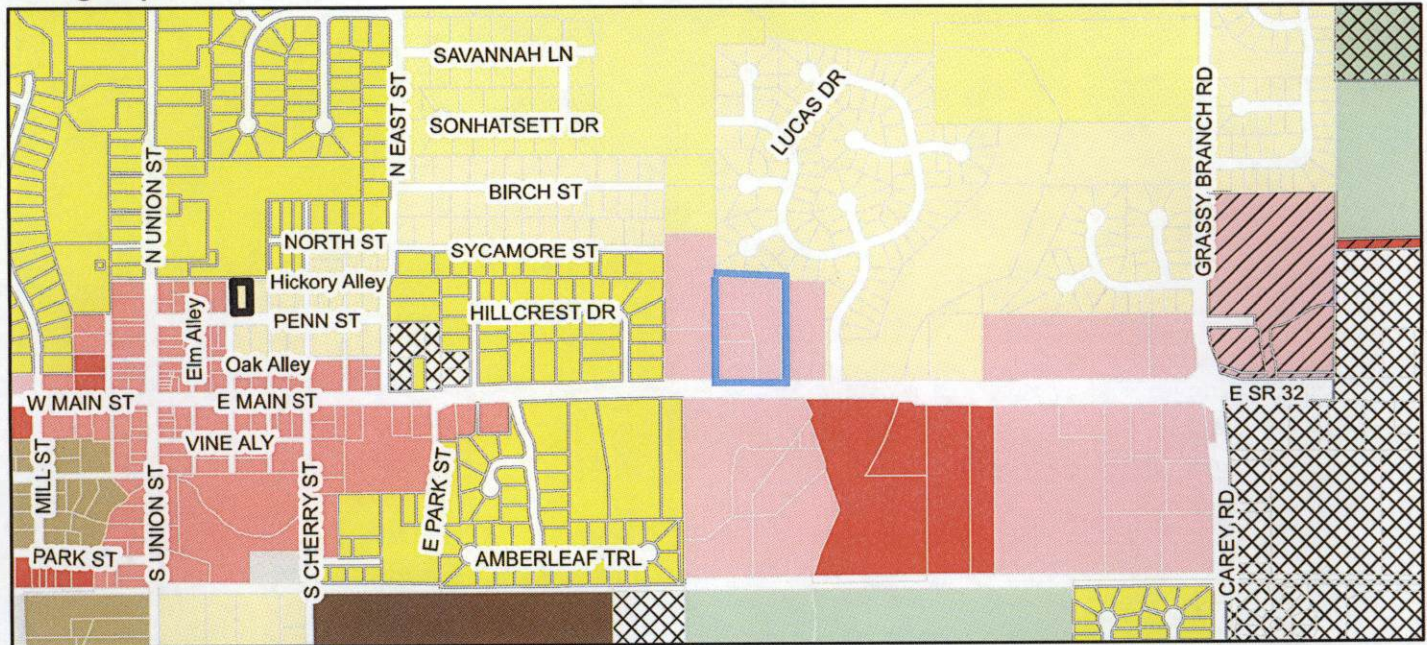
Property Location Map
Hart Commercial Park
Resolution 16-124



Aerial Location Map



Zoning Map



Zoning		
	AG-SF1	LB
	EI	LB-H
	GB	LB-PD
	GB-PD	MF-1
	SF-2	MF-2
	SF-3	
	SF-4	
	PUD	



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2017
1611-SPP-11 & 1611-ODP-11

Petition Number: 1611-SPP-11 & 1611-ODP-11

Subject Site Address: West side of Moontown Road between 191st Street and 196th Street

Petitioner: M/I Homes of Indiana, L.P.

Representative: Jon Dobosiewicz, Nelson & Frankenberger

Request: Overall Development Plan and Primary Plat approval for 233 single-family residential lots on approximately 143 acres+/- in the Scofield Farms PUD District

Current Zoning: Scofield Farms PUD (Ordinance 16-42)
Proposed underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 143 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Waiver Requests
7. Waiver Response from WPWD

Property History: 1611-PUD-22 (Scofield Farms PUD Ord. 16-42)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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



PROJECT OVERVIEW

The 143-acre site is located on the west side of Moontown Road between 191st Street and 196th Street (see **Exhibit 2**). The Property is currently in the process of being rezoned to the Scofield Farms PUD District (Ordinance 16-42, pending). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the “plans”) for the Scofield Farms Subdivision to create 232 Single-family residential lot.

The petitioner is requesting a subdivision waiver for two (2) of the City’s subdivision control standards: 1) to limit the requirement for a perimeter path along 196th Street to the west half of the property; and 2) to increase the maximum block length for Street B from 1,250’ to 1,470’. See the Subdivision Waiver Request section of this report, along with **Exhibit 7** for commentary on each waiver request.

The petition was reviewed by the Technical Advisory Committee at its October 25, 2016, meeting. This petition received a public hearing at the Plan Commission’s November 9, 2016, meeting.

The applicable zoning district is the Scofield Farms PUD (the “PUD”). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

Primary Plat Standards (Article 10.12, J of UDO)

The plans comply.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2017
1611-SPP-11 & 1611-ODP-11

- iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- v) Easements (locations, widths and purposes).
- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.
- vii) Layout of Lots (showing dimensions, numbers and square footage);
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



- xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Development Plan Review (Article 10.7 of UDO)

The plans comply.

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.



- iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

4) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
 - ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

DEVELOPMENT PLAN REVIEW: Scofield Farms PUD (Ordinance 16-42)

The plans comply.

5) Concept Plan (Section 3):

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

6) Permitted Uses (Section 5):

- a) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- b) Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-five (235).



7) General Regulations (Section 6):

a) Area A:

- i) Minimum Lot area: 10,000 SF
- ii) Minimum Lot Frontage: 40'
- iii) Minimum Building Setback Lines:
 - (1) Front Yard: 20'
 - (2) Side Yard: 6'
 - (3) Rear Yard: 20'
- iv) Minimum Lot Width: 72'
- v) Maximum Building Height: 1 ½ stories (maximum of 700 SF of finished living area above the first story)
- vi) Minimum Living Area (Total):
 - (1) One Story Dwellings: 1,400 SF (1,900 SF if along 196th Street frontage)

b) Area B:

- i) Minimum Lot area: 8,500 SF
- ii) Minimum Lot Frontage: 40'
- iii) Minimum Building Setback Lines:
 - (1) Front Yard: 20'
 - (2) Side Yard: 6'
 - (3) Rear Yard: 20'
- iv) Minimum Lot Width: 62'
- v) Maximum Building Height: 2 ½ stories
- vi) Minimum Living Area (Total):
 - (1) One Story Dwellings: 1,600 SF (2,000 for lots 1-10)
 - (2) Two Story Dwellings: 2,000 SF (2,400 for lots 1-10)

8) Development Standards (Section 7):

a) Architectural Standards



b) Landscaping Standards

- i) All Single-family Residential Lots shall be landscaped with the following Plant Materials; two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs.
- ii) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

9) Design Standards (Section 9):

a) Open Space and Amenity Standards:

- i) Minimum Open Space: 30% as generally shown on the Concept Plan
- ii) Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- iii) Amenities: The following amenities shall be provided:
 - (1) Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
 - (2) Playground. Playground equipment, as generally depicted on Exhibit D shall be provided within the area depicted on the Concept Plan.
 - (3) Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on Exhibit D shall be provided within the area depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director.

10) Annexation (Section 9):

- a) The real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Scofield Farms PUD District.



The plans will comply if the waivers outlined in Exhibit 7 are approved.

ZONING DISTRICTS (CHAPTER 4)

11) SF-4 District (Article 4.7)

Comment: All standards superseded by Scofield Farms PUD

OVERLAY DISTRICTS (CHAPTER 5)

12) Floodplain Overlay District (Article 5.5)

Comment: This project does not fall within a Floodplain.

13) Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.

DEVELOPMENT STANDARDS (CHAPTER 6)

14) Accessory Use and Building Standards (Article 6.1)

15) Architectural Standards (Article 6.3)

16) Building Standards (Article 6.4)

17) Height Standards (Article 6.6)

18) Landscaping Standards (Article 6.8)

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

- i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision
- iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
- iv. 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.
- v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise



permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

- vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
 - vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
- b) Detention and Retention Areas:
- i. Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - iii. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- c) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
- i. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - ii. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design).



- iii. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
- d) Minimum Lot Landscaping Requirements
 - i. Single Family Residential
Comment: Superseded by the Scofield Farms PUD.
 - ii. Open Space/Common Area (per acre) (57.68 acres)
 - (1) Shade Trees, Ornamental, or Evergreen Trees – 10 (589 required)
 - (2) Shrubs – 0
- e) Foundation Plantings
- f) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
- g) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
- h) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
- i) Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
- j) Buffer Yard Requirements
 - i. 30' buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100' is required abutting existing SF-2 Zoning district



- ii. 40' buffer with 4 shade trees, 4 evergreen trees, and 10 shrubs per 100', with a 4' undulating mound for at least 60% of the length of the shared lot line is required abutting existing AG-SF-1 Zoning district

k) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- c) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- d) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- e) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

22) Lot Standards (Article 6.10)

- a) All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
- b) Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

23) Outdoor Storage and Display (Article 6.21)

- a) Residential Districts (regarding Recreational Vehicles)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.

28) Vision Clearance Standards (Article 6.19)



- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

29) Yard Standards (Article 6.21)

SUBDIVISION REGULATIONS (CHAPTER 7)

30) Principles and Standards of Design (Article 7.3)

- a) Construction Standards
- b) Subdivision Control Waivers: The Plan Commission, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of the UDO. Such waiver shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments of the UDO. A waiver may only be granted upon finding that:
 - i. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - ii. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - iii. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - iv. The proposed development is consistent with and compatible with other development located in the area.
 - v. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Comment: Two (2) waivers have been requested, as outlined in Exhibit 6. The Westfield Public Works Department has submitted a response to those requests, included as Exhibit 7.

31) Plat Certificates and Deed of Dedication (Article 7.4)

Comment: Will be reviewed at the subsequent Secondary Plat Review process for each section.



DESIGN STANDARDS (CHAPTER 8)

32) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

Comment: The petitioner has submitted a waiver request regarding this standard (Exhibit 6). See Exhibit 7 for WPWD response.

33) Easement Standards (Article 8.3)

34) Monument and Marker Standards (Article 8.5)

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

35) Open Space and Amenity Standards (Article 8.6)

- a) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

Comment: See Open Space landscaping requirements above.

- b) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
- c) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- d) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

Comment: Acknowledged. To be included in covenants document.

- e) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- f) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if



an Improvement Location Permit is not otherwise required for the proposed improvements.

- g) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- h) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
- i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
- j) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

36) **Pedestrian Network Standards (Article 8.7)**

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- d) **Internal Pedestrian Network Standards:**
 - i. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.



- ii. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
 - iii. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- e) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
- i. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
Comment The petitioner has submitted a waiver request regarding this standard (Exhibit 6). See Exhibit 7 for WPWD response.
 - ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

37) Storm Water Standards (Article 8.8)

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

39) Street Light Standards (Article 8.10)

40) Street Sign Standards (Article 8.11)

41) Surety Standards (Article 8.12)



DEPARTMENT COMMENTS

- 1) The submitted Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, except as otherwise noted herein with regard to the Petitioner's requested waivers, as further noted below:
 - a. **Limit the requirement for a perimeter path along 196th Street to the west half of the property; and**
 - b. **Increase the maximum block length for Street B from 1,250' to 1,470'.**
- 2) **ACTIONS:**
 - a. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - i. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - ii. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - iii. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - iv. The proposed development is consistent with and compatible with other development located in the area.
 - v. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
 - b. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following condition:
 - i. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 3) If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
- 4) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

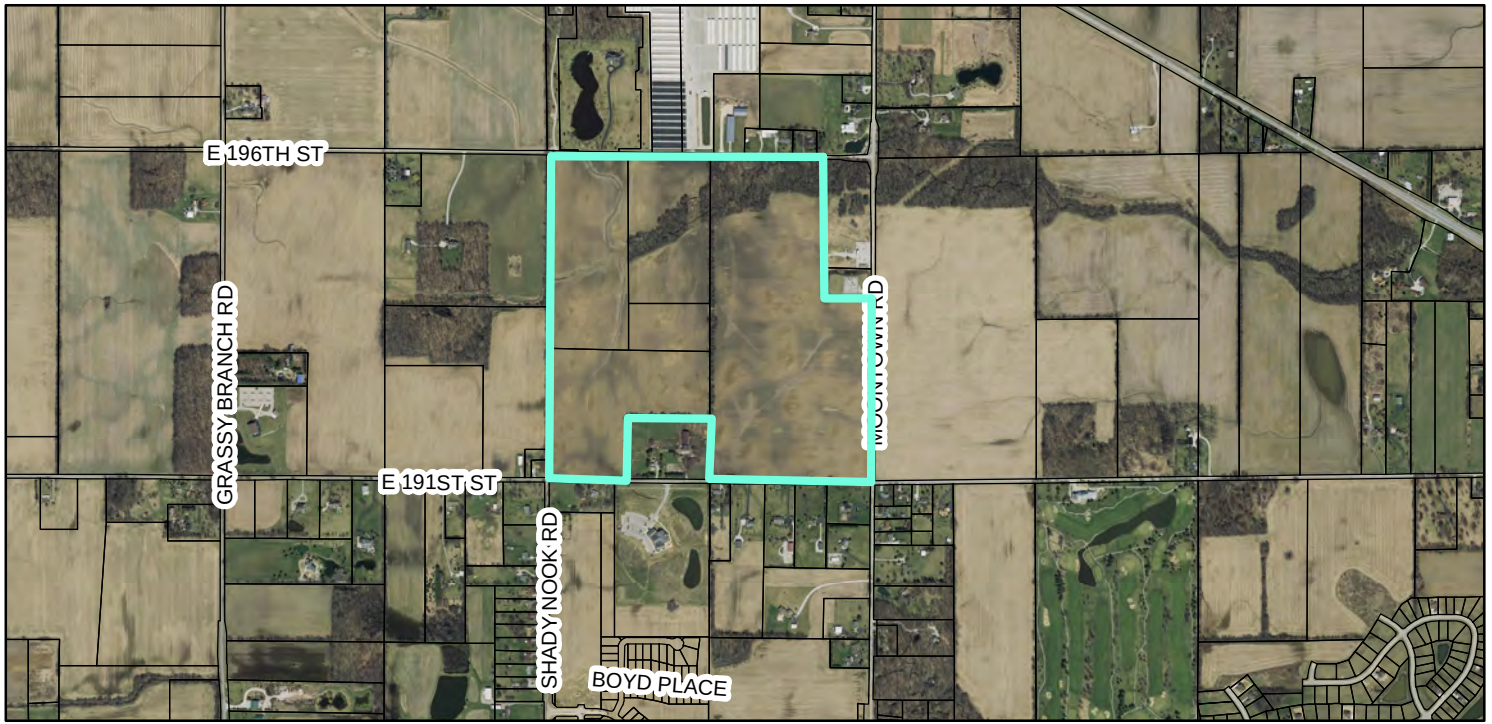


Location Map Scofield Farms 1611-PUD-22, 1611-ODP-11, & 1611-SPP-11

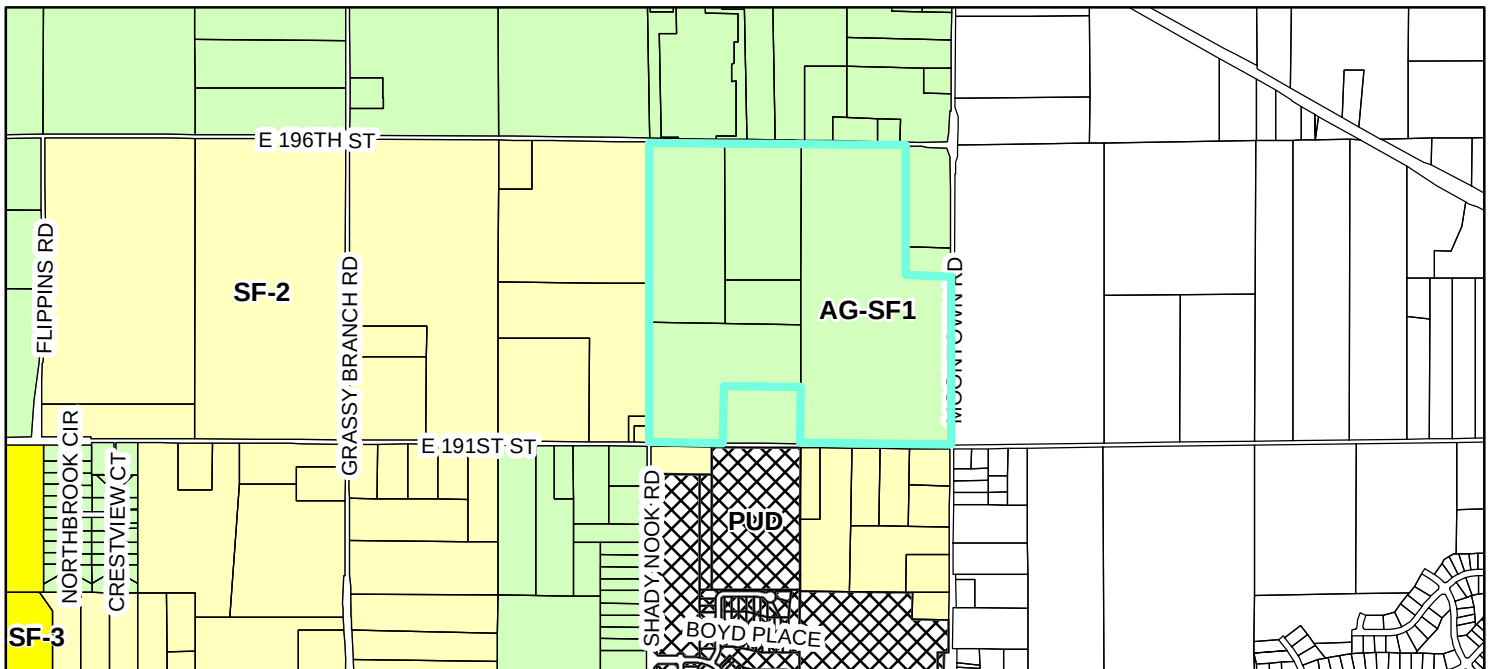


Aerial Location Map

Site



Zoning Map



Zoning

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

SCOFIELD FARMS

Overall Development Plan:

Primary Plat:

Washington Twp, Westfield, Indiana

SITE DATA

EXISTING ZONING:	SCOFIELD FARMS PUD		
DEVELOPMENT STANDARDS:			
	Area A	Area B	Total
Number of Lots	72	161	233
Minimum Lot Area	10,000 SF	8,500 SF	
Minimum Lot Frontage on Roads	40'	40'	40'
Minimum Setback Lines			
Front Yard	20'	20'	20'
Side Yard	6'	6'	6'
Rear Yard	20'	20'	20'
Minimum Lot Width	72'	62'	

OPEN SPACE CALCULATIONS:
Overall Site = 143.17 Ac.
Total Open Space Provided = 59.38 Ac.
Total Percentage Provided = 41.5 %

SHEET INDEX

SHEET NO.	DESCRIPTION
P001	INFRASTRUCTURE EXHIBIT
P100	COVER SHEET
P101 - P106	OVERALL DEVELOPMENT PLAN
P107 - P112	PRIMARY PLAT
L101 - L106	LANDSCAPE PLAN

OPERATING AUTHORITIES

CITY OF WESTFIELD COMMUNITY DEVELOPMENT ATTENTION: AMANDA RUBADUE 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3172	WESTFIELD DEPT. OF PUBLIC WORKS ATTENTION: JOHN RANKIN 2706 EAST 171ST STREET WESTFIELD, IN 46074 317-804-3100	WESTFIELD FIRE DEPARTMENT ATTENTION: GARRY HARLING 17535 DARTOWN ROAD WESTFIELD, IN 46074 317-896-2704	DUKE ENERGY (ELECTRIC) ATTENTION: TRENT GODSEY 16475 SOUTH PARK DRIVE WESTFIELD, IN 46074 317-896-6711	CITIZENS WATER AND WASTEWATER OF WESTFIELD, LLC ATTENTION: BRANDON CARTER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, INDIANA 46202 317-850-9055	CITIZENS GAS OF WESTFIELD ATTENTION: RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-1162 317-896-4041
HAMILTON COUNTY HEALTH DEPT. ATTENTION: LARRY BEARD 18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 317-776-8500	MARATHON PIPELINE COMPANY, LLC ATTENTION: AUSTIN GUYER 10722 EAST COUNTY ROAD 300 NORTH INDIANAPOLIS, IN 46234 317-291-9460	HAMILTON COUNTY SURVEYOR'S OFFICE ATTENTION: GREG HOYES 1 HAMILTON COUNTY SQUARE, STE. 146 NOBLESVILLE, IN 46060 317-776-9626	METRONET ATTENTION: CHRIS BLUTO 3701 COMMUNICATIONS WAY EVANSVILLE, IN 47715 317-465-1046	HAMILTON COUNTY HIGHWAY DEPT. ATTENTION: DAVE LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317-773-7770	COMCAST CABLE ATTENTION: MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, IN 46204 317-774-3384
AT&T (TELEPHONE) ATTENTION: STEVE KREBS 5858 NORTH COLLEGE AVENUE INDIANAPOLIS, IN 46220 317-252-4007					

LEGAL DESCRIPTION

The East half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana.

EXCEPT: Beginning at the Northeast corner of the Northeast Quarter of Section Twenty-nine, Township Nineteen North, Range Four East, in Washington Township; thence North 89 degrees 9 minutes West with North Line of said Section Twenty-nine, 408 feet to corner of this tract; thence, South 900 feet to corner of this tract; thence, South 89 degrees, 9 minutes East 408 feet to corner in Section line; thence, North with Section line 900 feet to the place of beginning, said exception containing 8.4 acres, more or less.

ALSO EXCEPT: Commencing at a 5/8 inch rebar marking the Northeast corner of the East half of the Northeast quarter of Section 29, Township 19 North, Range 4 East; thence South 00 degrees 50 minutes 37 seconds East 900.00 feet with the East line of said East half quarter to a mag nail and the true point of beginning of the real estate herein described; thence South 00 degrees 50 minutes 37 seconds East 250.00 feet with said East line to a mag nail; thence North 89 degrees 59 minutes 51 seconds West 408.00 feet to a 5/8 inch rebar; thence North 00 degrees 50 minutes 37 seconds West 250.00 feet to a 5/8 inch rebar marking the Southwest corner of an 8.4 acre tract; thence South 89 degrees 59 minutes 51 seconds East 408.00 feet with the South line of said 8.4 acre tract to the point of beginning, containing 2.34 acres, more or less.

TOGETHER WITH:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:
BEGINNING at the southwest corner (PK nail found) of the Northeast Quarter of Section 29, Township 19 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds East 650.90 feet on and along the south line of said Northeast Quarter to a point said point being South 90 degrees 00 minutes 00 seconds West 677.11 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 525.70 feet parallel with the south line of said Northeast Quarter to the east line of the west half of said Northeast Quarter said point being North 00 degrees 23 minutes 50 seconds West 525.70 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 536.08 feet on and along the east line of the west half of said Northeast Quarter, said point being South 00 degrees 23 minutes 50 seconds East 1597.01 feet from the northeast corner of the west half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 1328.26 feet parallel with the north line of said Northeast Quarter to the west line of said Northeast Quarter; thence South 00 degrees 21 minutes 15 seconds East 1072.08 feet on and along the west line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to all applicable easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:
Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to a point, said point being South 89 degrees 33 minutes 19 seconds East 664.225 feet from the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 03 seconds East 1597.01 feet to the point of beginning, containing 24.35 acres, more or less.

EXCEPTING THEREFROM:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:
Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:
BEGINNING at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:
Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

VICINITY MAP

No Scale

SOILS MAP

No Scale

SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmA	Miami silt loam, 0 to 2 percent slopes
MmB2	Miami silt loam, 2 to 4 percent slopes, eroded
Pn	Patton silty clay loam, 0 to 2 percent slopes
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration

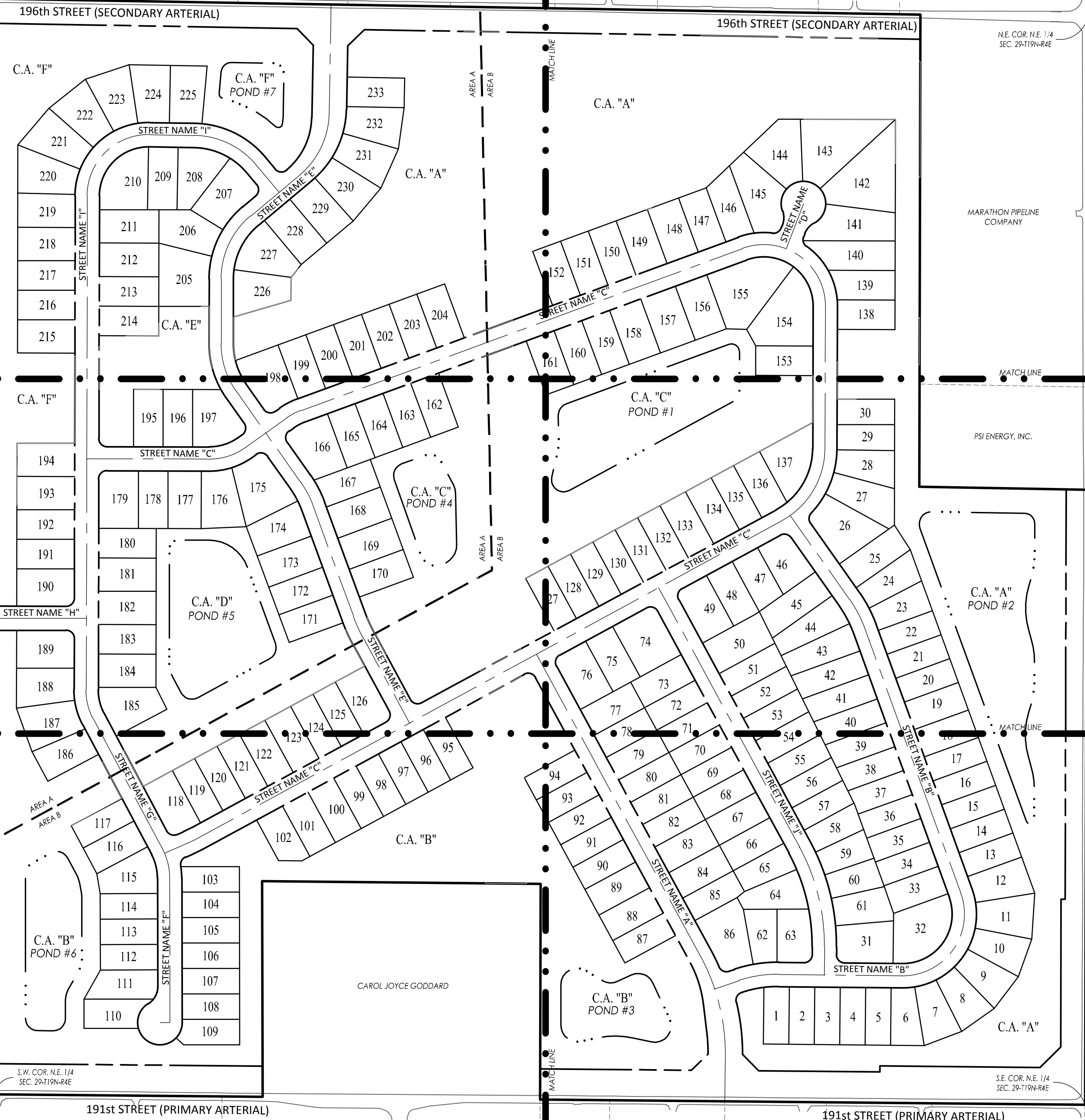
CONTACTS:

DEVELOPER:

M/I Homes of Indiana, L.P.
8500 Keystone Crossing, Suite 590
Indianapolis, IN 46240
Kenny Windler 317-255-9900
Email: kwindler@mihomes.com

LAND SURVEYOR/ENGINEER:

Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Kevin Sumner 317-846-6611
Email: sumnerk@weihe.net



SITE MAP

SCALE: 1"=200'

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DATE: 12/09/2016
BY: KCS
CHECKED BY: KCS
DATE: 02/01/2017

REVISIONS AND ISSUES
12/09/2016
07/27/2017
02/01/2017

KEVIN C. SUMNER
No. 20400011
STATE OF INDIANA
LAND SURVEYOR

KEVIN C. SUMNER PS 20400011

M/I HOMES
Move Up

SCOFIELD FARMS
COVER SHEET
Part of the East 1/2 of the Northeast 1/4 of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P100
PROJECT NO.
W16.0137

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
14. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERRECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE OR WILL HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

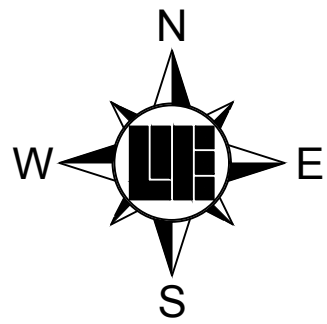
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	253.64'	500.00'	29°03'56"	S13°59'11"E
C2	99.84'	300.00'	19°04'06"	N81°00'44"E
C3	289.25'	150.00'	110°29'11"	N35°18'11"E
C4	80.22'	300.00'	15°19'15"	S27°36'02"E
C5	253.64'	500.00'	29°03'56"	S13°59'11"E
C6	214.10'	200.00'	61°20'05"	N30°48'49"E
C7	288.75'	150.00'	110°17'33"	S55°00'00"E
C8	39.59'	150.00'	15°07'17"	N62°17'35"E
C9	58.45'	400.00'	8°22'22"	S24°19'58"E
C10	65.98'	250.00'	15°07'17"	S27°42'25"E
C11	25.87'	300.00'	4°56'30"	N63°57'06"E
C12	73.05'	150.00'	27°54'10"	S14°03'45"E
C13	73.67'	150.00'	28°08'20"	S13°56'40"E
C15	92.66'	150.00'	35°23'34"	N72°25'43"E
C16	123.45'	200.00'	35°21'55"	S17°35'06"E
C17	174.58'	200.00'	50°00'26"	N25°06'04"E
C18	171.46'	200.00'	49°07'07"	N25°32'44"E
C19	171.46'	200.00'	49°07'07"	S64°27'16"E
C20	237.87'	150.00'	90°51'40"	N45°33'20"E



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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 60'
0 30 60 120

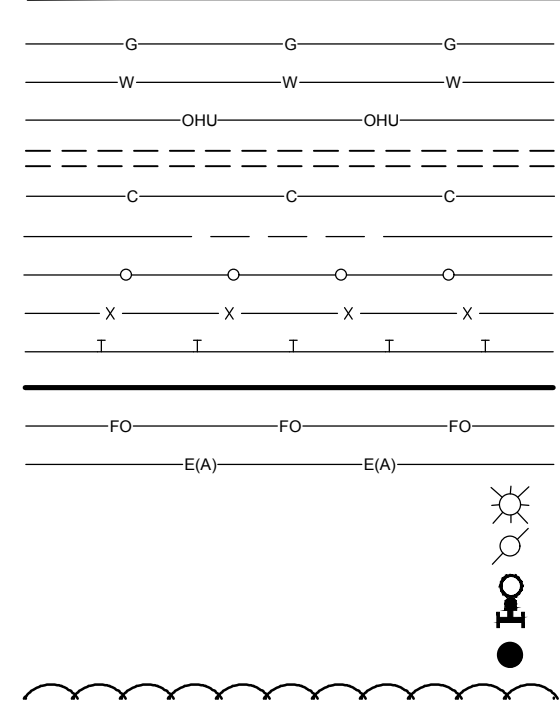
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

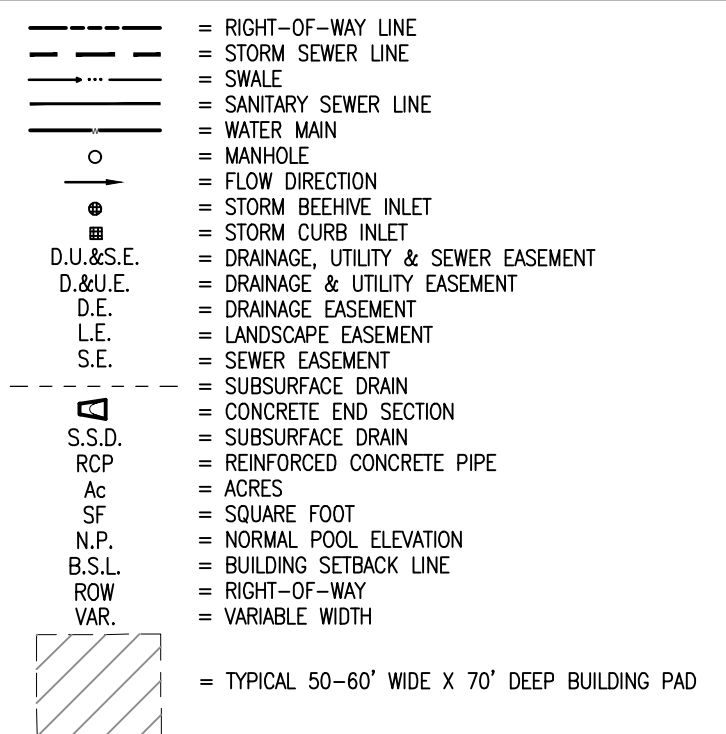
LANDSCAPING NOTES

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5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
6. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

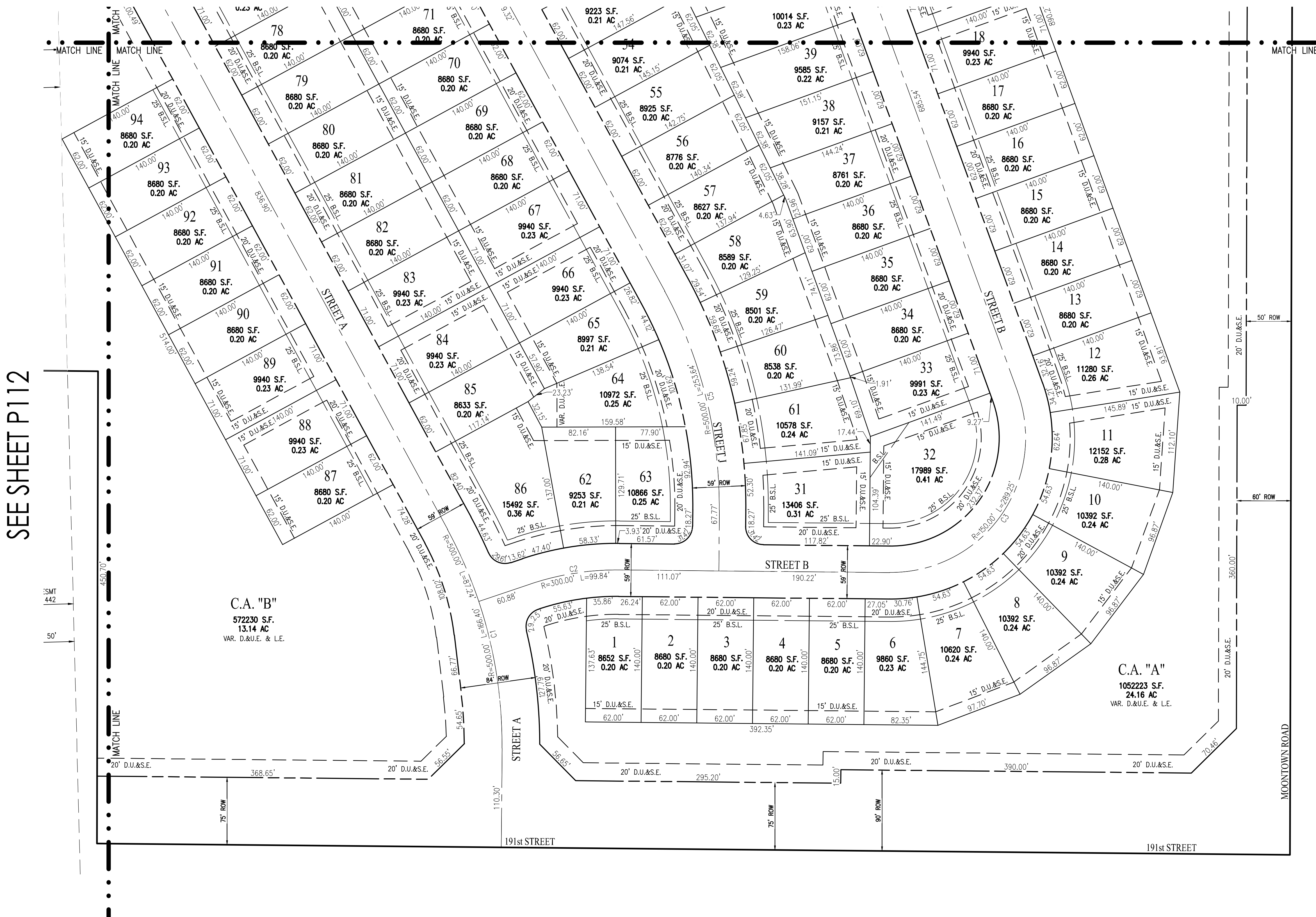
LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SEE SHEET P108



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317 | 843 - 0546 fax

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

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P107-P111.DWG
DESIGNED BY: SCJ
DRAWN BY: SCJ
CHECKED BY: KCS
DATE: 05/20/2016

DATE: 12/09/2016
BY: KCS
REVISIONS AND ISSUES:
12/09/2016
07/27/2019
02/07/2017

REVISIONS AND ISSUES:
REVISIONS PER CLIENT AND IAC COMMENTS
REVISIONS PER LAYOUT CHANGES/ADDITIONAL TOPO INFORMATION
ADDED ADDITIONAL E-PAATH PER CITY REQUEST
01/18/2017



KEVIN C. SUMNER PS 20400011



SCOFIELD FARMS

PRIMARY PLAT

SHEET NO.
P107
PROJECT NO.
W16.0137

NOTES

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2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
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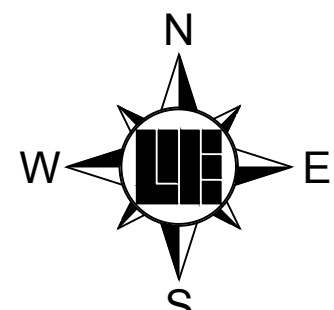
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	253.64'	500.00'	29°03'56"	S13°59'11"E	250.93'
C2	99.84'	300.00'	19°04'06"	N81°00'44"E	99.38'
C3	289.25'	150.00'	110°29'11"	N35°18'11"E	246.47'
C4	80.22'	300.00'	15°19'15"	S27°36'02"E	79.98'
C5	253.64'	500.00'	29°03'56"	S13°59'11"E	250.93'
C6	214.10'	200.00'	61°20'05"	N30°48'49"E	204.02'
C7	288.75'	150.00'	110°17'33"	S55°00'00"E	246.18'
C8	39.59'	150.00'	15°07'17"	N62°17'35"E	39.47'
C9	58.45'	400.00'	8°22'22"	S24°19'58"E	58.40'
C10	65.98'	250.00'	15°07'17"	S27°42'25"E	65.79'
C11	25.87'	300.00'	4°56'30"	N63°57'06"E	25.87'
C12	73.05'	150.00'	27°54'10"	S14°03'45"E	72.33'
C13	73.67'	150.00'	28°08'20"	S13°56'40"E	72.93'
C15	92.66'	150.00'	35°23'34"	N72°25'43"E	91.19'
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0 30 60 120

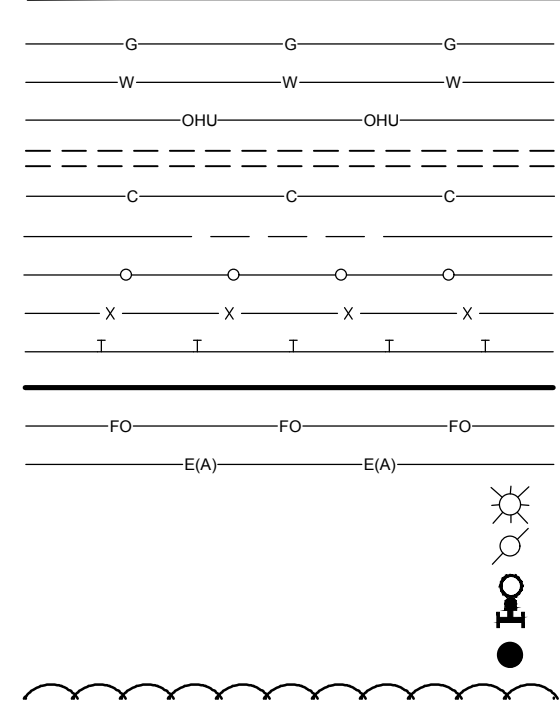
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

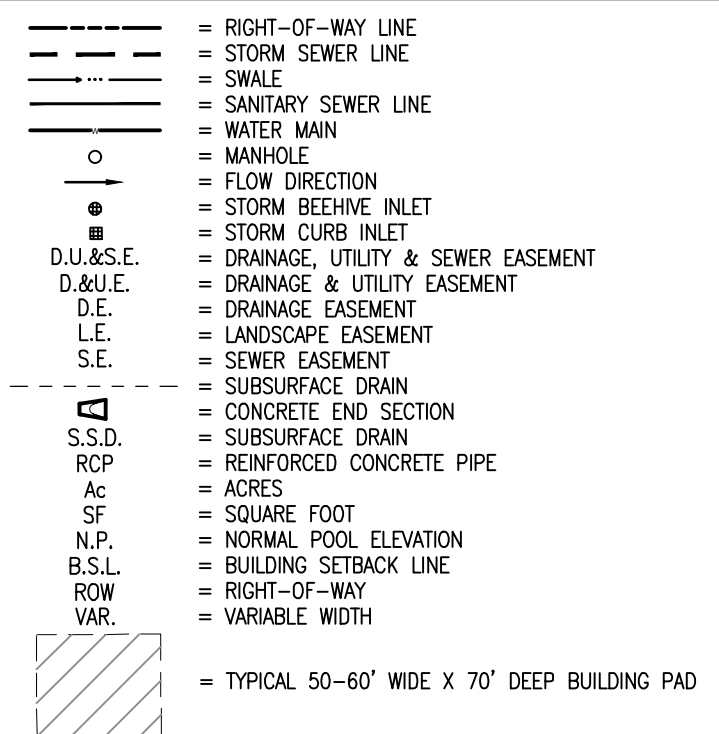
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



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317 | 843 - 0546 /fax

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Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P100-P111.DWG
DESIGNED BY: SCS
DRAWN BY: SCS
CHECKED BY: SCS
DATE: 05/20/2016

DATE: 12/09/2016
BY: SCS
REVISIONS AND ISSUES:
12/09/2016
07/31/2019
02/07/2017

REVISIONS AND ISSUES:
REVISIONS PER CLIENT AND IAC COMMENTS
REVISION PER LAYOUT CHANGE/ADDITIONAL TOPO INFORMATION
ADDED ADDITIONAL E-PAATH PER CITY REQUEST
01/18/2017



KEVIN C. SUMNER PS 20400011



SCOFIELD FARMS
PRIMARY PLAT
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:
SHEET NO.
P108
PROJECT NO.
W16.0137

NOTES

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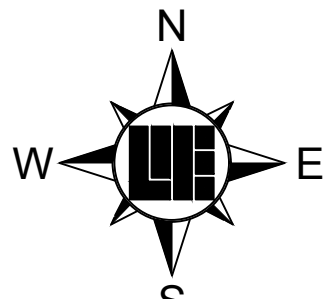
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
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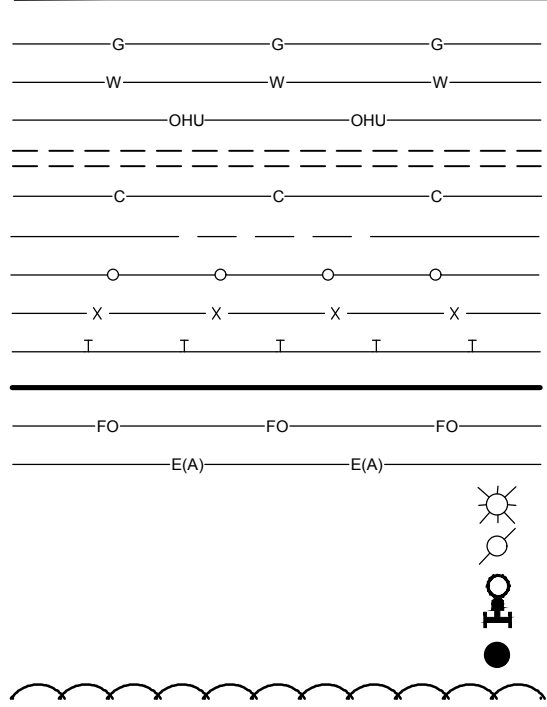
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
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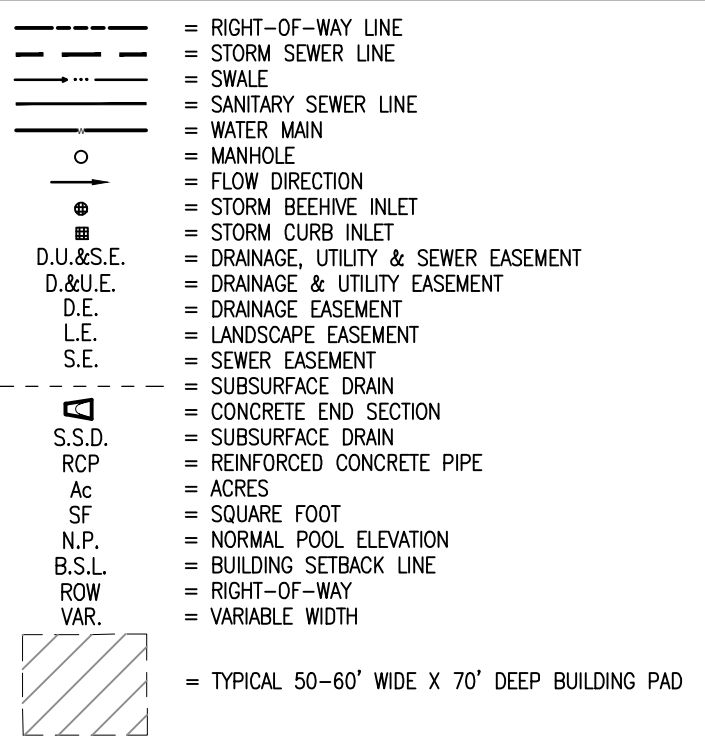
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LEGEND: EX. CONDITIONS

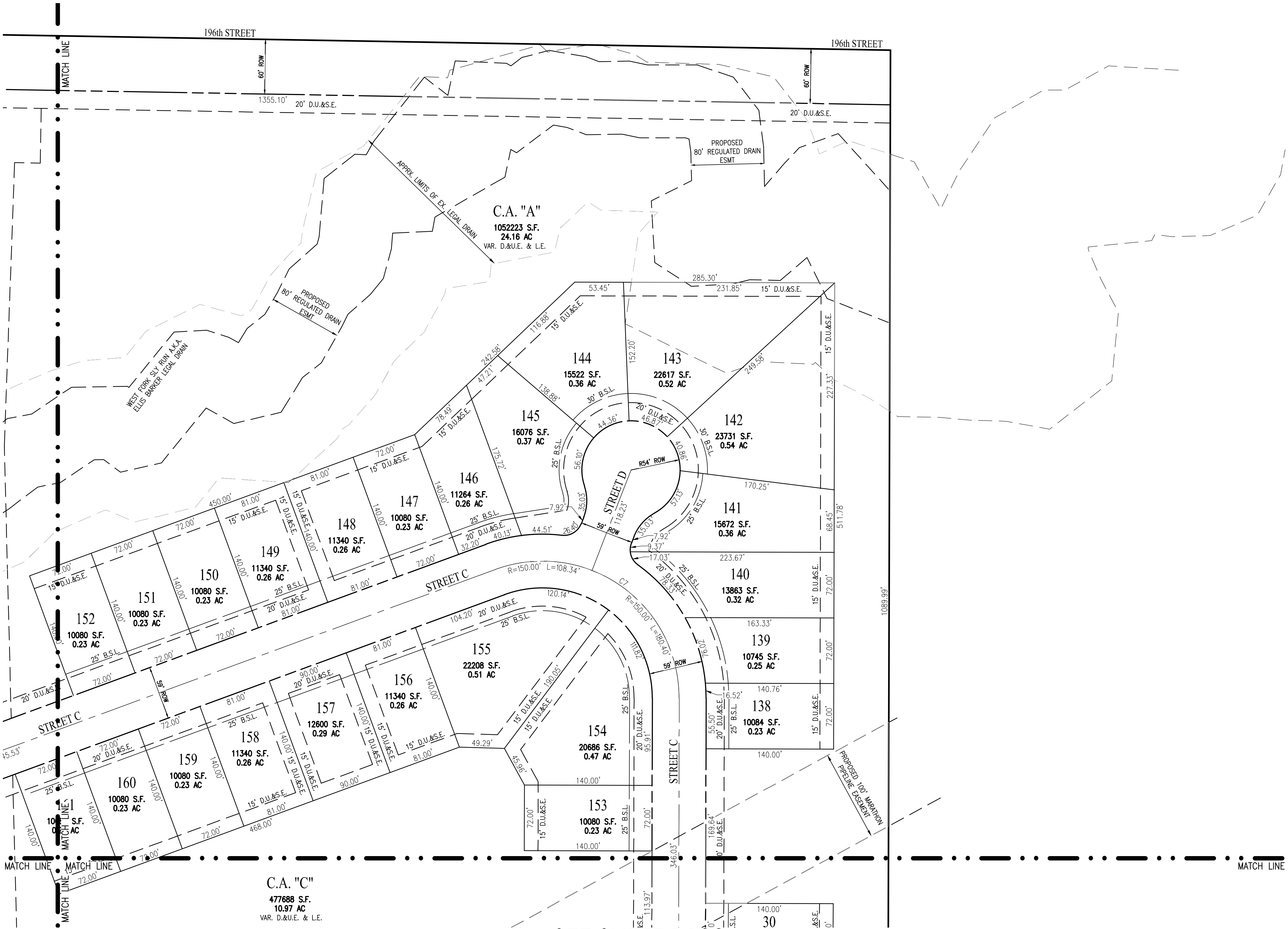


LEGEND: PROPOSED CONDITIONS



SEE SHEET P110

SEE SHEET P108



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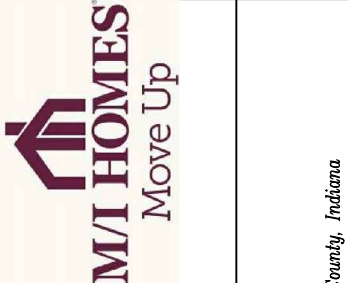
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DATE: 02/01/2017
BY: KCS
CHECKED BY: KCS

REVISIONS AND ISSUES
DATE: 01/18/2017
BY: KCS
REVISIONS PER CLIENT AND IAC COMMENTS
REVISE PER LAYOUT CHANGES/ADDITIONAL TOPO INFORMATION
ADDED ADDITIONAL E-PAATH PER CITY REQUEST



KEVIN C. SUMMER
PS 20400011



PREPARED FOR:
SCOFIELD FARMS
SHEET NO.
P109
PROJECT NO.
W16.0137

PRIMARY PLAT
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

NOTES

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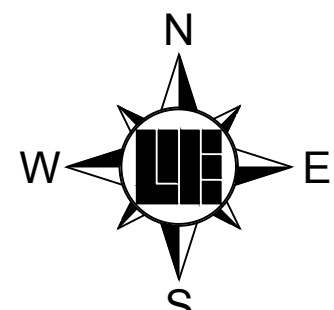
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW, IF A SERVICE PROVIDER IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 60'
0 30 60 120

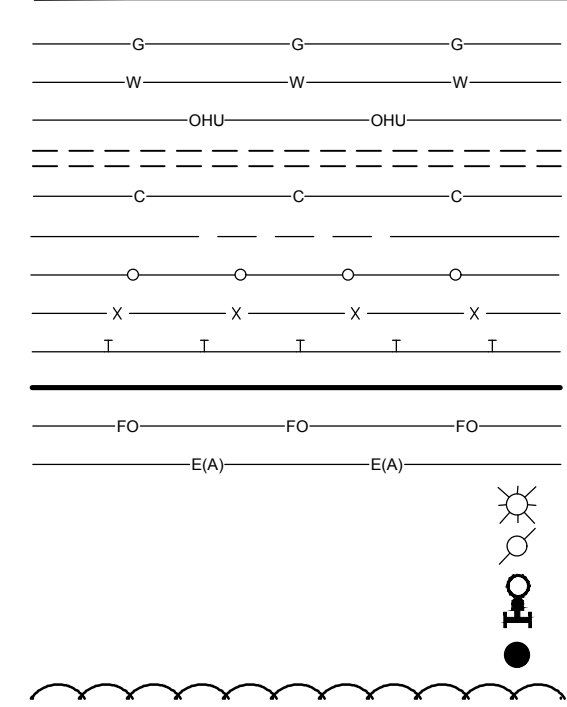
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA
ELEV = 878.63 (NAVD 88)

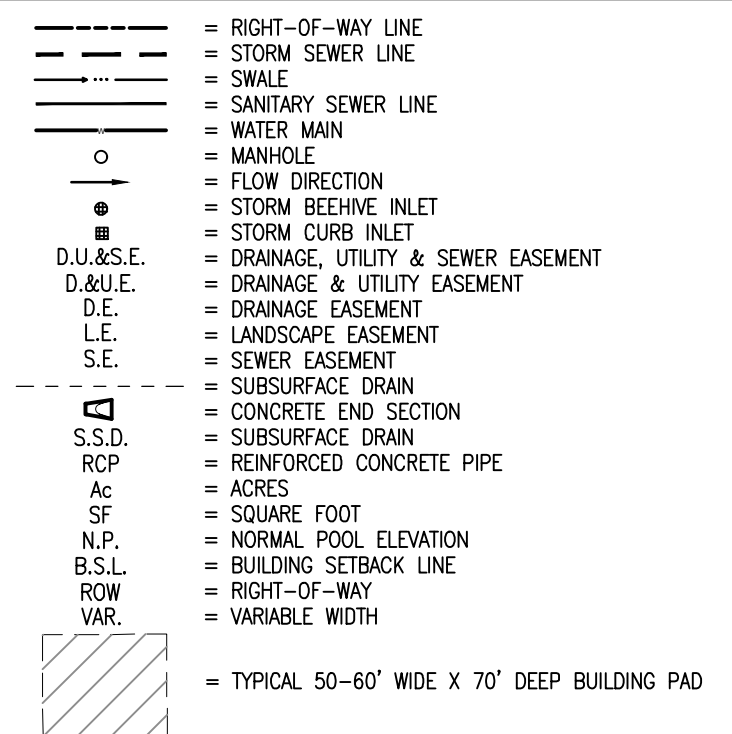
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LEGEND: EX. CONDITIONS



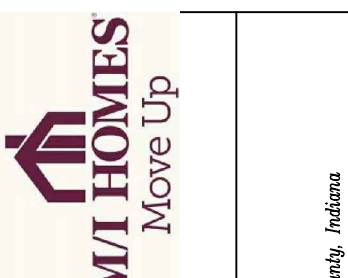
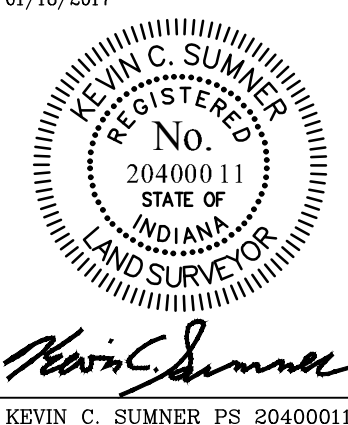
LEGEND: PROPOSED CONDITIONS



SEE SHEET P110



SEE SHEET P108



SCOFIELD FARMS

PRIMARY PLAT
P111

PROJECT NO.
W16.0137

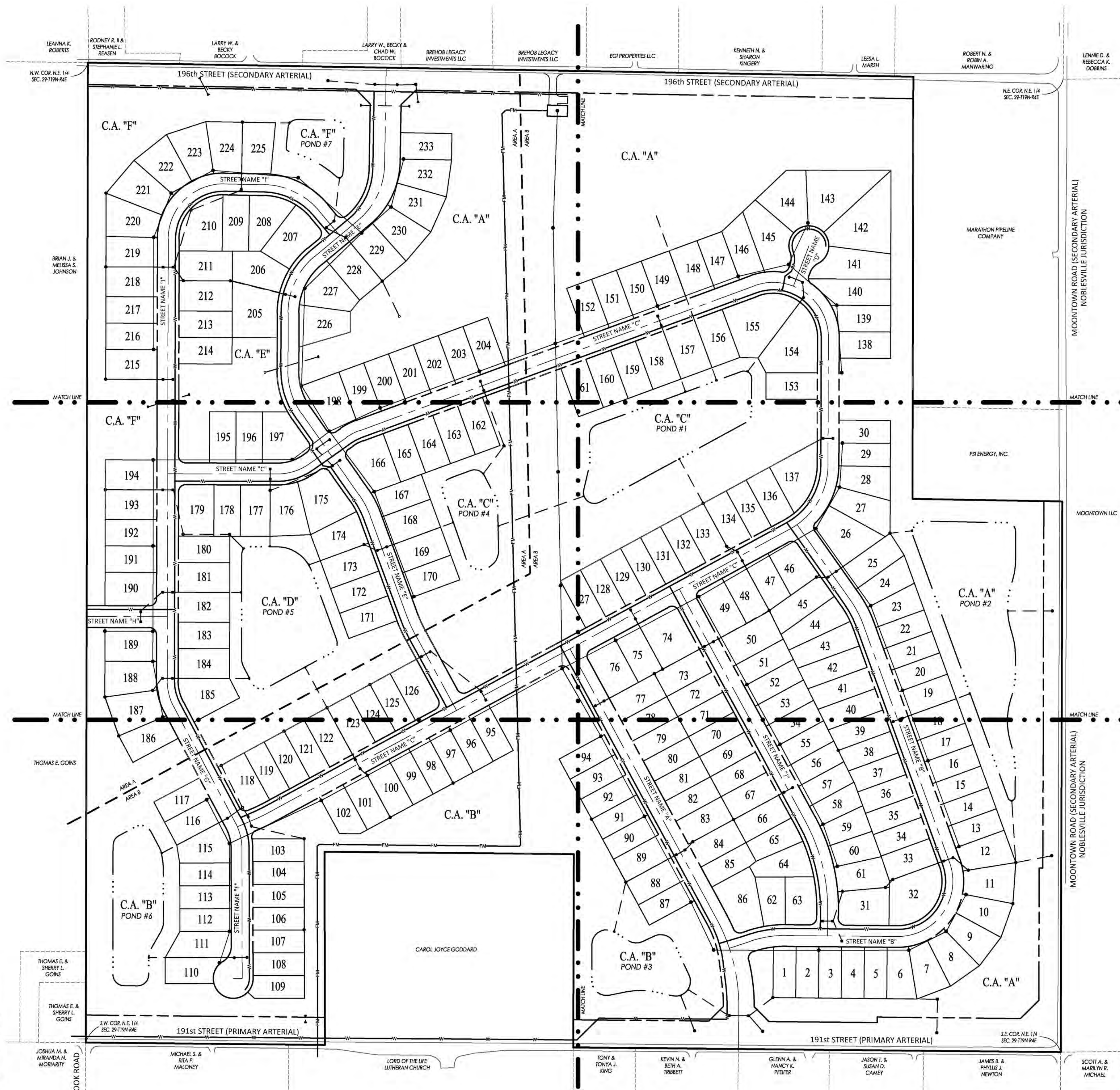
PROJECT NO.	W160137
DWG NAME	P100-P111.DWG
DESIGNED BY	SCS
DRAWN BY	SCS
CHECKED BY	KCS
DATE	02/07/2017

REVISIONS AND ISSUES	DATE	BY
REVISIONS PER CLIENT AND A/C COMMENTS	12/09/2016	KCS
REVISIONS PER LAYOUT CHANGE/ADDITIONAL TOPO INFORMATION	07/27/2016	SCS
ADDED ADDITIONAL E-PAATH PER CITY REQUEST	02/07/2017	SCS

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

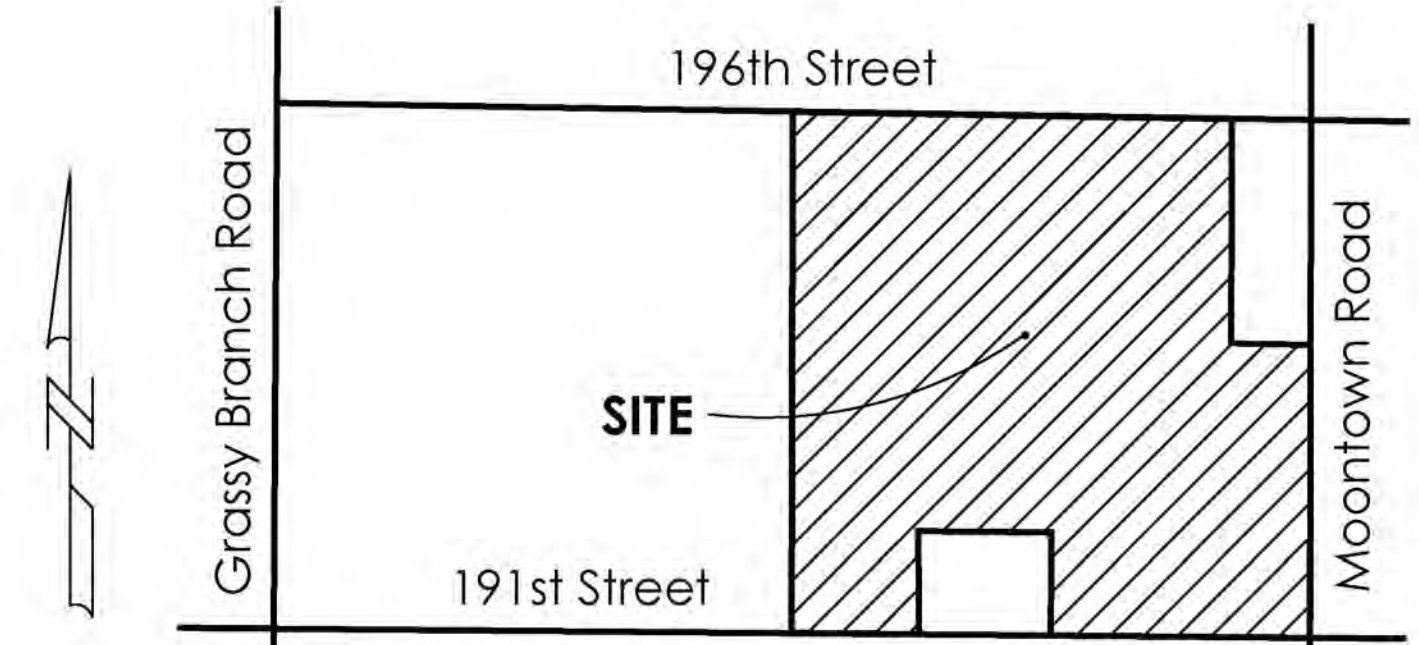
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DATE/TIME: February 01, 2017 - 2:10pm
PLOTTER: B7: Sumnerk



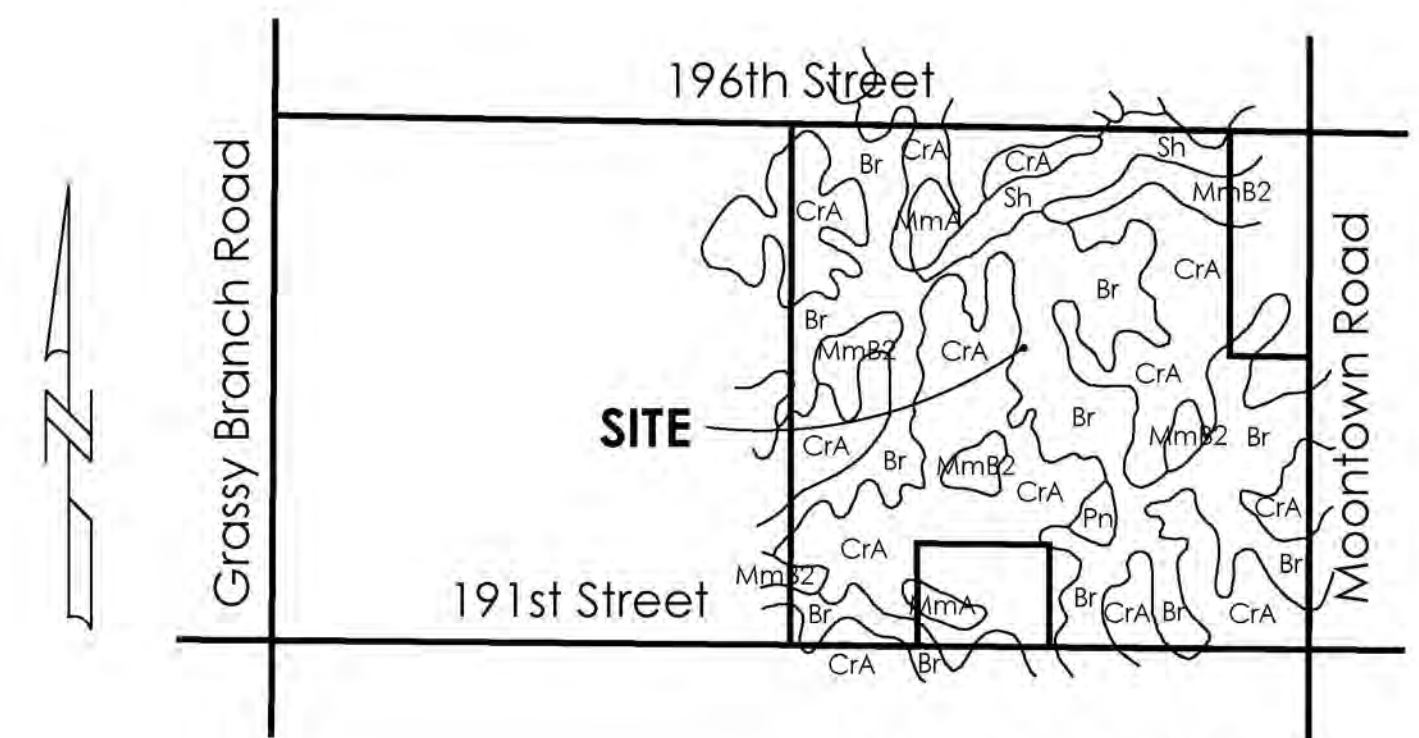
SITE MAP
SCALE: 1"=150'

SCOFIELD FARMS INFRASTRUCTURE EXHIBIT

Washington Township Westfield, Indiana



VICINITY MAP
No Scale



SOILS MAP
No Scale

LEGEND:

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- WATER LINE
- SANITARY SEWER LINE

CONTACTS:

DEVELOPER:
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, Suite 590
Indianapolis, IN 46240
Kenny Windler 317-255-9900
Email: kwindler@mihomes.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Kevin Sumner 317-846-6611
Email: sumnerk@weihe.net

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

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:
W160137

DATE:
12/09/2016

BY:
KCS

DATE:
02/01/2017

REVISIONS AND ISSUES:
REVISIONS PER CLIENT AND IAC COMMENTS
REVISIONS PER LAYOUT CHANGES/ADDITIONAL INFO INFORMATION
ADDED ADDITIONAL IF PATH PER CITY REQUEST

REGISTERED
No. 20400011
STATE OF
INDIANA
LAND SURVEYOR

Kevin C. Sumner
PS 20400011

M/I HOMES
Move Up

SCOFIELD FARMS

PREPARED FOR:
SCOFIELD FARMS

SHEET NO.
P001

PROJECT NO.
W16.0137

Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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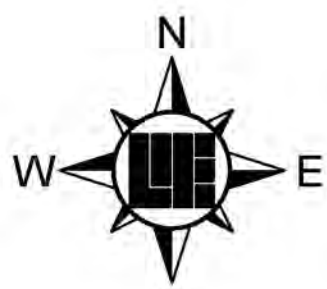
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0 30 60 120

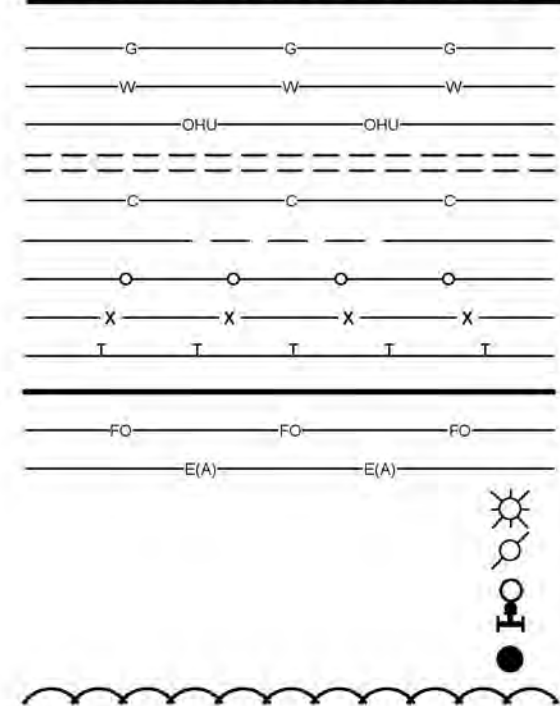
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
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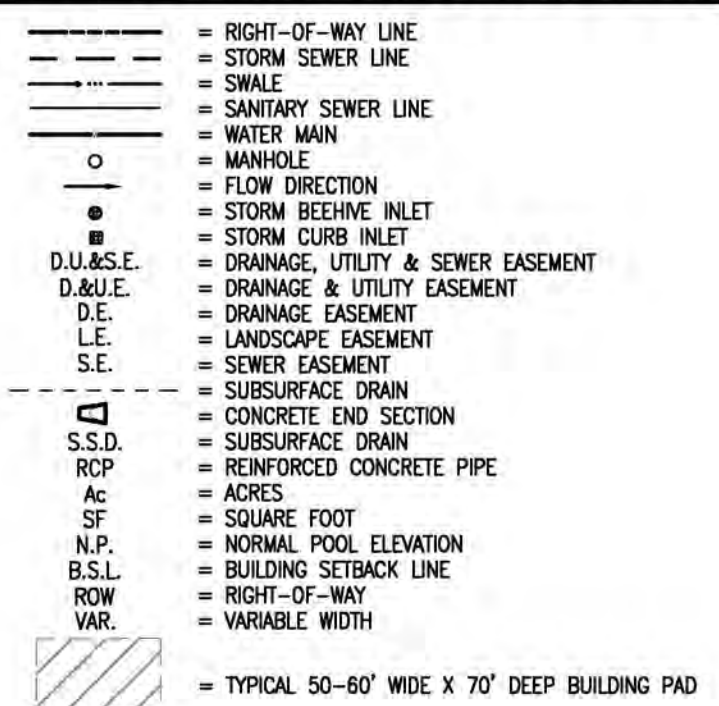
LANDSCAPING NOTES

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LEGEND: EX. CONDITIONS

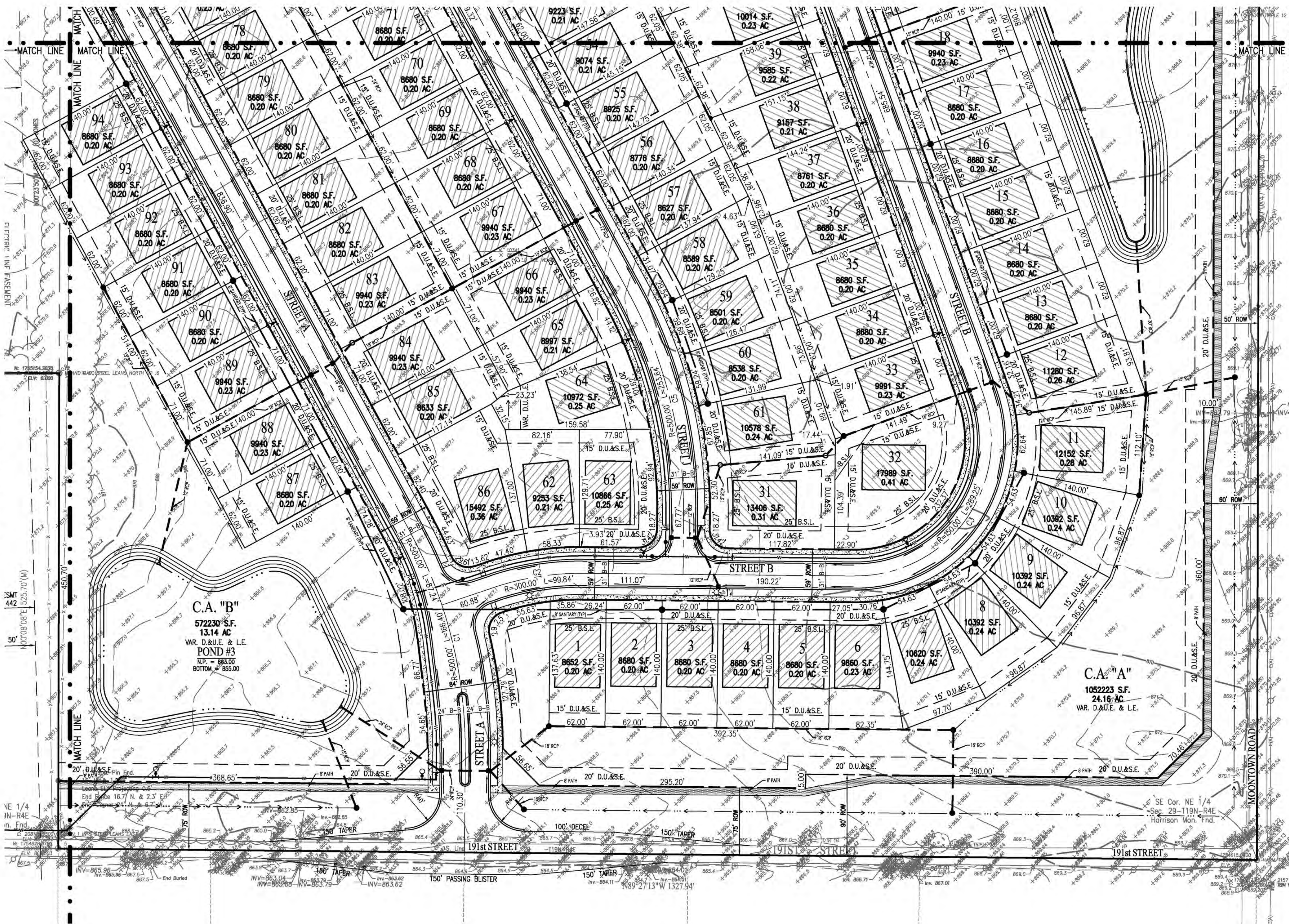


LEGEND: PROPOSED CONDITIONS



SEE SHEET P102

SEE SHEET P106



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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P100-P111.DWG
DESIGNED BY: KCS
DRAWN BY: KCS
CHECKED BY: KCS
DATE: 05/20/2016

REVISIONS AND ISSUES
12/09/2016
10/13/2016
07/27/2016
02/07/2017
01/18/2017



KEVIN C. SUMMER PS 20400011



SCOFIELD FARMS
OVERALL DEVELOPMENT PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 28 North, Range 4 East, County of Hamilton, Indiana

PREPARED FOR:
SHEET NO.
P101
PROJECT NO.
W16.0137

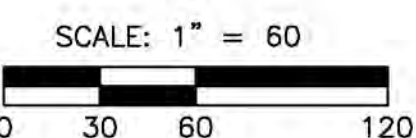
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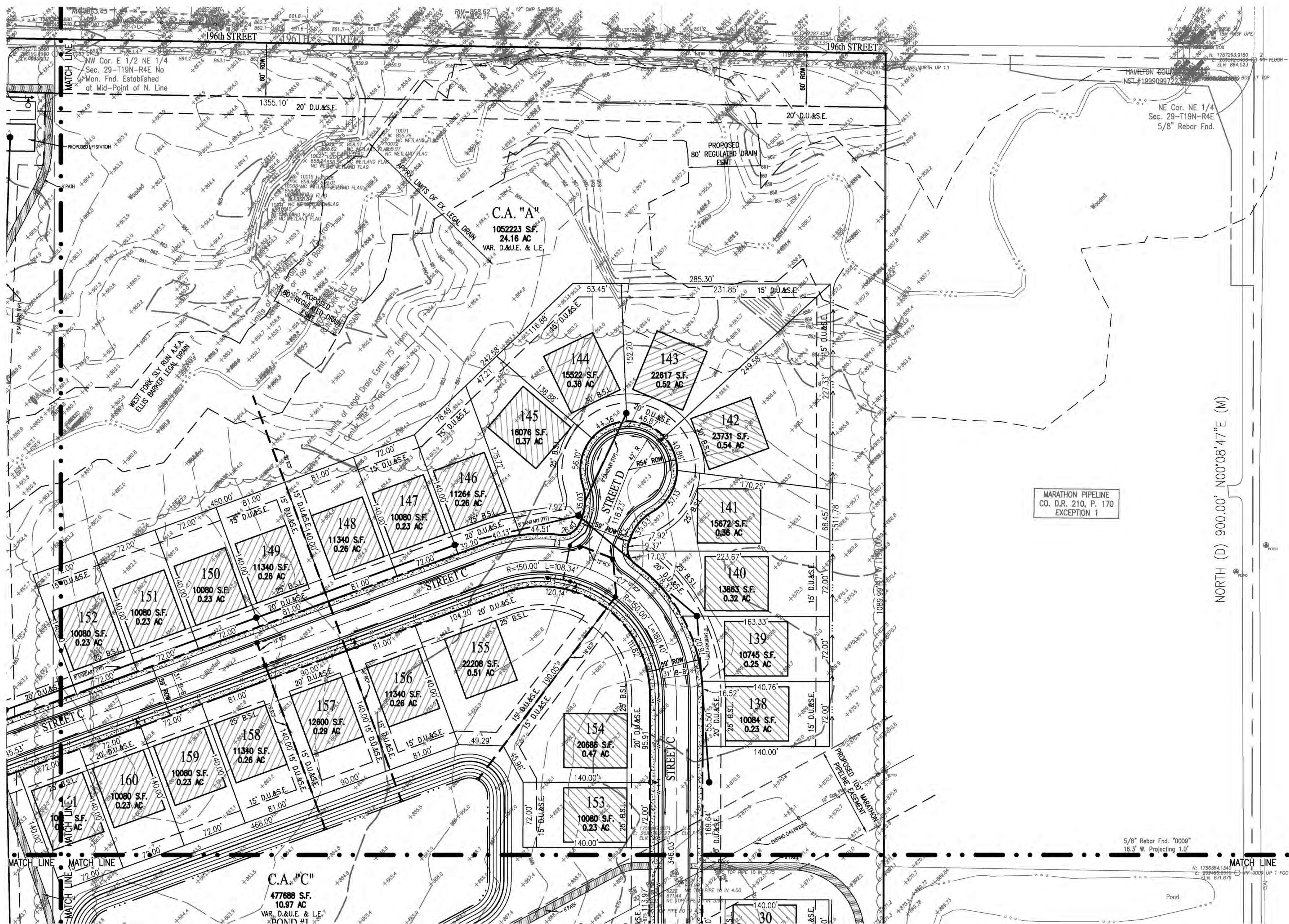
HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC
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[illegible]

=====	= RIGHT-OF-WAY LINE
=====	= STORM SEWER LINE
=====	= SWALE
=====	= SANITARY SEWER LINE
=====	= WATER MAIN
=====	= MANHOLE
○	= FLOW DIRECTION
●	= STORM BEEHIVE INLET
●	= STORM CURB INLET
D.U.&S.E.	= DRAINAGE, UTILITY & SEWER EASEMENT
D.&U.E.	= DRAINAGE & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
-----	= LANDSCAPE EASEMENT
S.E.	= SEWER EASEMENT
-----	= SUBSURFACE DRAIN
-----	= CONCRETE END SECTION
S.S.D.	= SUBSURFACE DRAIN
R.C.P.	= REINFORCED CONCRETE PIPE
Ac	= ACRES
SF	= SQUARE FOOT
N.P.	= NORMAL POOL ELEVATION
B.S.L.	= DRAINAGE SETBACK LINE
ROW	= RIGHT-OF-WAY
VAR.	= VARIABLE WIDTH

= TYPICAL 50'-60" WIDE X 70' DEEP BUILDING PAD



SEE SHEET P104

SEE SHEET P102

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

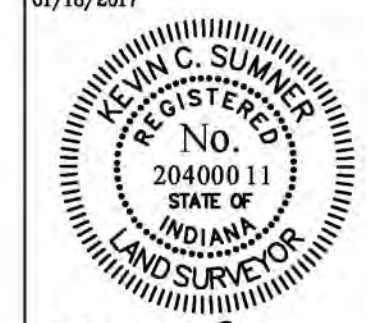
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

and Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W160137
G NAME:	P100-P111.DWG
SIGNED BY:	SCS
AWN BY:	SCS
CHECKED BY:	KCS
DATE:	

2	REVISIONS AND ISSUES
11/17/2017	REVISIONS PER CLIENT AND TAC COMMENTS
	REVISIONS PER CLIENT AND TAC COMMENTS
	REVISE PER LAYOUT CHANGES/ADDITIONAL TOPO INFORMATION
	ADDED ADDITIONAL 8' PAIR PER CITY REQUEST.



KEVIN C. SUMNER DE 80408004



Hamilton, Co.

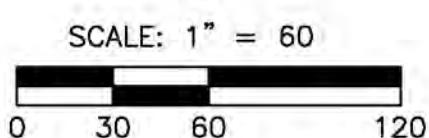
PREPARED FOR:

SCOFIELD FARMS

SHEET NO.	
P103	
PROJECT NO.	
W16.0137	

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), (FIRM), NO. 18057C0128G AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 7' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
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16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	253.64'	500.00'	29°03'56"	S13°59'11"E	250.93'
C2	99.84'	300.00'	19°04'06"	N81°00'44"E	99.38'
C3	289.25'	150.00'	110°29'11"	N35°18'11"E	246.47'
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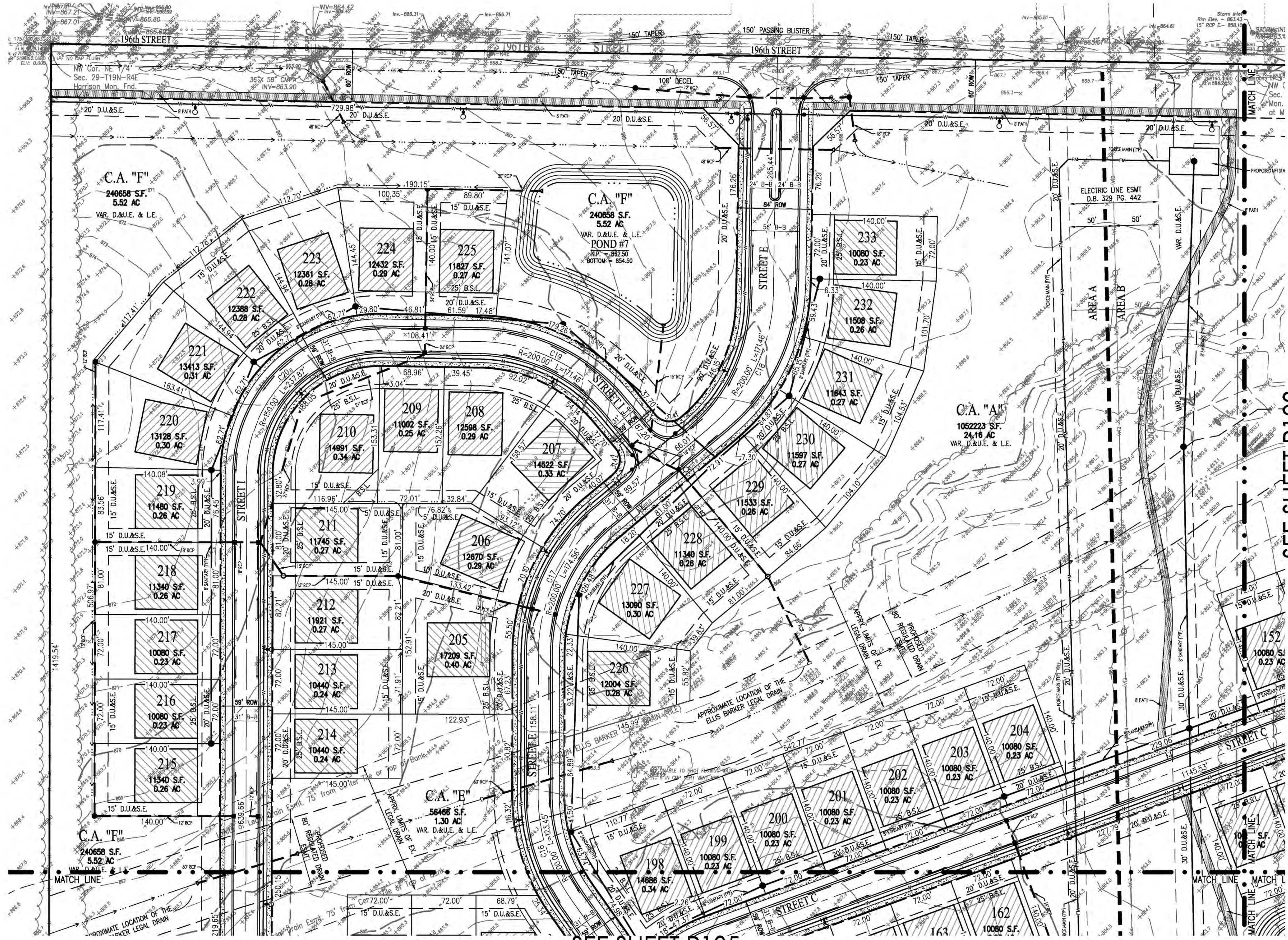
HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC
CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL
OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON
ANTHONY ROAD APPROXIMATELY $\frac{1}{2}$ MILE SOUTH OF 216TH
STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY,
INDIANA.
ELEV = 878.63 (NAVD 88)

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5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
4. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

Handwriting practice sheet for the letter 'U'. The sheet includes a large 'U' at the top left, a row of dashed 'U's for tracing, and several rows of solid 'U's for independent practice. The practice rows are labeled with 'U' and 'u' at the beginning. At the bottom right, there are icons for a sun, a person, and a ball, and a decorative wavy line.

=====	= RIGHT-OF-WAY LINE
-----	= STORM SEWER LINE
=====	= SWALE
-----	= SANITARY SEWER LINE
-----	= WATER MAIN
●	= MANHOLE
○	= FLOW DIRECTION
-----	= STORM REZINE INLET
-----	= STORM CURB INLET
D.U.&S.E.	= DRAINAGE, UTILITY & SEWER EASEMENT
D.U.&E.	= DRAINAGE & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.E.	= LANDSCAPE EASEMENT
S.E.	= SEWER EASEMENT
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N.P.	= NORMAL POLE ELEVATION
B.S.L.	= BUILDING SETBACK LINE
ROW	= RIGHT-OF-WAY
-----	= VARIABLE WIDTH

	= TYPICAL 50'-60" WIDE X 7'0" DEEP BUILDING PAD
---	---



SEE SHEET P103

PREPARED FOR:
SCOFIELD FARMS

SHEET NO.
P104
PROJECT NO.
W16.0137

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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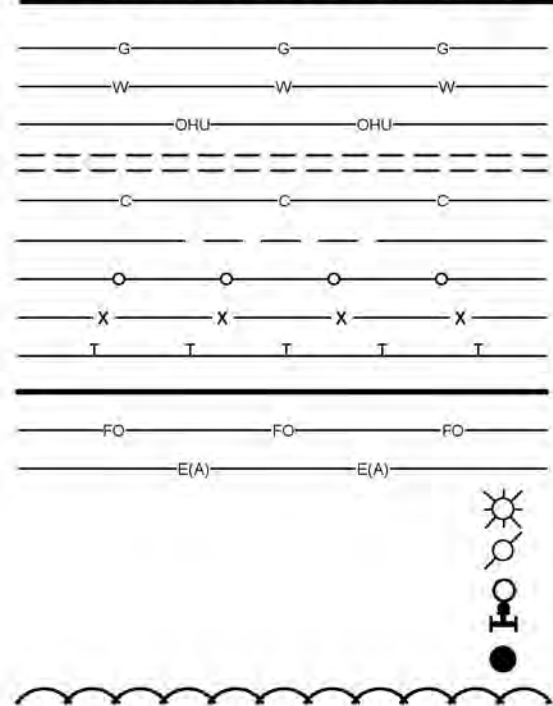
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA
ELEV = 878.63 (NAVD 88)

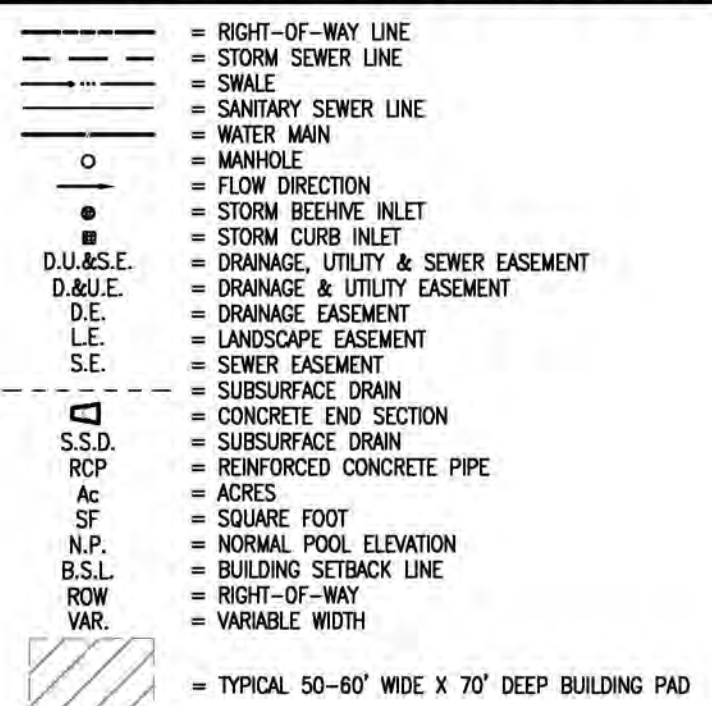
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SEE SHEET P104

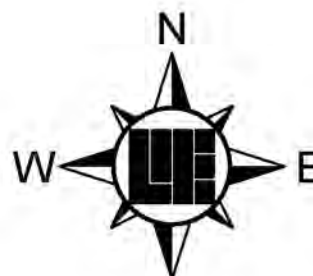
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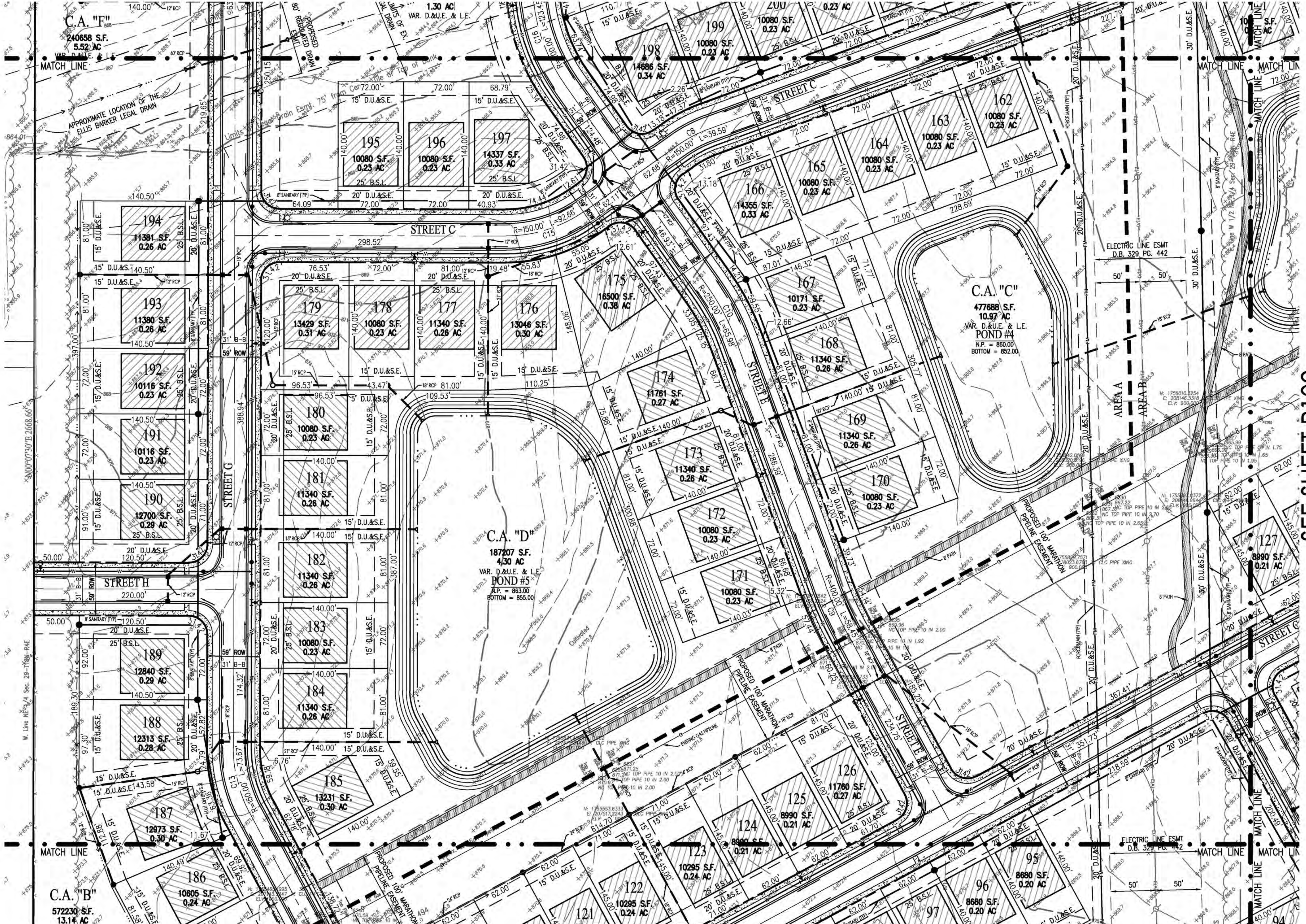
Know what's below.
Call before you dig.

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

PER INDIANA STATE LAW IC 8-1-25,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



SCALE: 1" = 60'
0 30 60 120



SEE SHEET P106

SEE SHEET P102

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P105-P111.DWG
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: KCS
DATE: 05/20/2016

DATE: 12/09/2016
BY: KCS
REVISIONS AND ISSUES:
12/09/2016
07/23/2017
02/07/2017

REVISIONS AND ISSUES:
REVISIONS PER CLIENT AND IAC COMMENTS
12/09/2016
07/23/2017
02/07/2017
ADDED ADDITIONAL 8' PATH PER CITY REQUEST

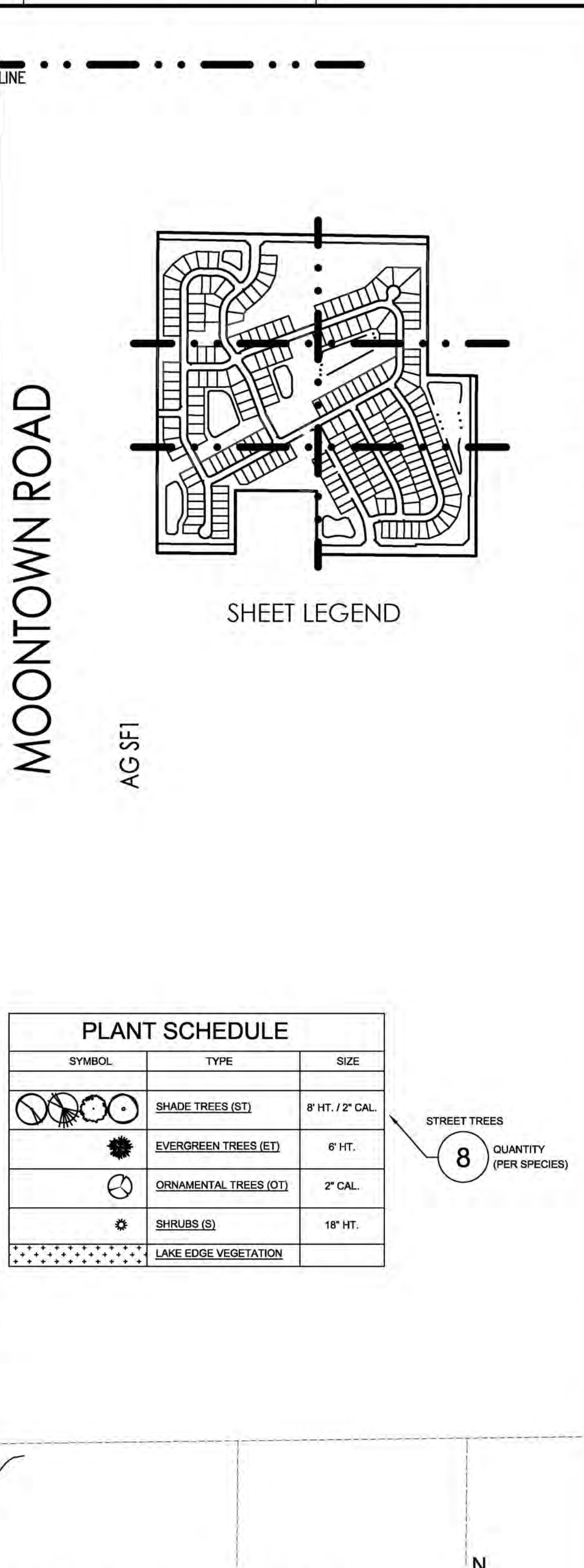
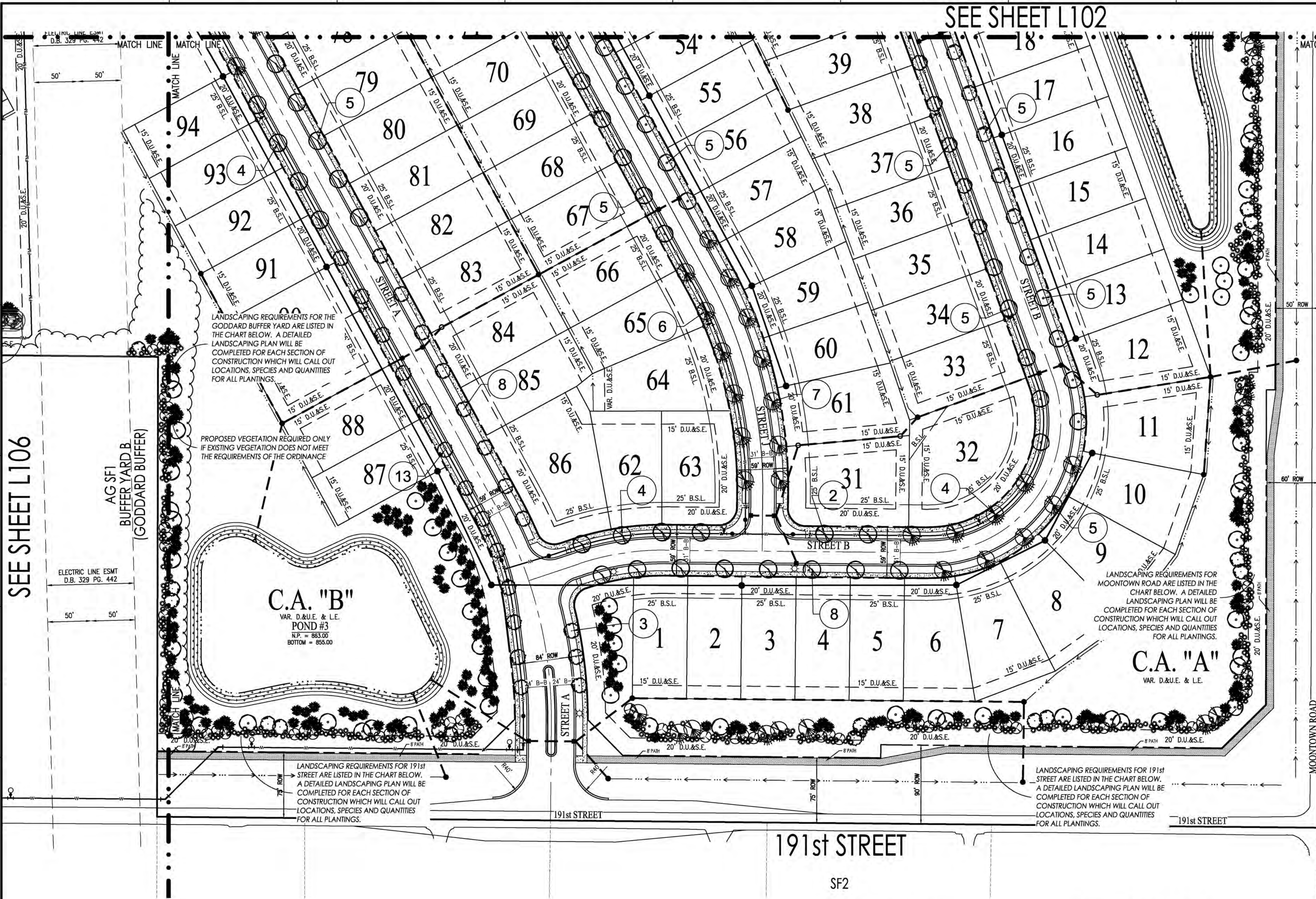


KEVIN C. SUMMER PS 20400011



SCOFIELD FARMS
OVERALL DEVELOPMENT PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 18 North, Range 4 East, Hamilton County, Indiana

SHEET NO.
P105
PROJECT NO.
W16.0137



LANDSCAPE REQUIREMENTS:
(STREET FRONTAGE)

191st STREET (1,919 L.F.)		MOONTOWN ROAD (1,409 L.F.)	
EVERGREEN (4 PER 100')	77 TOTAL	EVERGREEN (4 PER 100')	57 TOTAL
SHADE (3 PER 100')	58 TOTAL	SHADE (3 PER 100')	43 TOTAL
ORNAMENTAL (3 PER 100')	58 TOTAL	ORNAMENTAL (3 PER 100')	43 TOTAL
SHRUB (25 PER 100')	480 TOTAL	SHRUB (25 PER 100')	353 TOTAL
3' TALL MOUNDING REQUIRED		3' TALL MOUNDING REQUIRED	

196th STREET (2,250 L.F.)	
EVERGREEN (4 PER 100')	90 TOTAL
SHADE (3 PER 100')	68 TOTAL
ORNAMENTAL (3 PER 100')	68 TOTAL
SHRUB (25 PER 100')	563 TOTAL
3' TALL MOUNDING REQUIRED	

(HOMES)	
ORNAMENTAL AND/OR EVERGREEN	2 RQD.
SHADE	2 RDQ.
SHRUB	8 RQD.

(COMMON AREA)	
SHADE, ORNAMENTAL, AND/OR EVERGREEN (10 PER AC.)	59.38 AC. 594 TOTAL

(BUFFER YARD)

BUFFER YARD A (WEST) (2,535 L.F.)	
EVERGREEN (3 PER 100)	77 TOTAL
SHADE (3 PER 100)	77 TOTAL
SHRUB (10 PER 100)	254 TOTAL

BUFFER YARD B (GODDARD) (1,580 L.F.)	
EVERGREEN (4 PER 100)	64 TOTAL
SHADE (4 PER 100)	64 TOTAL
SHRUB (10 PER 100)	158 TOTAL
4' TALL MOUNDING REQUIRED FOR 60%	

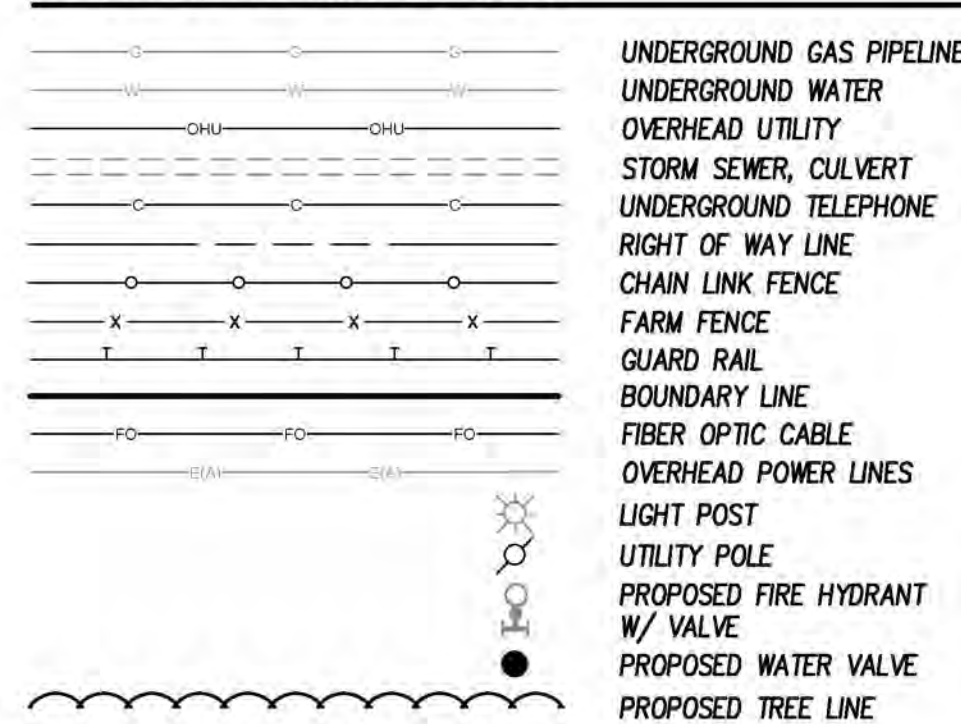
LANDSCAPING NOTES

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- SEE LANDSCAPE PLANS FOR MORE INFORMATION.
- PROPOSED LANDSCAPING CAN BE OFFSET BY EXISTING VEGETATION IF IT MEETS THE REQUIREMENTS.

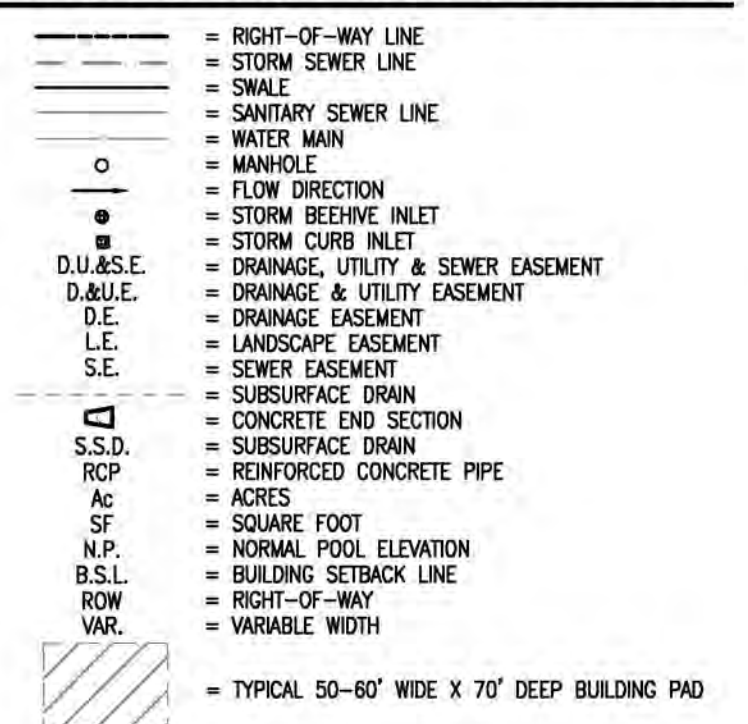
BENCHMARKS

HCSB 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/4 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



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

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WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

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

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

PROJECT NO.: W16.0137
DWG NAME: LOT-PROP.DWG
DESIGNED BY: SCS
DRAWN BY: SCS
CHECKED BY: SCS
DATE: 05/20/2016

REVISIONS AND ISSUES
DATE BY COMMENTS
12/09/2016 SCS
07/23/2019 SCS
02/07/2017 SCS
01/18/2017 SCS

PREPARED FOR: M/HOMES Move Up

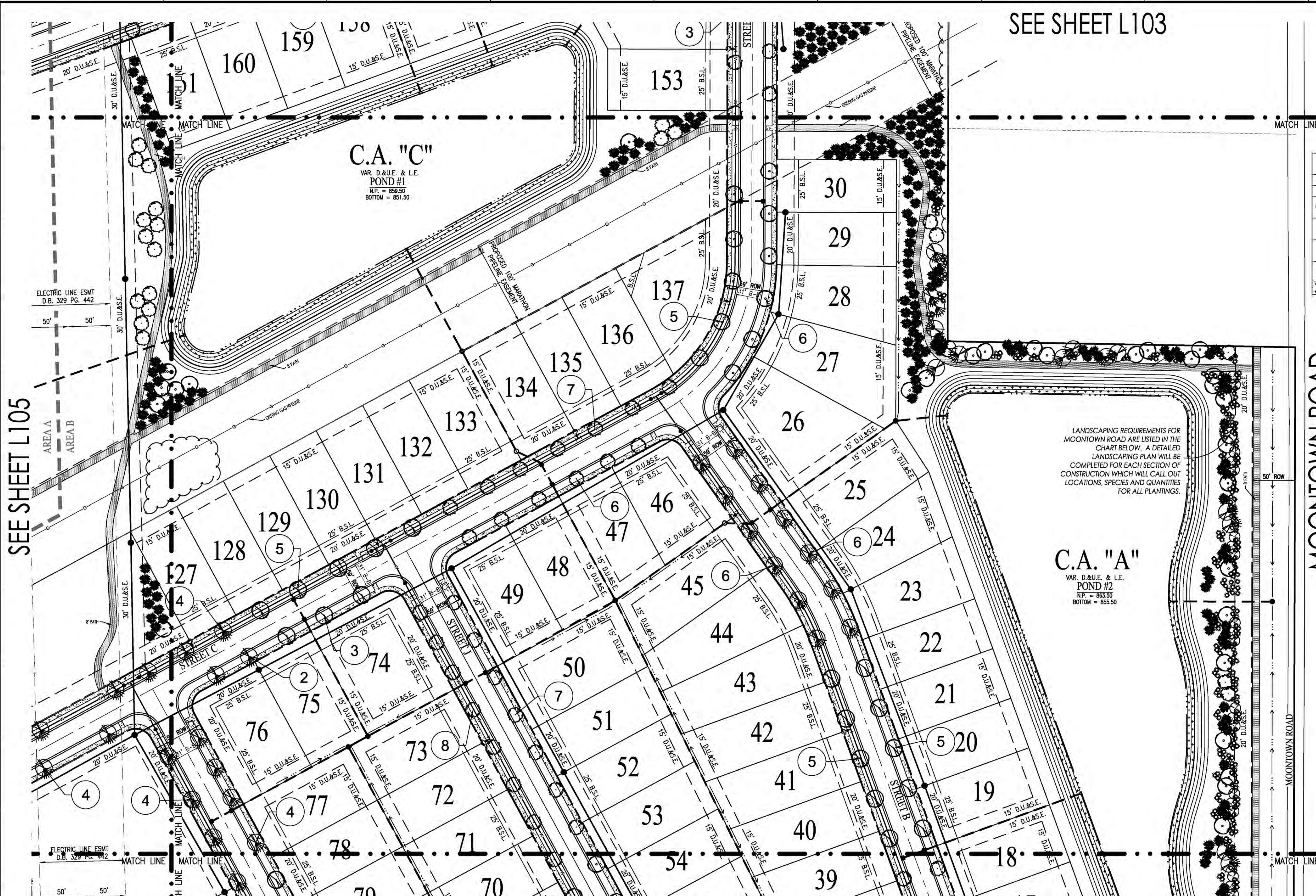
SCOFIELD FARMS

PRELIMINARY LANDSCAPE PLAN

Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 18 North, Range 4 East, Hamilton County, Indiana

SHEET NO. L101

PROJECT NO. W16.0137



SEE SHEET L103

SEE SHEET L105

PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
	SHADE TREES (ST)	8' HT. / 2" CAL.
	EVERGREEN TREES (ET)	6' HT.
	ORNAMENTAL TREES (OT)	2" CAL.
	SHRUBS (S)	18" HT.
	LAKE EDGE VEGETATION	

STREET TREES
8 QUANTITY
(PER SPECIES)

LANDSCAPING REQUIREMENTS FOR MOONTOWN ROAD ARE LISTED IN THE CHART BELOW. A DETAILED LANDSCAPING PLAN WILL BE COMPLETED FOR EACH SECTION OF CONSTRUCTION WHICH WILL CALL OUT LOCATIONS, SPECIES AND QUANTITIES FOR ALL PLANTINGS.

LANDSCAPE REQUIREMENTS:
(STREET FRONTAGE)

191st STREET (1,919 L.F.)		MOONTOWN ROAD (1,409 L.F.)	
EVERGREEN (4 PER 100')	77 TOTAL	EVERGREEN (4 PER 100')	57 TOTAL
SHADE (3 PER 100')	58 TOTAL	SHADE (3 PER 100')	43 TOTAL
ORNAMENTAL (3 PER 100')	58 TOTAL	ORNAMENTAL (3 PER 100')	43 TOTAL
SHRUB (25 PER 100')	480 TOTAL	SHRUB (25 PER 100')	353 TOTAL
3' TALL MOUNDING REQUIRED		3' TALL MOUNDING REQUIRED	

196th STREET (2,250 L.F.)	
EVERGREEN (4 PER 100')	90 TOTAL
SHADE (3 PER 100')	68 TOTAL
ORNAMENTAL (3 PER 100')	68 TOTAL
SHRUB (25 PER 100')	563 TOTAL
3' TALL MOUNDING REQUIRED	

(HOMES)	
ORNAMENTAL AND/OR EVERGREEN	2 RQD.
SHADE	2 RDQ.
SHRUB	8 RQD.

(COMMON AREA)		
SHADE, ORNAMENTAL, AND/OR EVERGREEN	(10 PER AC.)	58.86 AC. 589 TOTAL

(BUFFER YARD)

BUFFER YARD A (WEST) (2,535 L.F.)	
EVERGREEN (3 PER 100)	77 TOTAL
SHADE (3 PER 100)	77 TOTAL
SHRUB (10 PER 100)	254 TOTAL

BUFFER YARD B (GODDARD) (1,580 L.F.)	
EVERGREEN (4 PER 100)	64 TOTAL
SHADE (4 PER 100)	64 TOTAL
SHRUB (10 PER 100)	158 TOTAL
4' TALL MOUNDING REQUIRED FOR 60%	

LANDSCAPING NOTES

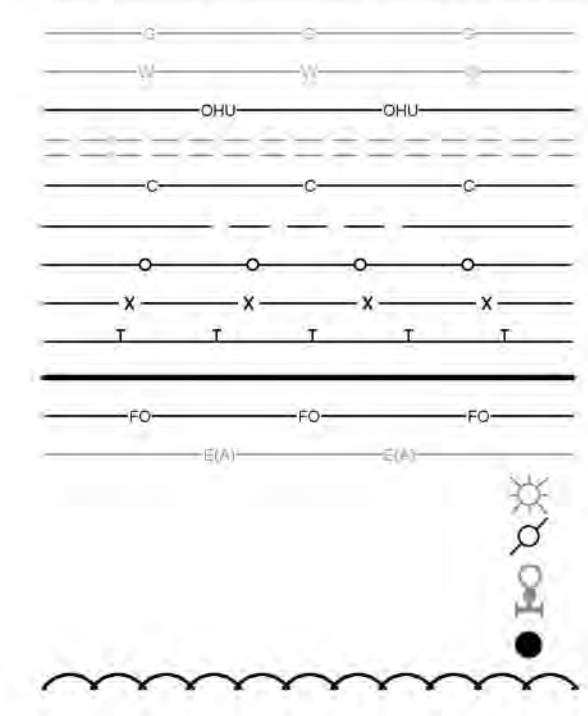
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- PROPOSED LANDSCAPING CAN BE OFFSET BY EXISTING VEGETATION IF IT MEETS THE REQUIREMENTS.

BENCHMARKS

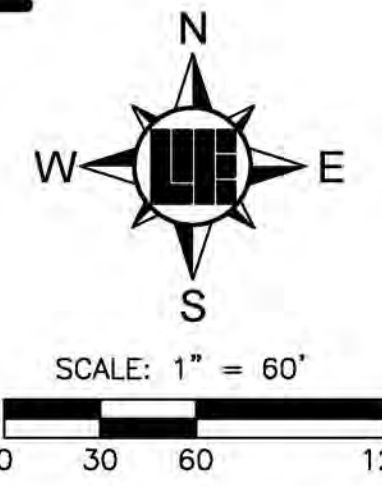
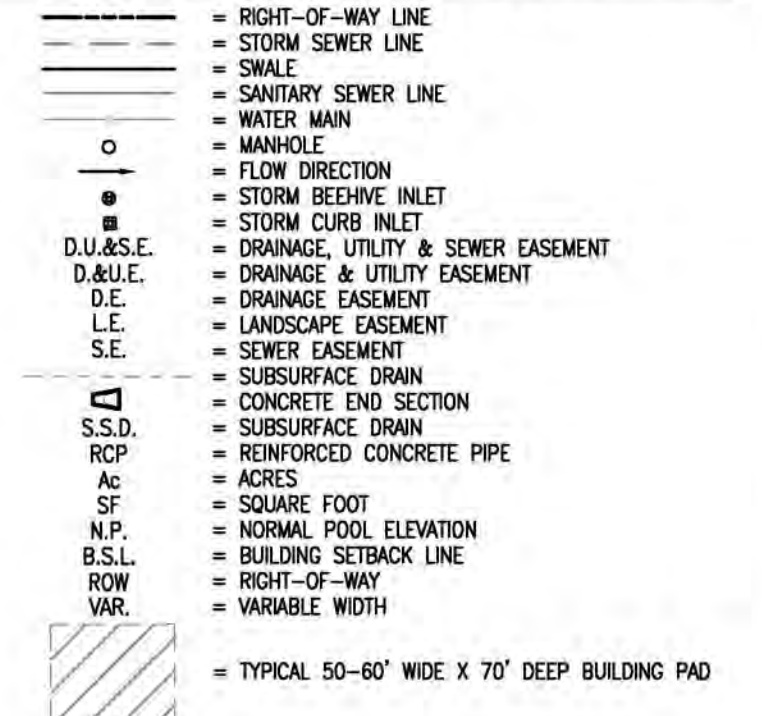
HGSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/4 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA. ELEV = 878.63 (NAVD 88)

SEE SHEET L101

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



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weihe.net
317 | 846 - 6611
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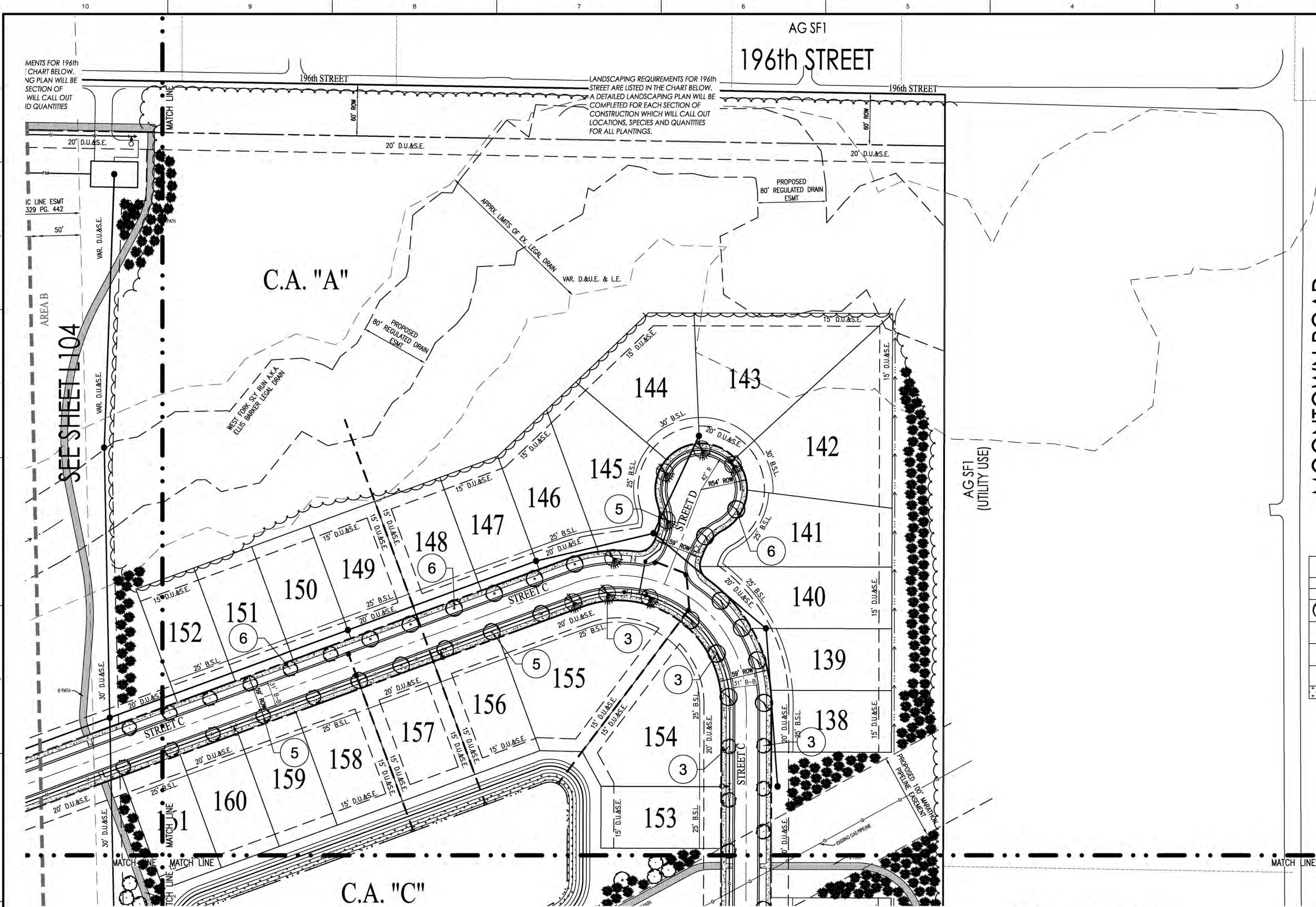
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	WT60137
DWG. NAME:	P100-P100R.DWG
DESIGNED BY:	SCS
DRAWN BY:	SCS
CHECKED BY:	KCS
DATE:	05/20/2016
DATE:	12/09/2016
DATE:	07/21/2017
DATE:	02/01/2017



SCOFIELD FARMS
PRELIMINARY LANDSCAPE PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 18 North, Range 4 East, Hamilton County, Indiana

PREPARED FOR:
SHEET NO.
L102
PROJECT NO.
W16.0137



LANDSCAPE REQUIREMENTS: (STREET FRONTAGE)

191st STREET (1,919 L.F.)		MOONTOWN ROAD (1,409 L.F.)	
EVERGREEN (4 PER 100')	77 TOTAL	EVERGREEN (4 PER 100')	57 TOTAL
SHADE (3 PER 100')	58 TOTAL	SHADE (3 PER 100')	43 TOTAL
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(HOMES)		
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SHADE	2 RDQ.	
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(COMMON AREA)			
SHADE, ORNAMENTAL, AND/OR EVERGREEN	(10 PER AC.)	58.86 AC.	589 TOTAL

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LANDSCAPING NOTES

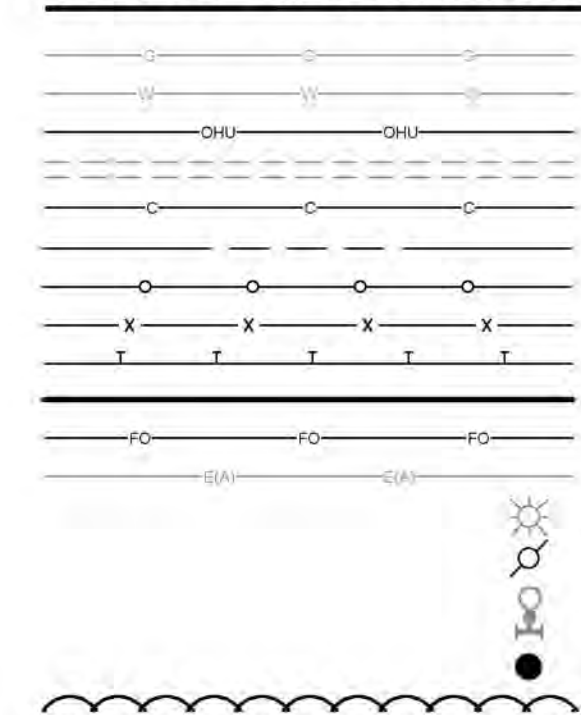
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BENCHMARKS

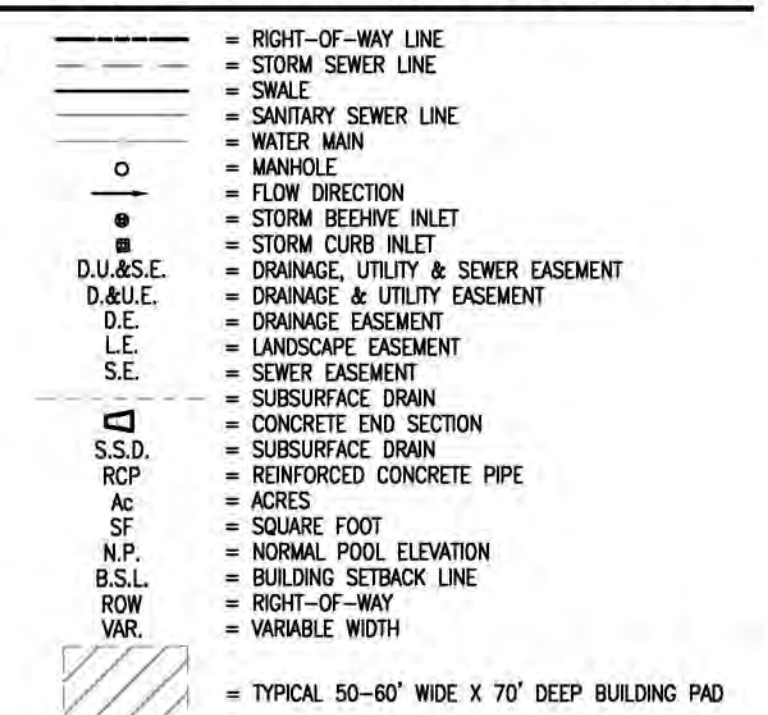
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SEE SHEET L102

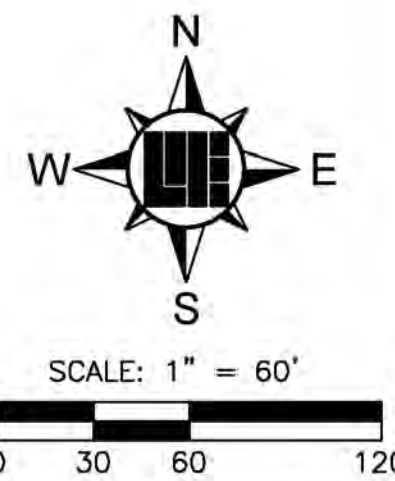
LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
	SHADE TREES (ST)	8' HT. / 2" CAL.
	EVERGREEN TREES (ET)	6' HT.
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W160137
DATE:	12/09/2016
BY:	KCS
DATE:	07/21/2017
BY:	KCS
DATE:	02/01/2017
BY:	KCS
DATE:	05/20/2016
BY:	KCS

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MI HOMES
Move Up

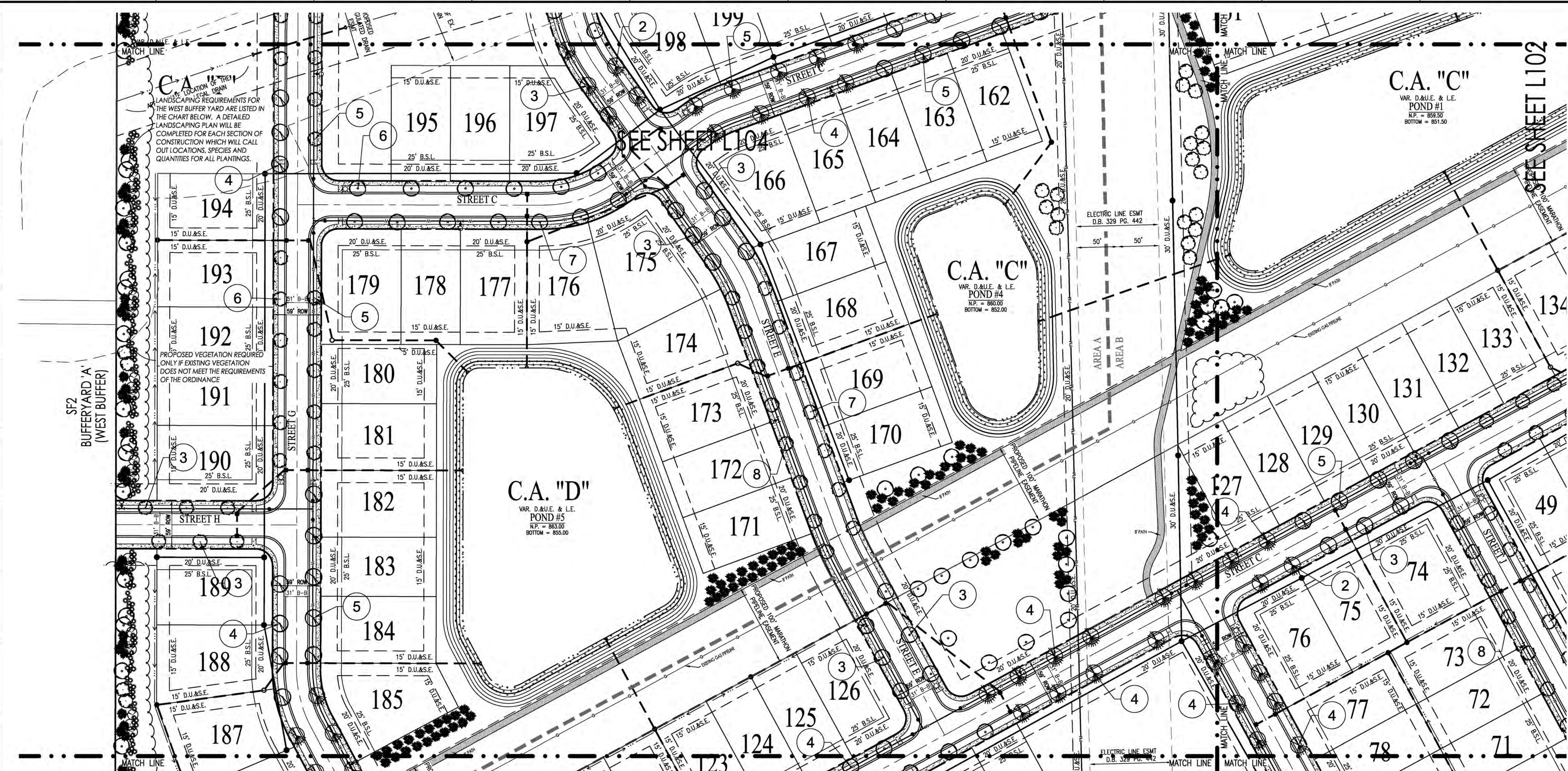
SCOFIELD FARMS

PRELIMINARY LANDSCAPE PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 18 North, Range 4 East, Hamilton County, Indiana

PREPARED FOR:
SCOFIELD FARMS

SHEET NO.
L103

PROJECT NO.
W16.0137



LANDSCAPE REQUIREMENTS:
(STREET FRONTAGE)

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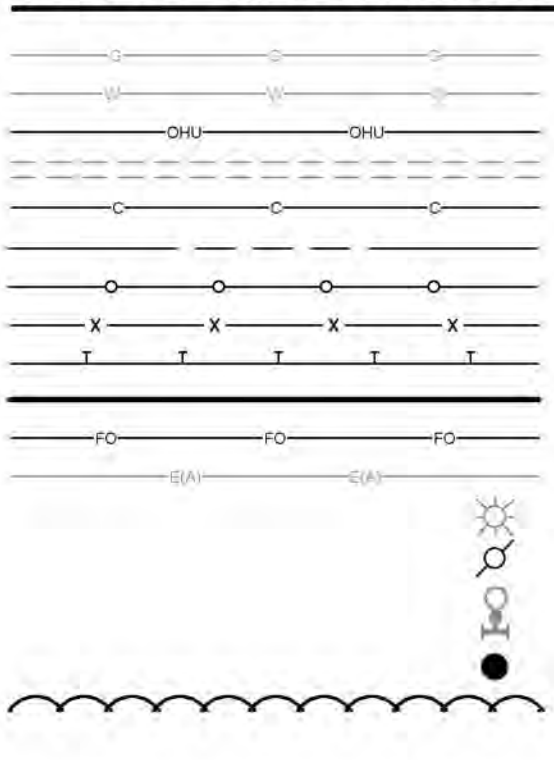
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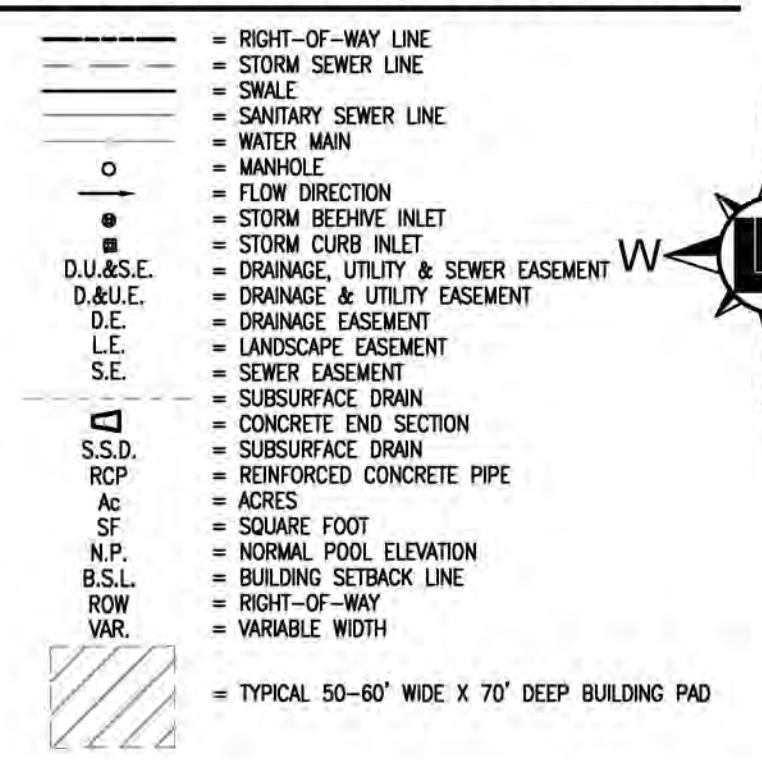
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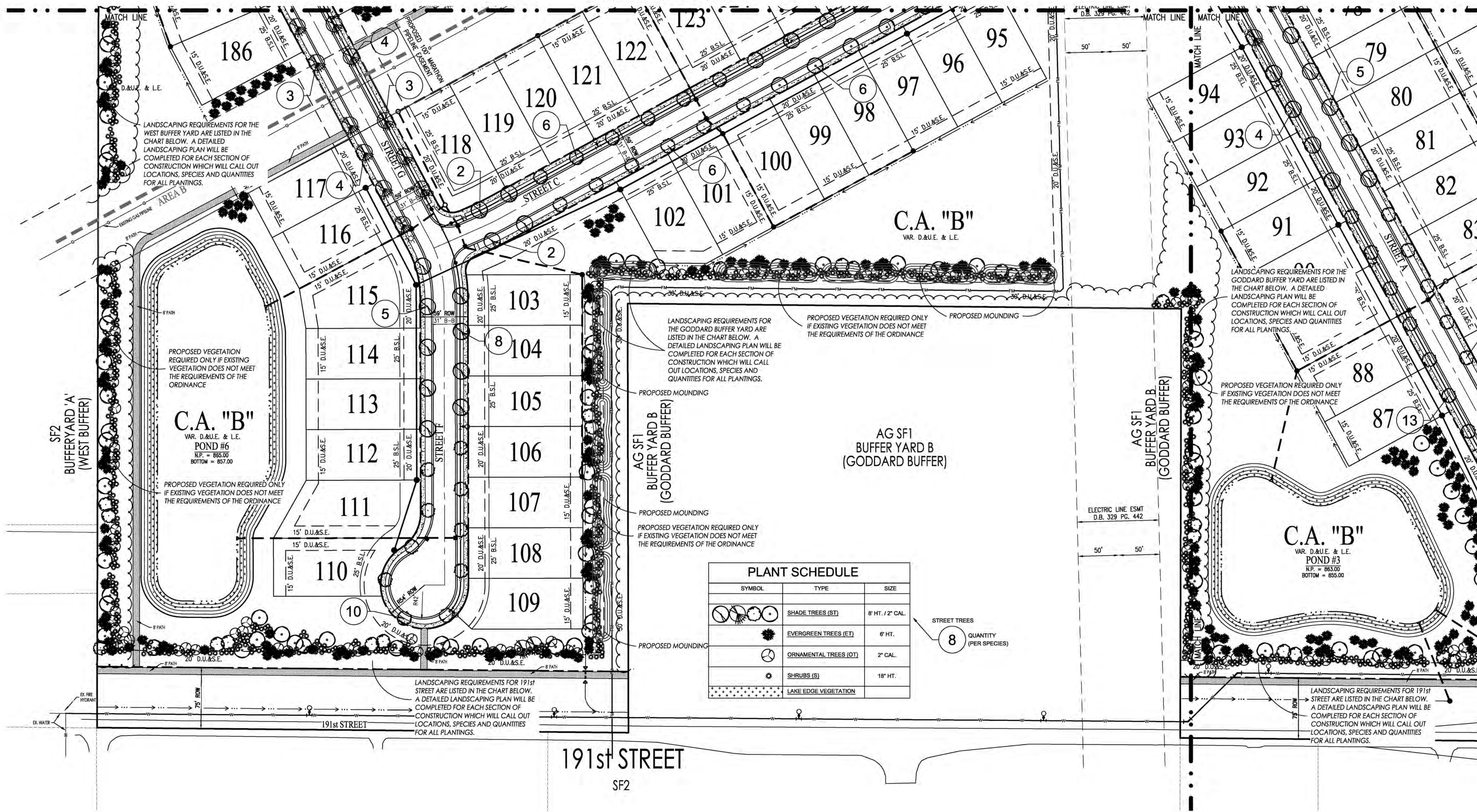
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WEIHE ENGINEERS logo and contact information: 10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 | 846 - 6611 800 | 452 - 6408 317 | 843 - 0546 fax ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO.	W160137
DATE	12/09/2018
BY	KCS
DATE	07/23/2019
BY	SCS
DATE	02/07/2017
BY	SCS
DATE	05/20/2016
BY	KCS

M/HOMES Move Up logo

SCOFIELD FARMS logo and project information: PRELIMINARY LANDSCAPE PLAN Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana. SHEET NO. L105 PROJECT NO. W16.0137



191st STREET (1,919 L.F.)		MOONTOWN ROAD (1,409 L.F.)	
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STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY
ROAD APPROXIMATELY $\frac{1}{2}$ MILE SOUTH OF 216TH STREET IN
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

[illegible]

= RIGHT-OF-WAY LINE
 = STORM SEWER LINE
 = SWALE
 = SANITARY SEWER LINE
 = WATER MAIN
 = MANHOLE
 = FLOW DIRECTION
 = STORM BECHIEVE INLET
 = STORM CURB INLET
 = DRAINAGE UTILITY & SEWER EASEMENT
 = DRAINAGE & UTILITY EASEMENT
 = DRAINAGE EASEMENT
 = LANDSCAPE EASEMENT
 = SEWER EASEMENT
 = SUBSURFACE DRAIN
 = CONCRETE END SECTION
 = SUBSURFACE DRAIN
 = REINFORCED CONCRETE PIPE
 = ACRES
 = SQUARE FOOT
 = NORMAL POOL ELEVATION
 = BUILDING SETBACK LINE
 = RIGHT-OF-WAY
 = VARIABLE WIDTH

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 B.S.L.
 ROW
 VAR.

= TYPICAL 50'-60' WIDE X 70' DEEP BUILDING PAD

SCALE: 1" = 60'



0 60 120

E



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

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24 Hours a Day, 7 Days a Week.*

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

SEE SHEET L101

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Indianapolis, Indiana 46280
weihe.net

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

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W160137
DWG NAME:	P100-P108.DWG
DESIGNED BY:	SCS
DRAWN BY:	SCS
CHECKED BY:	KCS
DATE:	

2	REVISIONS AND ISSUES
11/17/2017	REVISIONS PER CLIENT AND TAC COMMENTS
11/17/2017	REVISIONS PER CLIENT AND TAC COMMENTS
11/17/2017	REVISE PER LAYOUT CHANGES/ADDITIONAL TOPO INFORMATION
11/17/2017	ADDED ADDITIONAL 8' PAIR PER CITY REQUEST.

County, Indiana

SHEET NO. L106	PROJECT NO. W16.0137
PREPARED FOR: SCOFIELD FARMS	PRELIMINARY LANDSCAPE DETAILS Four of the East 1/2 of the Westland 1/4 of Section 19, Township 19 North, Range 1 East, Washington County, Oregon

LOCATION: H:\2016\W160137\Engineering\preliminary\L101-L105.dwg



January 27, 2017

Pam Howard
City of Westfield
2706 E. 171st Street
Westfield, IN 46074

RE: Scofield Farms – 1611-ODP-11 & 1611-SPP-11

Dear Ms. Howard:

On behalf of M/I Homes of Indiana, L.P., this letter is being provided to request a waiver from the Block Standards that is required in the Zoning Ordinance under Article 8.1 (A).

We are requesting this waiver for Street B shown on the Overall Development Plan. The requirement for a maximum block length is 1,250'; except where an Internal Street or Frontage Road parallels an Expressway or Arterial. Moontown Road is a Secondary Arterial and 191st Street is a Primary Arterial. Street B runs along both of these roads. The Street B block length is 1470', 177' is parallel to 191st Street putting the block length at 1293'. Although Street B does not run parallel to Moontown Road due to the necessity for a pond, we believe this street meets the exception.

Should you have any further questions or requests for additional information, please contact me at 317-846-6611.

Sincerely,
Kevin Sumner, P.S.
Project Manager



January 27, 2017

Pam Howard
City of Westfield
2706 E. 171st Street
Westfield, IN 46074

RE: Scofield Farms – 1611-ODP-11 & 1611-SPP-11

Dear Ms. Howard:

On behalf of M/I Homes of Indiana, L.P., this letter is being provided to request a waiver for a portion of the 196th Street Pedestrian Path that is required in the Zoning Ordinance under Article 8.7 (D)(1).

We are requesting this waiver due to the existing creek and legal drain within the proposed right of way.

In lieu of building the portion of pedestrian path, we have proposed the path connecting into the internal pedestrian network within this subdivision.

Should you have any further questions or requests for additional information, please contact me at 317-846-6611.

Sincerely,
Kevin Sumner, P.S.
Project Manager



February 1, 2017

TO: Kevin Sumner, P.S.
Project Manager – Weihe Engineers on Behalf of M/I Homes, L.P.
10505 N. College Avenue
Indianapolis, Indiana 46280

RE: Scofield Farms – 1611-ODP-11 & 1611-SPP-11
Waiver Requests

Thank you for your letters dated January 27, 2017 regarding the requested waivers for the Scofield Farms Development. Our responses are as follows:

- 1.) Block length waiver – Public Works supports this request as we concur with the assessment in your letter.
- 2.) Perimeter path along 196th waiver – Public Works supports this request. As a contingency to this support, the Developer has agreed to make an east-west trail connection to tie into the north-south trail as depicted in a revised concept plan, attached.

If you have any additional questions or need any clarification please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Sundling".

Phil Sundling, PE
City Engineer
City of Westfield Public Works Department
2706 E. 171st Street
Westfield, IN 46074
(317) 517-1945
psundling@westfield.in.gov

Mayor
Andy Cook

City Council
Jim Ake
Steven Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

Public Works Department

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

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

LOCATION: I:\2016\W16.0137\Engineering\landscaping\L101-L105.dwg
DATE/TIME: February 01, 2017 - 2:07pm
PLOTTER: B7: hannes

LANDSCAPE REQUIREMENTS: (STREET FRONTAGE)

191st STREET (1,919 L.F.)		MOONTOWN ROAD (1,409 L.F.)	
EVERGREEN (4 PER 100')	77 TOTAL	EVERGREEN (4 PER 100')	57 TOTAL
SHADE (3 PER 100')	58 TOTAL	SHADE (3 PER 100')	43 TOTAL
ORNAMENTAL (3 PER 100')	58 TOTAL	ORNAMENTAL (3 PER 100')	43 TOTAL
SHRUB (25 PER 100')	480 TOTAL	SHRUB (25 PER 100')	353 TOTAL
3' TALL MOUNDING REQUIRED		3' TALL MOUNDING REQUIRED	

196th STREET (2,250 L.F.)	
EVERGREEN (4 PER 100')	90 TOTAL
SHADE (3 PER 100')	68 TOTAL
ORNAMENTAL (3 PER 100')	68 TOTAL
SHRUB (25 PER 100')	563 TOTAL
3' TALL MOUNDING REQUIRED	

(HOMES)

ORNAMENTAL AND/OR EVERGREEN	2 RQD.
SHADE	2 RDQ.
SHRUB	8 RQD.

(COMMON AREA)

SHADE, ORNAMENTAL, AND/OR EVERGREEN	(10 PER AC.)	58.86 AC.	589 TOTAL
--	--------------	-----------	-----------

(BUFFER YARD)

BUFFER YARD A (WEST) (2,535 L.F.)	
EVERGREEN (3 PER 100)	77 TOTAL
SHADE (3 PER 100)	77 TOTAL
SHRUB (10 PER 100)	254 TOTAL
BUFFER YARD B (GODDARD) (1,580 L.F.)	
EVERGREEN (4 PER 100)	64 TOTAL
SHADE (4 PER 100)	64 TOTAL
SHRUB (10 PER 100)	158 TOTAL
4' TALL MOUNDING REQUIRED FOR 60%	

LANDSCAPING NOTES

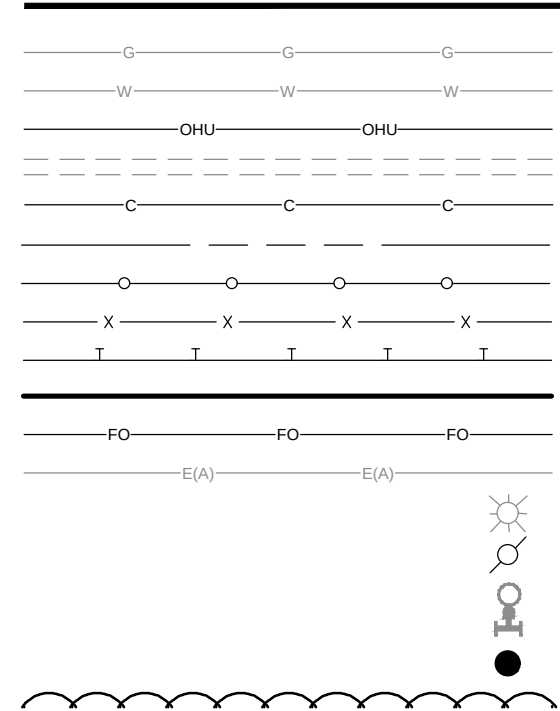
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
- NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
- STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
- SEE LANDSCAPE PLANS FOR MORE INFORMATION.
- PROPOSED LANDSCAPING CAN BE OFFSET BY EXISTING VEGETATION IF IT MEETS THE REQUIREMENTS.

BENCHMARKS

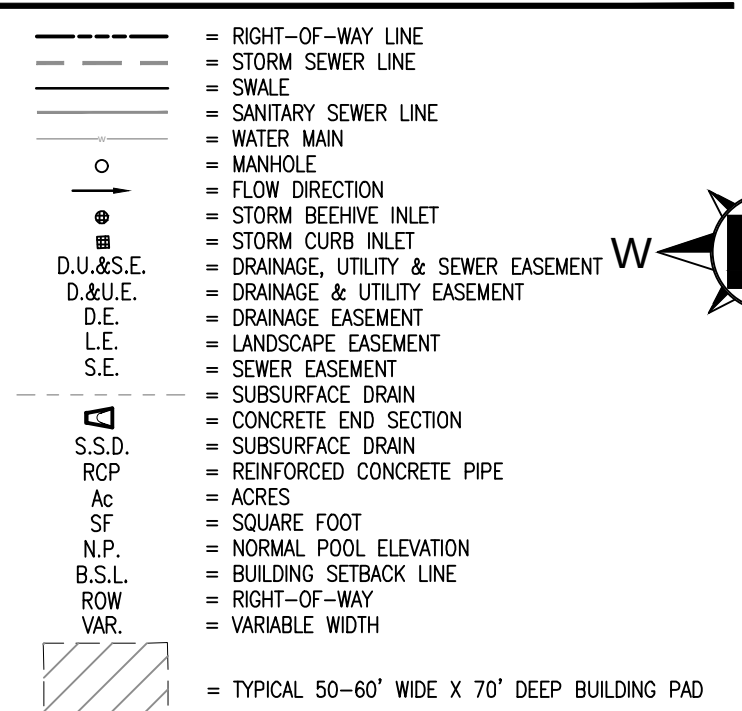
HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/4 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA. ELEV = 878.63 (NAVD 88)

PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
	SHADE TREES (ST)	8' HT. / 2" CAL.
	EVERGREEN TREES (ET)	6' HT.
	ORNAMENTAL TREES (OT)	2" CAL.
	SHRUBS (S)	18" HT.
	LAKE EDGE VEGETATION	

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SCALE: 1" = 60'

811

Know what's below.
Call before you dig.

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

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



SCOFIELD FARMS

PRELIMINARY LANDSCAPE PLAN
SHEET NO. **L105**
PROJECT NO. **W16.0137**

DATE	BY	PROJECT NO.	W16.0137
12/09/2016	KCS	DWG NAME:	P100-PROP.DWG
07/31/2019	KCS	DESIGNED BY:	SCS
02/01/2017	KCS	DRAWN BY:	SCS
		CHECKED BY:	KCS
		DATE:	02/01/2016

REVISIONS AND ISSUES:
REVISIONS PER CLIENT AND TAC COMMENTS
ADDED PER LAYOUT CHANGES/ADDITIONAL TOPO INFORMATION
ADDED ADDITIONAL 8' PATH PER CITY REQUEST
1/18/2017

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

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