



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_05_2018

Monday, February 05, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

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

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - January 16, 2018

Documents: [APC Minutes - January 16, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1711-ODP-11

Osborne Trails Landscaping Plan

193rd Street and Six Points Road, 191st Street and Horton Road

Osborne Trails Developer, LLC by Nelson & Frankenberger, LLC requests review of the landscaping plan for 1711-ODP-11.

(Planner: Matt Pleasant - MPleasant@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Primary Plat](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Tree Inventory Report](#)

ITEMS OF BUSINESS

1712-ODP-13 & 1712-SPP-13

Hittle at ThirtyOne

Southwest Corner of US 31 & 191st Street

Pryam, LLC by Onpointe Land Matters, LLC requests approval of an Overall

Development Plan and Primary Plat for three (3) commercial lots on approximately 12.2 acres +/- in the Hittle at ThirtyOne PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Illustrative Site Layout](#) | [Exhibit 4: Primary Plat](#) | [Exhibit 5: Overall Development Plan](#)

PUBLIC HEARING ITEMS

1802-PUD-04 [PUBLIC HEARING]

Oak Ridge Pointe PUD District Amendment

Southwest Corner of SR 32 and Oak Ridge Road

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

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

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

1802-PUD-05 [PUBLIC HEARING]

Compton PUD District

15626 Springmill Road

Dr. Adam Compton by Page Law and Weihe Engineers requests a change in zoning of 0.88 acres +/- from the AG-SF1 District to the Compton PUD District to allow for the construction of an office building. (Planner: Caleb Ernest - CErnest@westfield.in.gov)

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

1802-ODP-08 & 1802-SPP-02 [PUBLIC HEARING]

Hawthorne Ridge

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

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

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

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

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

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

El: Enclosed Industrial District.

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

1801-PUD-01 [CONTINUED]

Davis PUD

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

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

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

1801-PUD-02 [CONTINUED]

Chance PUD

Southwest Corner of Ditch Road and 166th Street

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Minutes of the January 16, 2018 APC Meeting*Presented for approval: February 5, 2018*

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Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 16, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

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

Approval of Minutes:

Motion: Approve January 2, 2018 Meeting Minutes as presented.

Motion: Kelleher; Second: Woodard. Motion passed. Vote: 9-0.

Election of Officers

Motion: Appoint Randy Graham as president for 2018.

Motion: Kelleher; Second: Woodard. Motion passed. Vote: 9-0.

Motion: Appoint Andre Maue as vice president for 2018.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 9-0.

Appointment to the Board of Zoning Appeals

Motion: Appoint Dave Schmitz as the APC appointment for 2018.

Motion: Kelleher; Second: Woodard. Motion passed. Vote: 9-0.

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1707-DDP-10

The Trails Lot 1 & 2

Lot 1 & 2 of the Trails Subdivision

Edgerock Development by Onpointe Land Matters, LLC requests a Detailed Development Plan approval of two (2) commercial lots on 0.804 acres +/- in The Trails Planned Unit Development (PUD) District.

Staff Recommendation:

- 1) Approve the Detailed Development Plan (1707-DDP-10) with the following condition:

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- That the Secondary Plat for The Trails (1706-SFP-21) is signed and recorded prior to the issuance of an Improvement Location Permit.

1712-DDP-21**Pro X Grand Park***South side of 191st Street, appx.1,000 feet west of Grand Park Blvd.*

EdgeRock Development, LLC by OnPointe Land Matters, LLC requests Detailed Development Plan approval for an approximately 68,000 SF athlete development facility on 7.786 acres+/- in the GPEC PUD District

Staff Recommendation:

- 1) Approve the Detailed Development Plan (1712-DDP-21) with the following condition:

- That the Secondary Plat for Grand Park Subdivision (Docket #1712-SFP-40) is signed and recorded prior to the issuance of an Improvement Location Permit.

Motion: Approve Consent Agenda Items with staff recommendations.

Motion: Maue; Second: Horkay. Motion passed. Vote: 9-0.

Hoover acknowledged that what is being presented reflects changes made based on APC comments. Woodard, Maue and Graham agreed.

ITEMS OF BUSINESS**1712-PUD-26****Hittle at ThirtyOne PUD***Southwest Corner of US 31 & 191st Street*

Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.

Crabtree summarized this request for a change in zoning to the Hittle at ThirtyOne PUD District to include two sub areas - one lot for a hotel and one for outlets. Since the public hearing the petitioner has made modifications to the PUD including the removal of a gasoline service station as a permitted use and the addition of an enhanced entry and public art node.

Jesse Pohlman, Onpointe Land Matterson behalf of the applicant highlighted the three items that the petitioner has incorporated into the project. 1) The removal of gasoline service stations as a permitted use; 2) The introduction of a high quality ceramic panel building material; and 3) response to the public comment on how to enhance the area to visitors. Those enhancement to be incorporated include: a) a public art plaza; b) enhanced landscaped entryway which will be more comparable to that of a residential development; c) a retention pond that will also serve to enhance the gateway; and d) addition on an internal pedestrian trail.

Graham stated he was pleased with the improvements and enhancements. He stated he was appreciative of seeing something so detailed at this point in the process. He made the suggestion that the public art would be nice if it had a sport themed motif.

Kelleher and Smith thanked the petitioner.

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Maue stated he likes art node concept.

Motion: Forward 1712-PUD-26 to the City Council with a favorable recommendation.

Motion: Kelleher; Second: Woodard. Motion passed. Vote: 9-0.

**1801-SPP-01 &
1801-ODP-01****Sunbelt Rentals***902 East 169th Street*

Presley Property Management Group, LLC by Coots, Henke, and Wheeler, P.C. requests Primary Plat and Overall Development Plan approval for two (2) industrial lots on approximately 31.29 acres +/- in the OI: Open Industrial District.

Ernest presented an overview of this request for a Primary Plat and Overall Development Plan approval for two (2) industrial lots on approximately 31.29 acres +/- in the OI: Open Industrial District. He stated that the petitioner has worked with staff and has addressed all outstanding items.

Staff Recommendation:

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

Motion: Approve 1801-SPP-01 & 1801-ODP-01 with the noted staff recommendation.

Motion: Woodward; Second: Smith. Motion passed. Vote: 9-0.

PUBLIC HEARING ITEMS**1801-PUD-01
[PUBLIC HEARING]****Davis PUD***West side of Ditch Road between 156th Street and 161st Street*

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

Chris Woodard recused himself for this petition.

Howard presented a summary of this request for a change of zoning for the proposed Davis PUD District.

Paul Estridge, president of Estridge Homes addressed the APC members. He said that they had made a few changes to the PUD. The development is now named Evergreen and he said for many years he had been in a partnership with the owners of this land. . He said there had been a neighborhood meeting and the following points of comment: 360 architecture, square footage, lot sizes, density, buffering, landscaping, enhanced 161st street entrance, and greenspace. He stated that it was their intention to be responsive to the comments made at the neighborhood meeting. He added that Evergreen would be the first premium semi-custom neighborhood on the west side of Westfield. . He outlined several of the changes made to the PUD including: Increased minimum home size, lowered density, greater buffering, berm elimination, and lot sizes. He addressed the project as it related to the Comprehensive Plan.

Public Hearing for 1801-PUD-01 opened at 7:37 p.m.

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Sandy Wilds, 15919 Ditch Road; stated that Mr. Estridge addressed some issues, but she is still concerned that this area is not given the consideration it deserves in regard to current residents. She said that what was presented at West Rail is not what is being built, and that the density still too much. She is concerned about topography not being retained, that the buffering is not enough, the homes not conducive with what has been built south and east. She asked that current long term residents be taken into consideration with this project

Leah Stevenson, 2223 West 166th Street; expressed concerned about buffering and transitions in relation to what is required by Comprehensive Plan. She expressed worry about children falling in tree holes on the adjacent DuBois property without adequate buffering.

Suzy DuBois, 1719 West 161st Street; thanked Mr. Estridge for meeting with her and stated that continued meetings and discussion are necessary. She said she is worried that if PUD does not support the images being shown, then that is not what will be developed. She said that she thinks square footage needs to be increased further, that 360 architecture needs to be included in the PUD, and that landscape standards should not be lowered. She said that the buffer is critical for preserving rural lifestyles and thinks 60' buffer should be well defined and not just an extension of residents' back yards. She said she would like to see more of a mix in homes styles with larger homes and fewer ranch homes. She stated that we need to lower density, not lower standards, and that all details need to be included in the PUD.

Tracy Pielmeier, Little Eagle Creek Avenue; Stated that the project needs larger buffer, lower density, and more open space. She stated that she appreciated Mr. Estridge read the Comprehensive Plan. She spoke of her positive experience with Bent Creek and Mr. Langston; yet, now he is no longer involved and homes will sell for 200K less. She said, to her, the term "empty nester" just means small homes. She said that there is not enough open space, and asked if yards would be considered part of the open space. She asked the APC members to continue to require more and defend the existing residents.

Kristen Burkman, 1924 West 161st Street; She thanked Mr. Estridge for showing the rear elevations of the homes. She stated this is the fifth and sixth remonstrance for this area and that Pulte spent nine months trying to rezone as they know what is desirable. She outlined issues with this PUD in her submitted letter. She said the project needs larger home lots of three acres or more and custom homes. She said strategic development is needed now.

Mindy Martin, 1839 West 166th Street; She said she is tired of developers disregarding issues that have been made evident as a result of development such as how the schools are currently overcrowded. She stated that adding more students is irresponsible regardless of economic viability. She asked if empty nesters will really flock to Westfield for all the proposed empty nester home.

Patty Kemmer, 1708 West 161st Street; She said she chose Westfield over Carmel because it was a nicer area and was told this part of Westfield would never change. She told of how a child in a neighboring subdivision let her horses out.

Carol Davis Whitson, 7120 North 50 West, West Lafayette, IN; Stated she is one of owners of the Davis property. She said the development was carefully planned and designed to meet the Comprehensive Plan

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and that there is a recreation center and pool included in the plans. She is in support of this petition and asked that the APC approve the project.

Charles Davis, 15802 Springmill Road; Stated he is a part owner of the Davis property. He said that development is been moving north and development is required to provide for water, sewer, growth for schools, and an additional tax base. He said this is a well thought out development that is within the guidelines of the Comprehensive Plan.

Judy Crandall, 15124 Kampen Circle, Stated she is part owner of the Davis property. She said that farming has become increasingly difficult and they wish to sell their property as others before have been allowed to sell. She said that all who live in this area are on property that at one time was purchased from farmers. She said that Mr. Estridge is a respectable developer and that this project is in line with Comprehensive Plan. She said that this is not a cookie cutter development and serves as a transitional piece of property. She said that the school raised no issues during TAC meetings, and that many homes will be empty nesters homes that will not have children going into the school system. She asked where teachers, police, and fire professionals will live. She said that this development is not one of million dollar homes. She said that traffic on 161st Street is not an issue as there will not be an entrance on 161st Street. She asked the APC to approve this project.

Nancy Davis, 15802 Springmill Road; Stated she is part owner of the Davis property. She said that the family would like to continue farming the land; however, farming has become very dangerous as they move their large equipment around in this area. She said that those people who are against this project don't want it because it is in their back yards. She said Estridge has come up with a good plan that is designed to comply with the Comprehensive Plan. She said that this development will add to the tax base which is necessary. She asked the APC for a positive recommendation.

Cherie Cook, 1740 West 161st Street; She said that per the Comprehensive Plan, the SW New Suburban Area calls for mix of uses, and this development in not in context with that point. She would like to see more buffering and more open space. She stated that the schools are too crowded and there is not enough room in the high school for 8th grade class next year and the bidding for that expansion hasn't started, and construction when started would not be complete until 2020. She said that the developer says three-acre lots will not sell, but they will and that she is an example of this type of buyer.

John Randall Sheehe, 16032 Oak Park Court; Stated he is in favor of responsible developments in Westfield; however, he would like to see strict measures of control in the plans that will hold developers accountable for their promises. He said that the city can learn from previous mistakes. He asked how pedestrian pathways are connected to neighboring communities and if a traffic study had taken place.

Public Hearing for 1801-PUD-01 Closed at 8:11 p.m.

Estridge responses:

- Estridge stated that the square footage mentioned are the minimum allowable and not all homes will be that small. 70% of homes in Harmony have basements and would expect all homes here to have them which will add square footage.

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- He said that the modification to the landscaping doubled the minimum landscaping standards for this area.
- He said the berm on the west side has been removed and the buffers have been increased to allow for reforestation for the entire perimeter.
- He stated he commits to precise details required by the planning department to include everything presented tonight.

Kelleher said that the Comprehensive Plan says “new suburban”, but isn’t specific regarding transitions and change in densities. She said she is glad the discussion regarding the details of this development has been started and that it needs to continue. She said she believes that PUD’s are intended to allow the use of creativity and are designed for different types of residential and commercial. She thinks the southern density transition is fine, but northern density does not allow for enough of a transition. She said buffers should not be part of a resident’s yard and that buffers should be useful - perhaps incorporating a trail system. She said that she feels Estridge can be more creative citing Centennial as an example of this type or desired creativity. She would like to see home sizes become larger as they go north and west. She would like to see an increase in home sizes, if that is really is what is to be built in case another developer takes over. To that point she would like to see language in the ordinance to ensure this increase in home size. She said she has a reforestation buffer on her property and would be happy to show it as example.

Smith said he was hoping to see a more detailed, significant, and final proposal. He said he was disappointed in its simplicity and was not happy to see changes presented at meeting. He wants to see the promised changes in writing. He feels the price point doesn’t match what is shown, and would like minimum square footage to be at level that is acceptable should another developer takes over. He said that the density needs to be lower and lot sizes to be larger.

Maue stated his primary concern was with the buffers and that he was glad to see changes proposed, glad to get rid of berm on west as he felt it was too unnatural. He said he felt trails should be internal.

Willis said he was glad to see changes early on that address concerns. He said he was glad that Estridge is working with neighbors. He would like the square footage of the homes increased.

Kelleher added that she understands that Davis’ want to sell and that farming has become hard. She said that is not a sentiment to stop development, the city just wants to get it right. She hopes Estridge will continue to work with neighbors to improve plan.

Hoover applauded Estridge for the changes made since neighbor meeting. He said he would like to see Estridge continue to work with the neighbors to arrive at common ground. He feels it is extremely important that the commitments are written into the PUD should the current developer not end up building entire project.

Graham agreed with Hoover. He encouraged Estridge to work with neighbors and staff to make additional changes going forward. He said, like others, he doesn’t like to be presented with last minutes changes.

Smith said he hoped not to see this back in two weeks with last minute changes. He said he appreciates Davis’ being present at this meeting and for their patience; he understands they want to sell. He stated that there is no rush, that it is important to get development right.

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Horkay said he agreed with the comments made at this meeting and that he likes two-meeting process. He said he doesn't want to see it back in two weeks

Skelton clarified that soonest this petition would be back is four weeks.

Schmitz said that his points of concern had been addressed and that he appreciated Estridge's participation in the process.

Estridge responded that he will not be back in two weeks but hopefully more like four weeks. He said he understands the details, square footage issues, and that he values working with the neighbors. As a member of the community, he said he appreciates open space, creative design, and conservation. He said that on this smaller site, surrounded by 3 roads, there is less room for creativity. He said there is a tug of war between losing the density and increasing lot size and that making home sites larger for sales value leaves less room for open space. He apologizes for last minute change but wanted to be responsive with the neighbors.

Kelleher responded to Estridge that changes made early on are good.

Woodard rejoined the meeting at 8:38 p.m.

1801-PUD-02
[PUBLIC HEARING]**Chance PUD***Southwest Corner of Ditch Road and 166th Street*

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

Howard presented a summary of this request for a change of zoning for the proposed Chance PUD District.

Bryan Stumpf with 11th Street Development presented an overview of this project. He shared that the owner of this property approached him with similar farming issues of those experienced by the Davis family in the prior petition. As architecture is an important element Stumpf reached out to David Weekley homes to be the builder on this site. Stumpf said he began with the Comprehensive Plan and stated that this area proposed for the Chance PUD is right on the cusp of the Suburban Residential District and the New Suburban District and services as the transition point for density. He said while looking at the appropriateness of development he addressed available utilities and that this type of development within this area is an expected and anticipated expansion. He additionally addressed issues including stub streets, tree preservation and conservation, buffering, plantings, and trails. He turned the presentation over to Michael Luedke, with David Weekley Homes, who presented an overview of the housing products offered by Weekley.

Public Hearing for 1801-PUD-02 opened at 8:53 p.m.

Patty and Denny Kemmer, 1708 West 161st Street; The Kemmers said they never received notification of this meeting. They stated their horse farm directly adjoins the Chance property and as a result of the placement of the pond in this adjoin property their fields floods terribly. They said that homes so close to their horses creates a dangerous situation. They said they feel that a fence or bigger buffer is needed and that this project is less desirable than the proposed Davis project.

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Suzy DuBois, 1719 West 161st Street; She said larger lots would be more in context with what is there now. She asked why small lots bordering Kemmers' parcel, and said she felt the lots should be larger lots there. She stated that the parcels in this area should be larger in general.

Tracy Pielmeier, Little Eagle Creek Avenue; Stated she was happy about the reforestation efforts and that she was happy to see the wooded area being preserved. She would like to see Southwest Westfield be recognized for eco-friendly buffers and environmentally friendly designs. She would like to see large lot options. She said she would like Westfield to record its public meetings and post on a YouTube channel for those residents who are unable to attend the meetings. She said Westfield is the only Hamilton County municipality that doesn't do this; perhaps use the High School video team to could earn civics credits for taking on this project.

Kristen Burkman, 1924 West 161st Street; She said it is understandable that people want to sell land; however, residents have a big investment in their homes and properties and deserve consideration. She said she feels there is an abundance of "more of the same" in the lots. She stated concern for the large number of 2000 square feet homes being built and suggested taking a break and to assess the true market voids. She feels that the area is too saturated with these price points and home styles. She said she would like a better idea of what the reforestation would look like. She said that she would like to see more open space, four-sided architecture put in writing, and that the pattern of homes that face the road be kept in context. She stated she would like to have plans submitted in a more complete manner for public hearings.

Mindy Martin, 1839 West 166th Street; She said the Comprehensive Plan refers to this area as new suburban and that development should be context sensitive with reduced density and increased open space. She feels that no development has achieved this and that the Comprehensive Plan should be followed not just only select parts of the plan used. She said that tearing out woods is disgraceful and would take away the homes of much wildlife. She feels that the proposed tree replacement and plantings are not adequate. She said there needs to be compromise between city residents and country residents.

Scott Frei, 2045 West 166th Street; He said he bought into "Westfield is a great place to live" 20 years ago. He said that this area is one of the most prized areas in one of the best places to live in the country and deserves something much better. He said the density reduction is too small and feels that can't be intent of plan, that proposed homes are too close together and not in line with what is existing. He said he would like to see development that is responsible that enhances the area not something that sacrifice the existing residents and their way of life.

Brian Kirchner, 1359 Trifecta Way; He said he would like to see less density in this proposed project.

Brent Reece, 16395 Man O'War Lane; Stated he was concerned about density. He said that Derby Ridge was required to have 20 feet between homes and side load entry garage, both which are not possible in this proposed project. Also, in Derby Ridge, with two ponds and a connector bridge the development is very nice. He said that it was his thought that new developments moving west would continue these aspects. Estridge showed surrounding densities for its project, why hasn't this development followed suit?

Mic Mead, 15466 Oak Road; this project does not fit the Comprehensive Plan.

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Public Hearing for 1801-PUD-02 closed at 9:16 p.m.

Stumpf responded that the petitioner would be working on the area's topography and the pond to intercept water in an effort to mitigate the flooding experienced by adjoining properties. They will also be addressing the reforestation and he said that the residential density is similar to Derby ridge and less than Ackerson. He stated an openness to the common area topic.

Kelleher said many of her points from the Davis PUD apply to this PUD. She feels things are going backwards. Her concerns include that the development is too dense and that no commitments are written into the PUD to uphold the points made. Density should decrease as development moves west and north. Buffers and transitions are also among her concerns.

Smith says "get it right". A lot has been said that is not locked down in the PUD.

Willis said that the density transition is not right and he would like to see a lot more transition.

Kelleher additionally said architectural standards need to be written into the ordinance.

Graham referenced his comments from Davis as being applicable to this petition.

Schmitz made the point that the houses should be facing the roads and appropriate and within context.

Skelton mentioned, as with the Davis PUD, the earliest return of this petition would be 4 weeks

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

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

**1712-ODP-13 &
1712-SPP-13****Hittle at ThirtyOne***SW Corner of US 31 & 191st Street*

Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

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Economic and Community Development Department.

Motion: Adjourn meeting.

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

The meeting adjourned at 8:32 p.m.

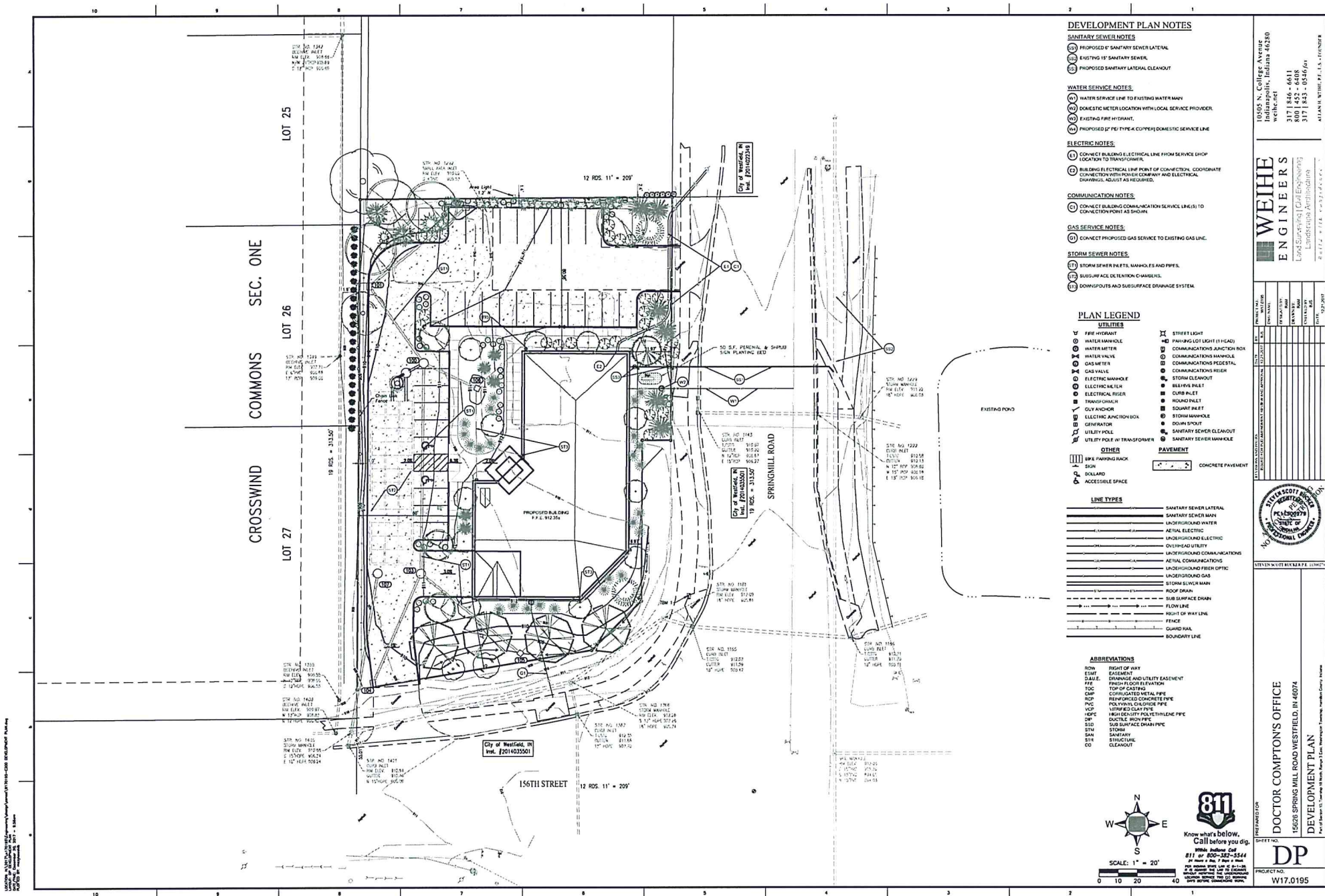
Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

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community@westfield.in.gov



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

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering

PROJECT NO.:	W17-0150
DRAWN BY:	
CHECKED BY:	
DATE:	

DATE	BY
12/21/2017	MS

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STEVEN SCOTT DUCKER P.E. 10	

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SHEET NO. DP

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PROPOSED PROJECT
**COMPTON DENTAL
CARE**

15626 SPRING MILL ROAD
WESTFIELD, INDIANA

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
December 1, 2017

ELEVATIONS



WEST ENTRY - PARKING ELEVATION



SPRINGMILL ROAD ELEVATION



NORTH ENTRY - PARKING ELEVATION



156TH STREET ELEVATION

ORDINANCE NUMBER 18-02

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

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified by the Concept Plan, attached hereto as **Exhibit B.**

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified by the Concept Plan, attached hereto as **Exhibit B** and the Character Exhibit, attached hereto as **Exhibit C.** The Character Exhibit, attached hereto as **Exhibit B.** is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance.

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

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified by the Concept Plan, attached hereto as **Exhibit B** and the Character Exhibit, attached hereto as **Exhibit C.**

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-02**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-02**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE

Legal Description

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUNNING THENCE NORTH 19 RODS; THENCE WEST 12 RODS AND 11 FEET; THENCE SOUTH 19 RODS; THENCE EAST 12 RODS AND 11 FEET TO THE PLACE OF BEGINNING, CONTAINING 1 1/2 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, ALL THAT LAND CONVEYED TO THE CITY OF WESTFIELD, INDIANA PER WARRANTY DEED, RECORDED AUGUST 13, 2014 AS INSTRUMENT NO. 2014035501 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
CONCEPT PLAN



0

EXHIBIT C
CHARACTER EXHIBIT



PROPOSED PROJECT
**COMPTON DENTAL
CARE**

15626 SPRING MILL ROAD
WESTFIELD, INDIANA

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
December 1, 2017

ELEVATIONS



WEST ENTRY - PARKING ELEVATION



SPRINGMILL ROAD ELEVATION



NORTH ENTRY - PARKING ELEVATION



156TH STREET ELEVATION





Petition Number: 1802-PUD-05

Project Name: Compton PUD District

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

Petitioner: Dr. Adam Compton by Weihe Engineers

Representative: Paul Page of Page Law

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

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

Current Land Use: Medical Office

Approximate Acreage: 0.88 acres +/-

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

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

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

PROJECT OVERVIEW

Location: The Property is located at 15626 Springmill Road on the northwest corner of 156th Street and Springmill Road (see **Exhibit 2**).

Property Description: A Variance of Use was approved in 1998 allowing the use of a Medical Office on the site (98-V-41). A Site Development Plan and Signage Plan was approved on June 28, 1999 with conditions (99-AP-17). The Property is currently in the process of being rezoned to the



Compton PUD District (Ordinance 18-02, *pending*). The proposed PUD Ordinance establishes LB: Local Business as the underlying zoning district. This proposal would allow the existing medical office to expand and allow additional uses in the proposed building.

Permitted Uses: The proposed ordinance defaults to the underlying zoning of the LB: Local Business District. It is anticipated that this section will be revised before the next Plan Commission meeting.

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

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

Architecture: The proposed ordinance requires the building on the property to be developed in substantial compliance with the proposed building elevations (see **Exhibit 5**). Staff is working with the petitioner and it is anticipated that this section will be revised before the next Plan Commission meeting.

Landscaping: The proposed PUD ordinance defaults to the UDO's landscaping standards except as otherwise modified on the landscaping plan (see **Exhibit 4**). Staff is working with the petitioner and it is anticipated that this section will be revised before the next Plan Commission meeting.

COMPREHENSIVE PLAN

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

PROCEDURAL

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

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



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

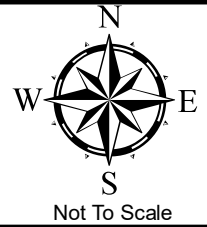
Council Introduction: The petition was introduced at the January 8, 2018, Council meeting.

DEPARTMENT COMMENTS

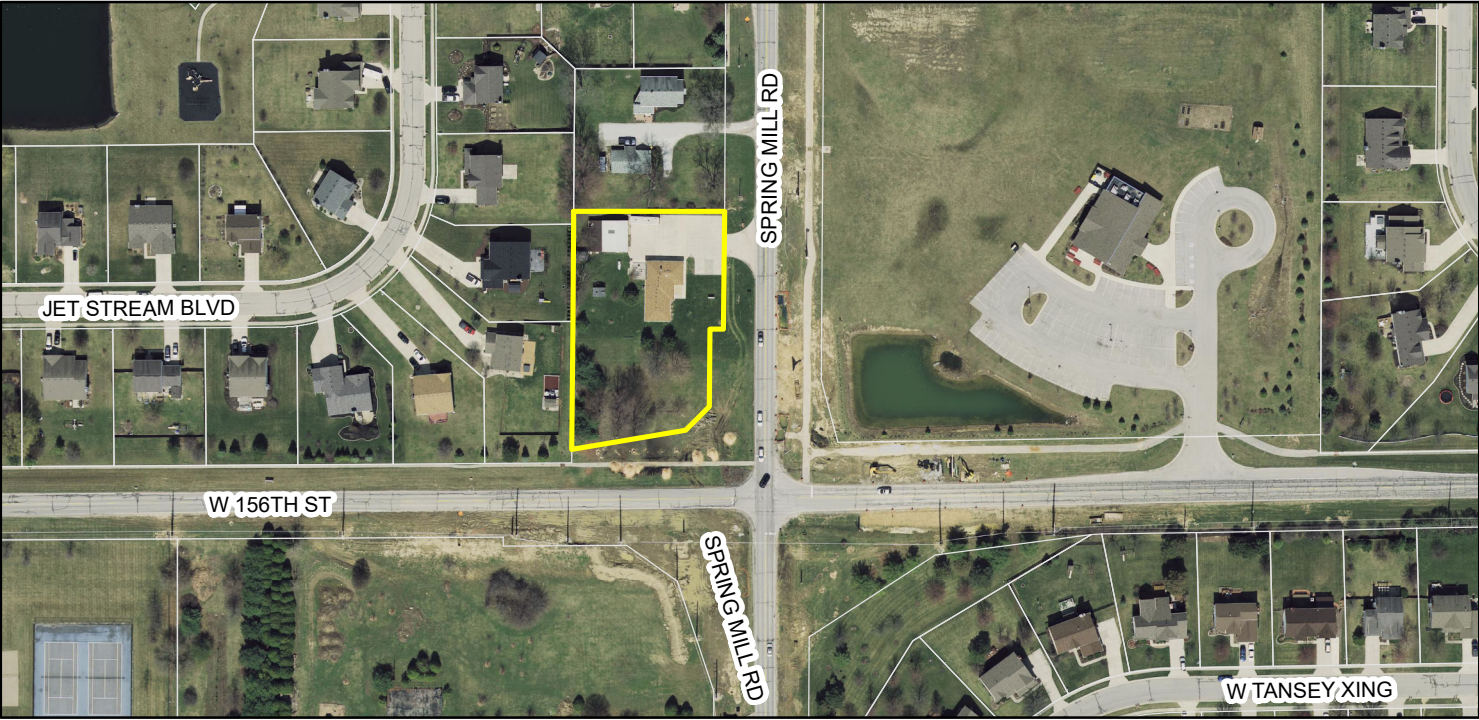
1. **Action:** Hold a public hearing at the February 5, 2018, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



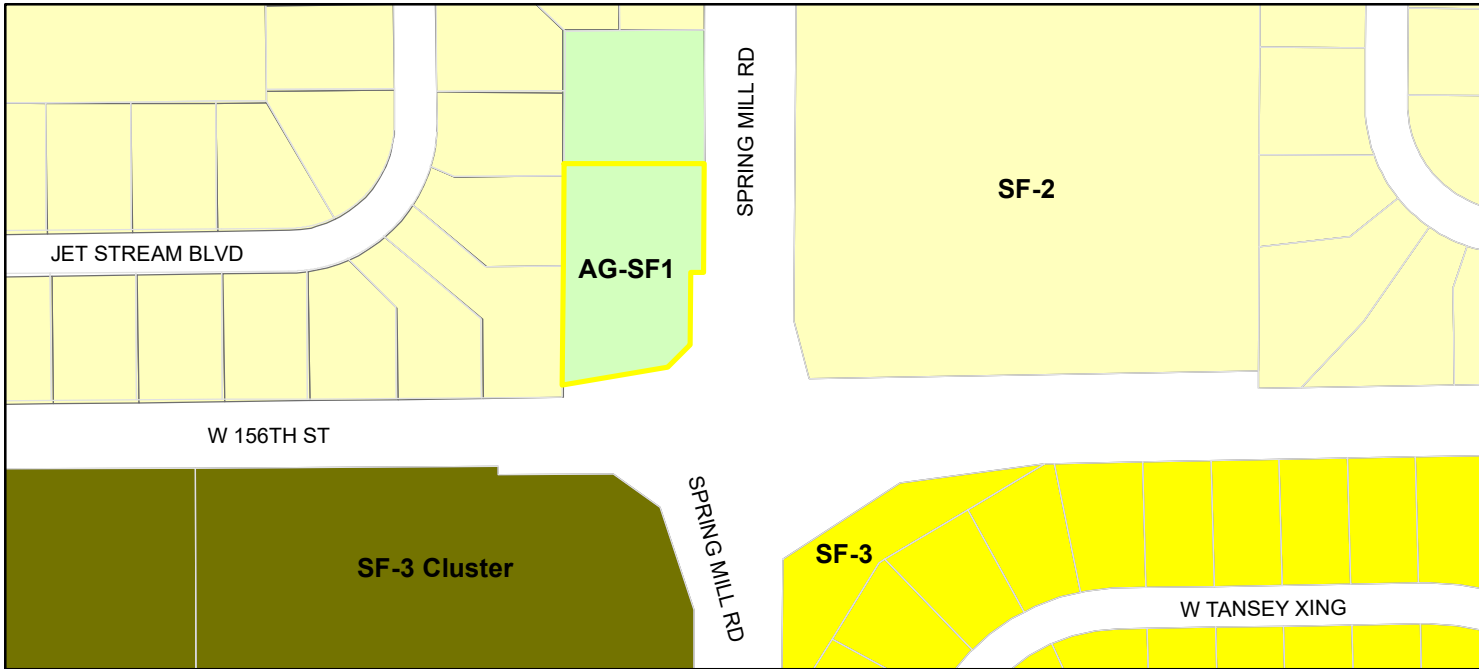
Property Location Map
Compton PUD District
Planned Unit Development
1802-PUD-05



Aerial Location Map



Zoning Map



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



Petition Number: 1802-SPP-02 & 1802-ODP-02
Project Name: Hawthorne Ridge
Subject Site Address: Northside of 161st Street, between Oak Road and Carey Road
Petitioner: Pulte Homes of Indiana, LLC
Representative: HWC Engineering
Request: Overall Development Plan & Primary Plat review of 51 Single Family detached lots on 56.155 acres +/- in the SF2: Single Family Low Density District.
Current Zoning: SF2: Single Family Low Density District
Current Land Use: Vacant
Approximate Acreage: 56.155 +/-
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan and Primary Plat
4. Public Comment

Staff Reviewer: Caleb Ernest, Associate Planner

Procedural

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

The petition was reviewed by the Technical Advisory Committee at its January 23, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's February 2, 2018, meeting. The petitioner held a neighborhood meeting on January 29, 2018.

PROJECT OVERVIEW

Location: The Property encompasses approximately 56.155 acres +/- and is located on the north side of 161st Street, between Oak Road and Carey Road (see **Exhibit 2**). The request is for approval of an Overall Development Plan and Primary Plat (see **Exhibit 3**). The property is currently zoned the SF2: Single Family Low Density District. Adjacent properties to the north are zoned SF2: Single Family Low Density District. Adjacent properties to the south are zoned AG-SF1: Agriculture / Single



Family Rural District. Adjacent properties to the east are zoned AG-SF1: Agriculture / Single Family Rural District. Adjacent properties to the west are zoned AG-SF1 and SF2.

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

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

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

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

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

Comment: The petitioner is coordinating with WPWD.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

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

- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.



- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The petitioner is coordinating with WPWD and HCSO.

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

Comment: The petitioner is coordinating with WPWD.

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

Comment: The petitioner is coordinating with WPWD.

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

Comment: The petitioner is coordinating with HCSO.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.



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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

- 36) Identify buildings proposed for demolition.

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) except for those items identified as outstanding below:

- 39) Minimum Lot Area:

- | | |
|---------------------|--------------------|
| a) Subdivision Lot: | 15,000 square feet |
| b) All other lots: | Three (3) acres |

- 40) Minimum Lot Frontage:

- | | |
|---------------------|----------|
| a) Subdivision Lot: | 50 feet |
| b) All other Lots: | 250 feet |

- 41) Minimum Building Setback Lines:

- | | |
|---------------------|--|
| a) Front Yard: | |
| i) Subdivision Lot: | 30 feet |
| ii) All other Lots: | 80 feet; 100 feet along Expressway or Arterial |



b) Side Yard:

i) Subdivision Lot: 12 feet

ii) All other Lots: 30 feet

c) Rear Yard:

i) Subdivision Lot: 30 feet

ii) All other Lots: 30 feet

42) Minimum Lot Width:

a) Subdivision Lot: 100 feet

b) All other Lots: No minimum

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

44) Minimum Living Area (Ground Floor):

a) Single story: 1,200 square feet

b) Two story: 800 square feet

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

d) Story and one-half: 800 square feet

45) Development Plan Review: Required for Major Subdivisions.

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

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

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



- 47) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 48) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 49) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 50) Accessory Use and Building Standards (Article 6.1)
- 51) Architectural Standards (Article 6.3)
- 52) Building Standards (Article 6.4)
- 53) Fence Standards (Article 6.5)
- 54) Height Standards (Article 6.6)
- 55) Landscaping Standards (Article 6.8)
 - a) General Landscape Design Standards:
 - i) Placement: Installed plantings shall comply with the following:



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

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

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

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

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

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

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	4

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

Land Use - Open Space / Common Area (per acre)			
Common Area	Required	Provided	Remaining
C.A. A	2	15	Compliant
C.A. B	36	61	Compliant
C.A. C	20	0	Not Compliant
C.A. D	20	0	Not Compliant
C.A. E	46	10	Not Compliant
C.A. F	43	35	Not Compliant
C.A. G	34	87	Compliant
C.A. H	58	58	Compliant
C.A. J	1	10	Compliant

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

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

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

Carey Road - North Street Frontage (Estimated 410ft)			
Standard per 100'	Required	Provided	Remaining
4 evergreen	17	16	1
3 shade	13	12	1
3 ornamental	13	11	2
25 shrubs	103	100	3
Minimum 3' tall undulating mound	Compliant		

Carey Road - South Street Frontage (Estimated 175ft)			
Standard per 100'	Required	Provided	Remaining
4 evergreen	7	6	Not Compliant
3 shade	6	5	Not Compliant
3 ornamental	6	4	Not Compliant
25 shrubs	44	38	Not Compliant
Minimum 3' tall undulating mound		Compliant	

Oak Road - North Street Frontage (Estimated 120ft)			
Standard per 100'	Required	Provided	Remaining
4 evergreen	5	4	Not Compliant
3 shade	4	3	Not Compliant
3 ornamental	4	3	Not Compliant
25 shrubs	30	25	Not Compliant
Minimum 3' tall undulating mound		Compliant	

Oak Road - North Street Frontage (Estimated 520ft)			
Standard per 100'	Required	Provided	Remaining
4 evergreen	21	20	Not Compliant
3 shade	16	15	Not Compliant
3 ornamental	16	15	Not Compliant
25 shrubs	130	125	Not Compliant
Minimum 3' tall undulating mound		Compliant	

161st Street (Estimated 940ft)			
Standard per 100'	Required	Provided	Remaining
4 evergreen	38	32	Not Compliant
3 shade	29	23	Not Compliant
3 ornamental	29	24	Not Compliant
25 shrubs	235	194	Not Compliant
Minimum 3' tall undulating mound		Compliant	

56) Lighting Standards (Article 6.9)



57) Lot Standards (Article 6.10)

Comment: See District Standards.

58) Outside Storage and Display (Article 6.12)

59) Parking and Loading Standards (Article 6.14)

60) Performance Standards (Article 6.15)

61) Setback Standards (Article 6.16)

Comment: See District Standards.

62) Sign Standards (Article 6.17)

63) Vision Clearance Standards (Article 6.19)

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

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

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

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

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

DESIGN STANDARDS (Chapter 8 of UDO)

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

64) Block Standards (Article 8.1)



65) Easement Standards (Article 8.3)

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

66) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

Comment: The petitioner is coordinating with WPWD.

69) Storm Water Standards (Article 8.8)

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

Comment: The petitioner is coordinating with WPWD.

71) Street Light Standards (Article 8.10)

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

72) Street Sign Standards (Article 8.11)

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

73) Surety Standards (Article 8.12)

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

74) Utility Standards (Article 8.13)

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



DEPARTMENT COMMENTS

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



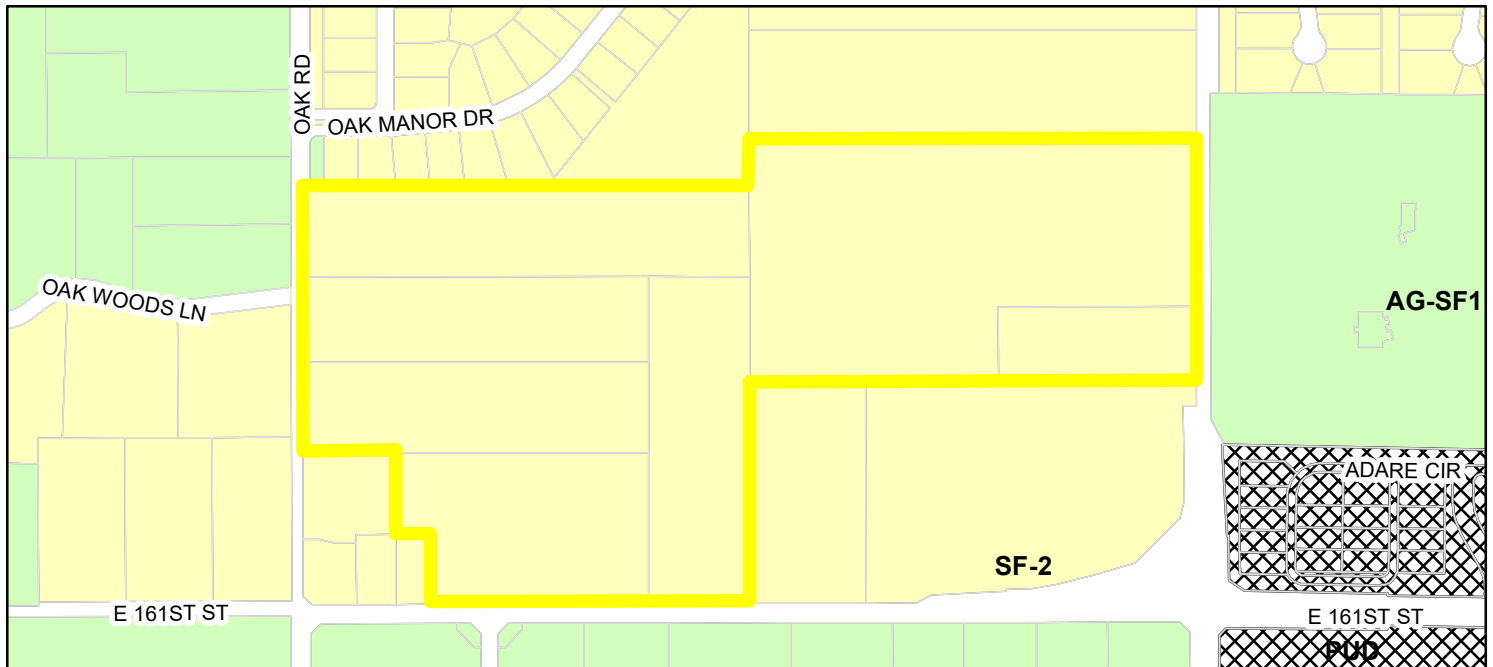
Property Location Map
Hawthorne Ridge
Overall Development Plan and Primary Plat
1802-ODP-02 & 1802-SPP-02



Aerial Location Map



Zoning Map



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

HAWTHORNE RIDGE DEVELOPMENT PLAN

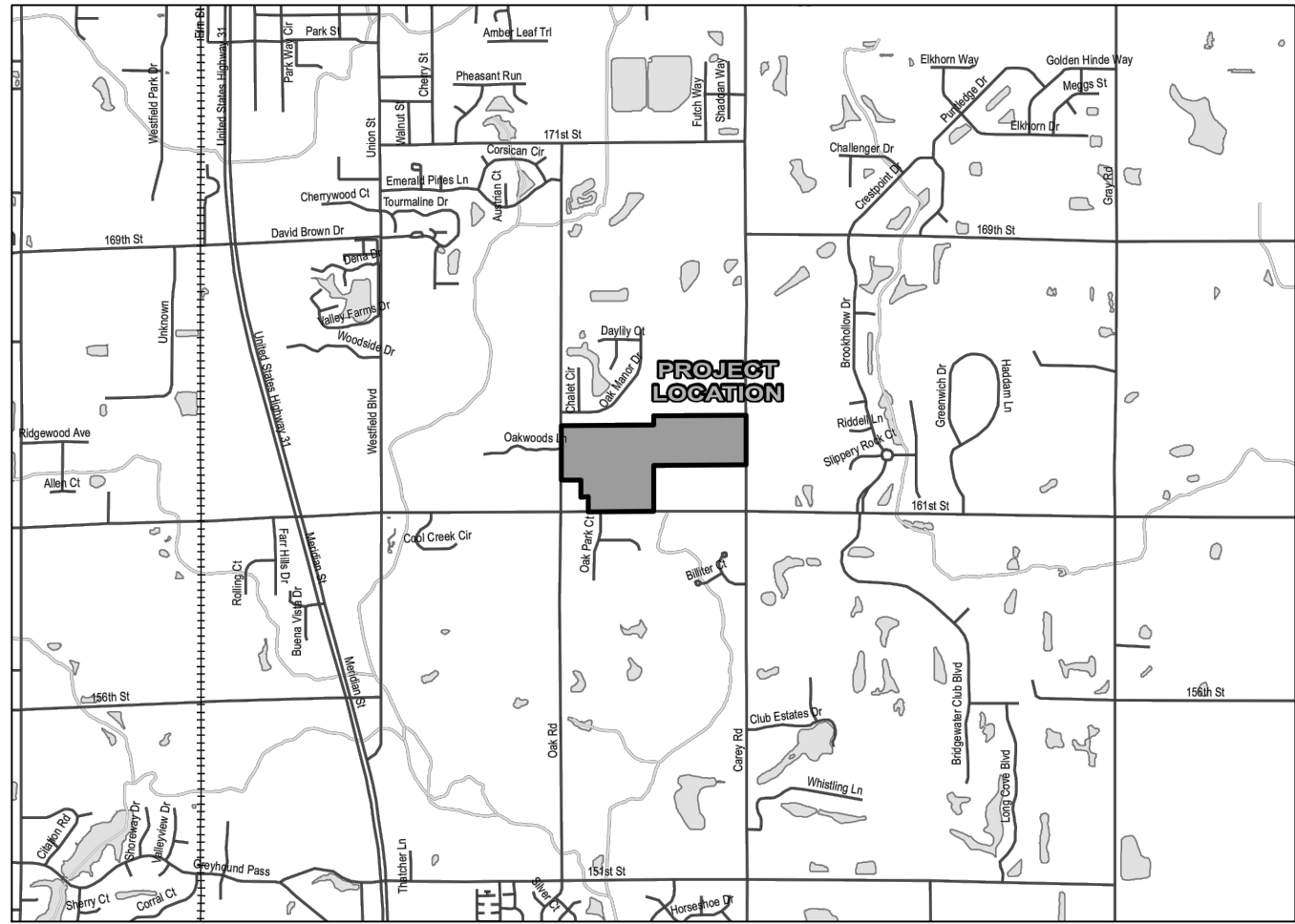
Pulte Homes of Indiana, L.L.C.

CONTACT: ASHLEY BEDELL

11590 N. MERIDIAN ST., SUITE 530

CARMEL, INDIANA 46032

(317) 575-2350



LOCATION MAP
SCALE 1" = 1/2 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

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

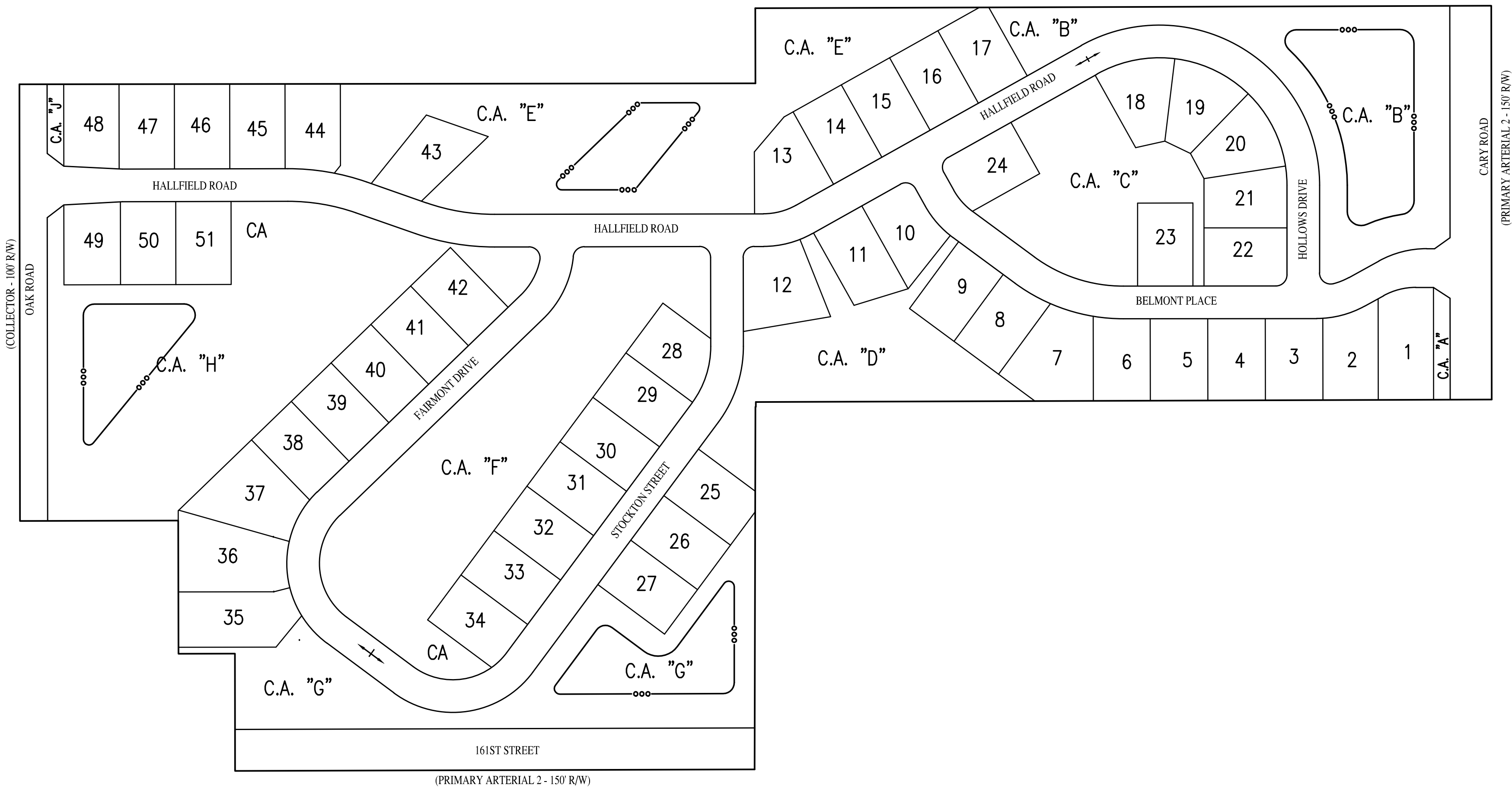
SHEET LIST TABLE

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

LEGAL DESCRIPTION

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

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



SITE MAP
SCALE: 1" = 150'

DEVELOPMENT STANDARDS HAWTHORNE RIDGE ZONING: SF2 LOTS: 51

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

UTILITY CONTACT INFORMATION:

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

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 263-6456
BCARTER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
RESA GLOVER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5500
TGLOVER@VECTREN.COM

CITIZENS WESTFIELD (WATER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 263-6456
BCARTER@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM



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

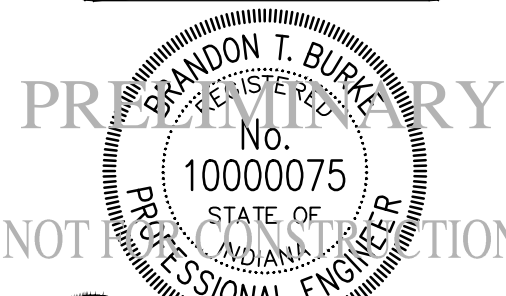
REVISIONS

DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA

COVER



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

C1.0
COVER

Plot Date: Dec 15, 2017 Plot Time: 5:22pm File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CA017216-A\Overall Site Plan.dwg, Layout: C1.1 By: bburke

LEGAL DESCRIPTION

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

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

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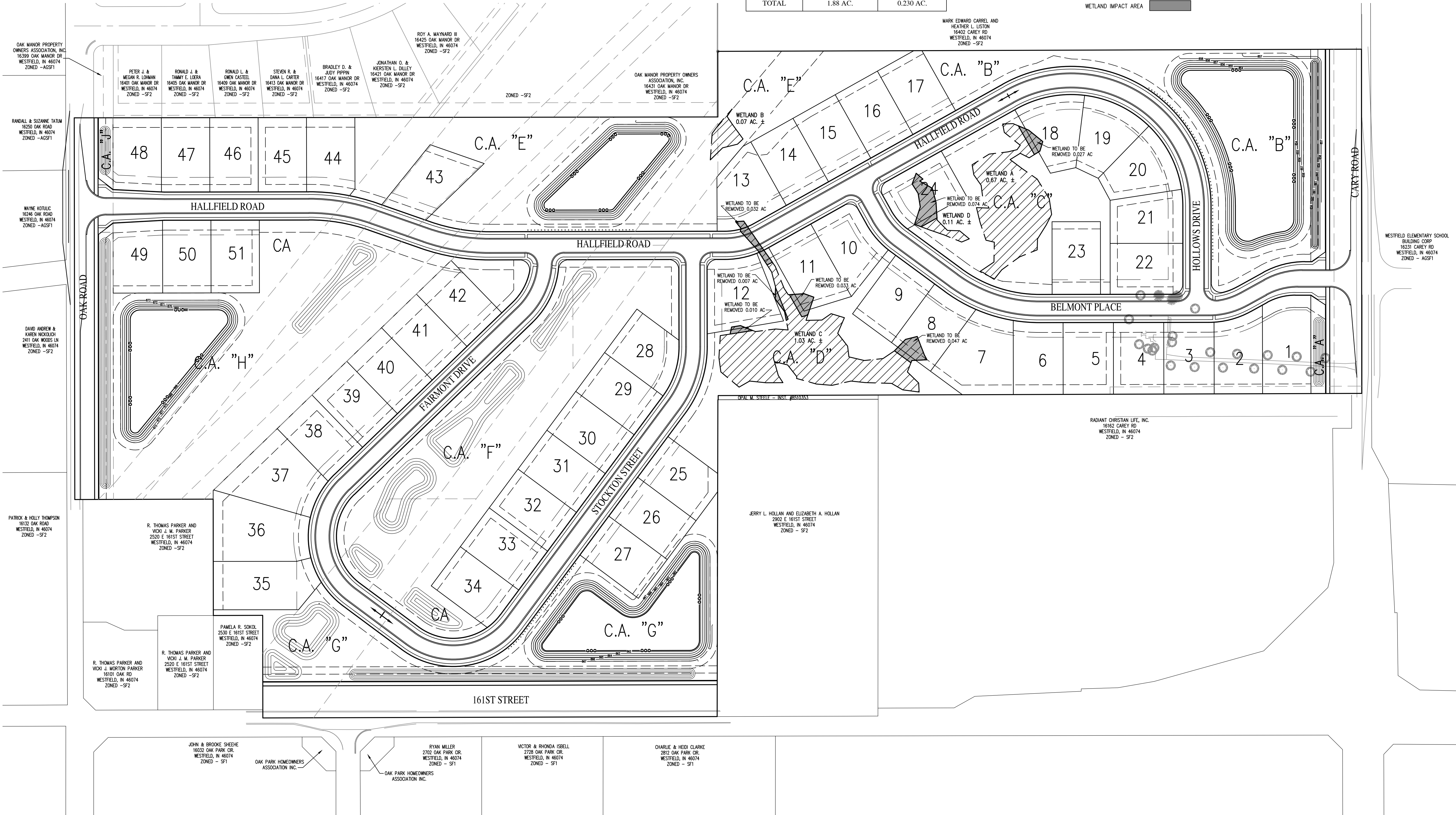
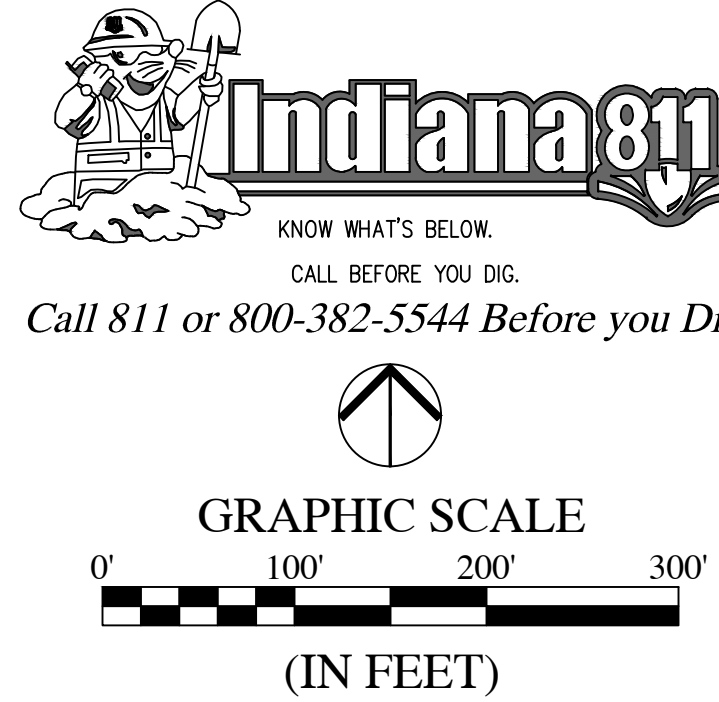
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

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

LEGEND:

EXISTING	PROPOSED



REVISIONS		
DATE	DESCRIPTION	BY

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

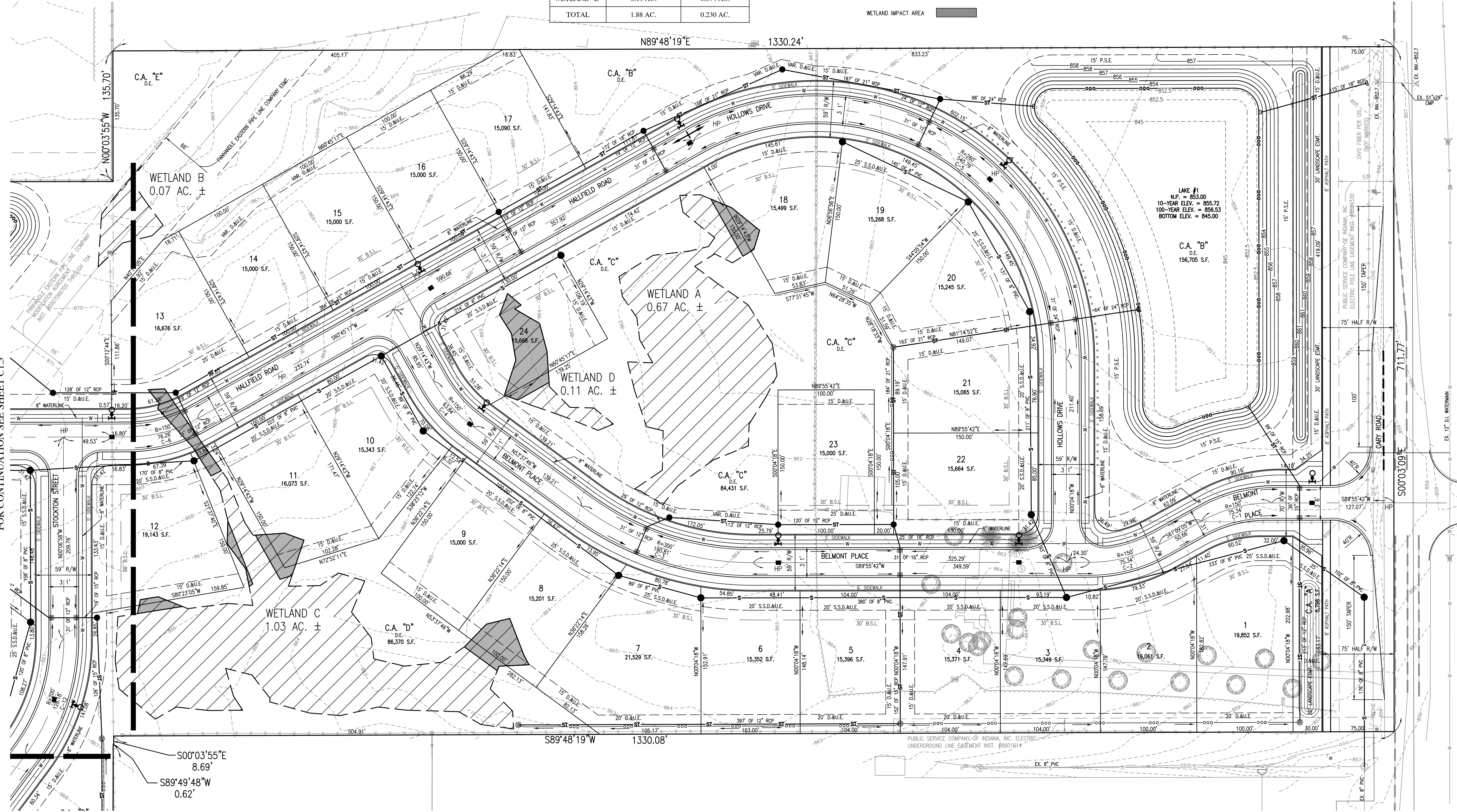
HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PREPARED BY
NOT FOR CONSTRUCTION
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

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

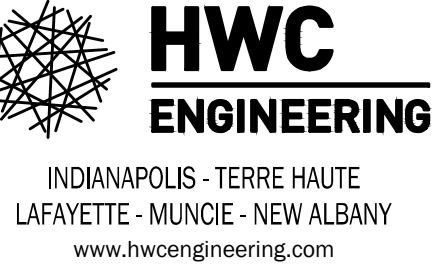
C1.1
OVERALL SITE PLAN

FOR CONTINUATION SEE SHEET C1.3

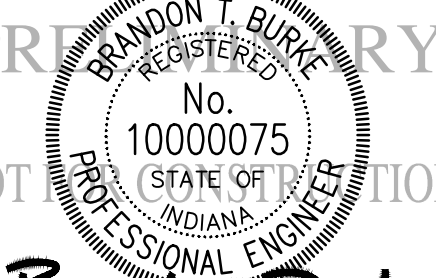


REVISIONS

DATE	DESCRIPTION	BY



HAWTHORNE RIDGE CITY OF WESTFIELD, INDIANA OVERALL DEVELOPMENT PLAN



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

C1.2

OVERALL DEVELOPMENT
PLAN

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

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

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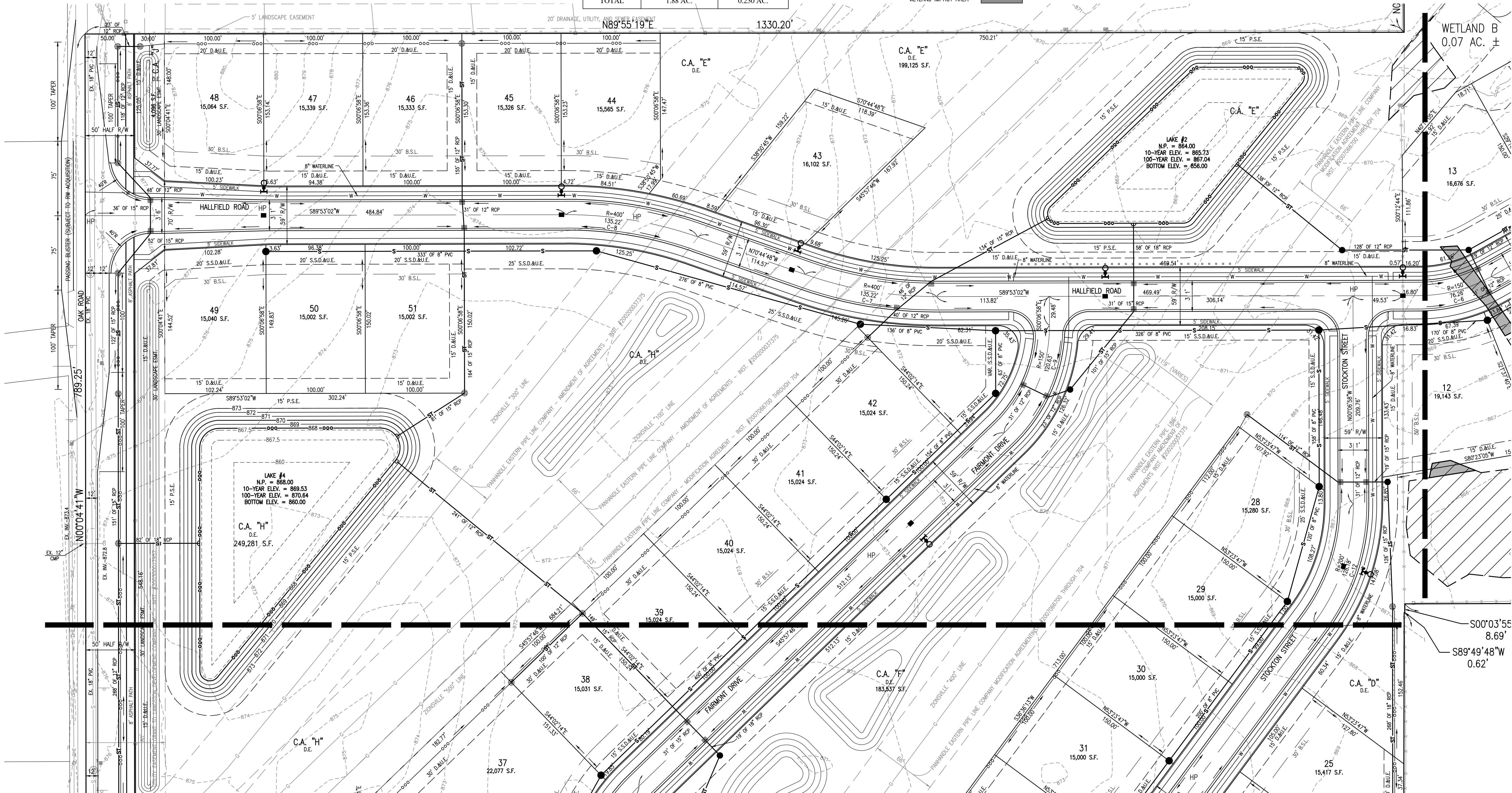
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

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

LEGEND:

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



FOR CONTINUATION SEE SHEET C1.4

REVISIONS		
DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PREPARED BY
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
NOT FOR CONSTRUCTION

DRAWN BY
DC
CHECKED BY
BB
DATE
DECEMBER 15, 2017
SCALE
AS SHOWN
SHEET

JOB NUMBER
2017-213-A

C1.3
OVERALL DEVELOPMENT
PLAN

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	75.34'	150.00'	38.48'	S75°32'23"W	28°46'38"
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C-9	120.63'	150.00'	63.79'	N22°55'24"E	46°04'44"
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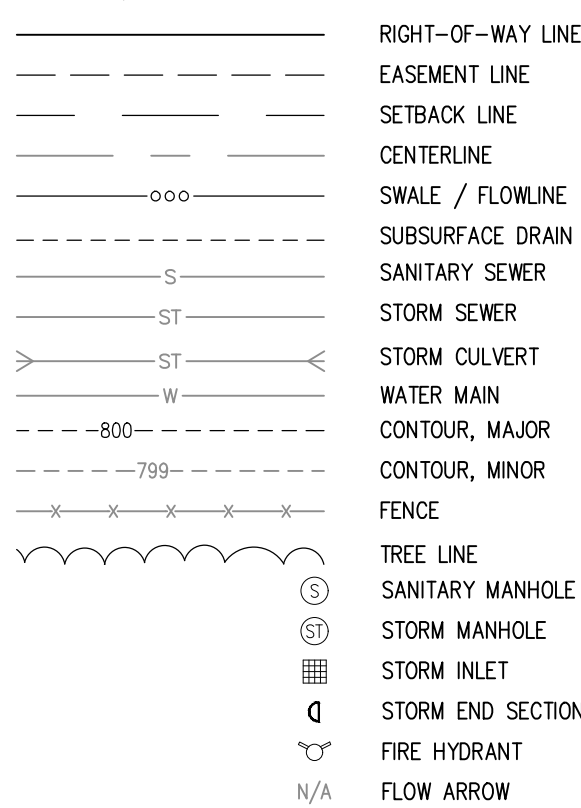
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

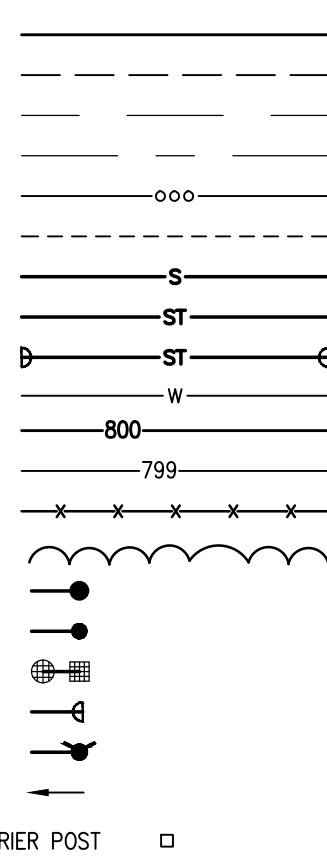
HAWTHORNE RIDGE WETLAND		
WETLAND	EXISTING ACREAGE	IMPACT ACREAGE
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LEGEND:

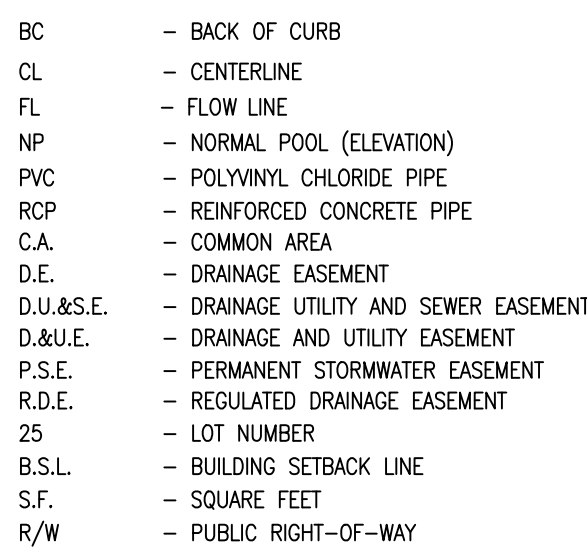
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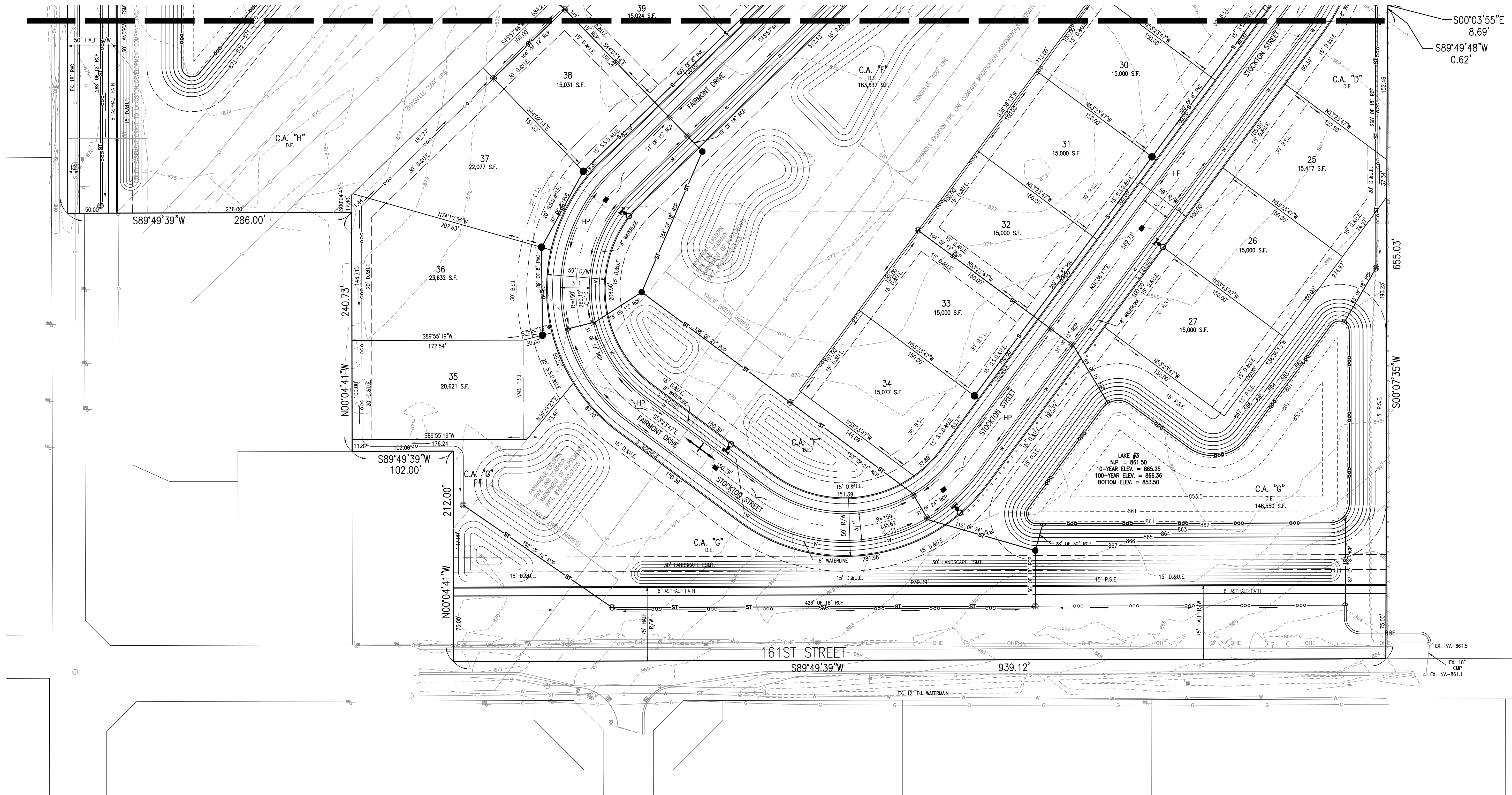
PROPOSED



BC



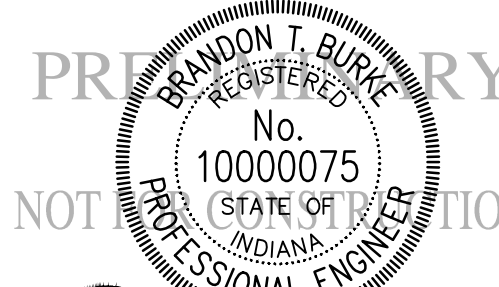
WETLAND IMPACT AREA
FOR CONTINUATION SEE SHEET C1.3



REVISIONS		
DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN



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

C1.4
OVERALL DEVELOPMENT
PLAN

Plot Date: Dec 15, 2017 Plot Time: 5:23pm File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Corey Rd\Design\CA\17216-A\Overall Open Space Plan.dwg Layout: C2.0 By: bburke

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A" = 5,798 SF	
CA "B" = 156,705 SF	
CA "C" = 84,431 SF	
CA "D" = 86,370 SF	
CA "E" = 199,125 SF	
CA "F" = 183,537 SF	
CA "G" = 146,550 SF	
CA "H" = 249,281 SF	
CA "J" = 4,096 SF	
TOTAL COMMON AREA = 1,115,893 SF	
TOTAL COMMON AREA = 25.62 ACRES	

OPEN SPACE REQUIRED = 8.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 25.62 AC. = 45.68%
TOTAL ACREAGE = 56.09 AC.

LEGEND:

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

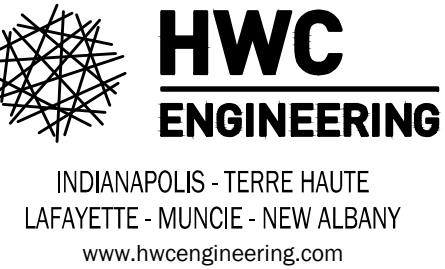
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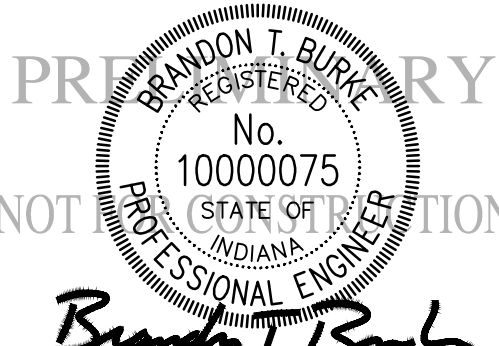


REVISIONS

DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



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

C2.0

OVERALL OPEN SPACE
PLAN

	OPEN SPACE/COMMON AREA PROVIDED	EXTERNAL STREET FRONTAGE PROVIDED
SHADE TREE	24	58
ORNAMENTAL TREE	11	58
EVERGREEN TREE	49	78
TOTAL PROVIDED	76	194

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

PROJECT OPEN SPACE / COMMON AREA = 25.62 ACRES
NET OPEN SPACE / COMMON AREA = 25.62 AC - 3.85 AC = 21.77 AC

TREE REQUIREMENT = 21.77 AC * 10 TREES = 218 (270 PROVIDED)

** 3.85 ACRES OF NON-DISTURBED WOODED & WETLAND AREAS TO BE SUBTRACTED FROM REQUIREMENT CALCULATION

**OPEN SPACE/ COMMON AREA
LANDSCAPING REQUIREMENT:**

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

LEGEND:

XXX QUANTITY KEY

+ SHADE TREE - 8' TALL, 2" CALIPER

EVERGREEN TREE - 6' TALL

ORNAMENTAL TREE - 2" CALIPER

SHRUB - 18" TALL (MIN)

ORNAMENTAL GRASS

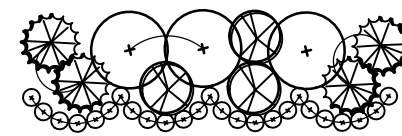
STREET TREE (50' O.C. AVERAGE)

SPADE EDGE

40' INTERSECTION SIGHT TRIANGLE

EXISTING WOODED AREA & WETLANDS UNDISTURBED
3.85 ACRES

PERENNIAL PLANTINGS

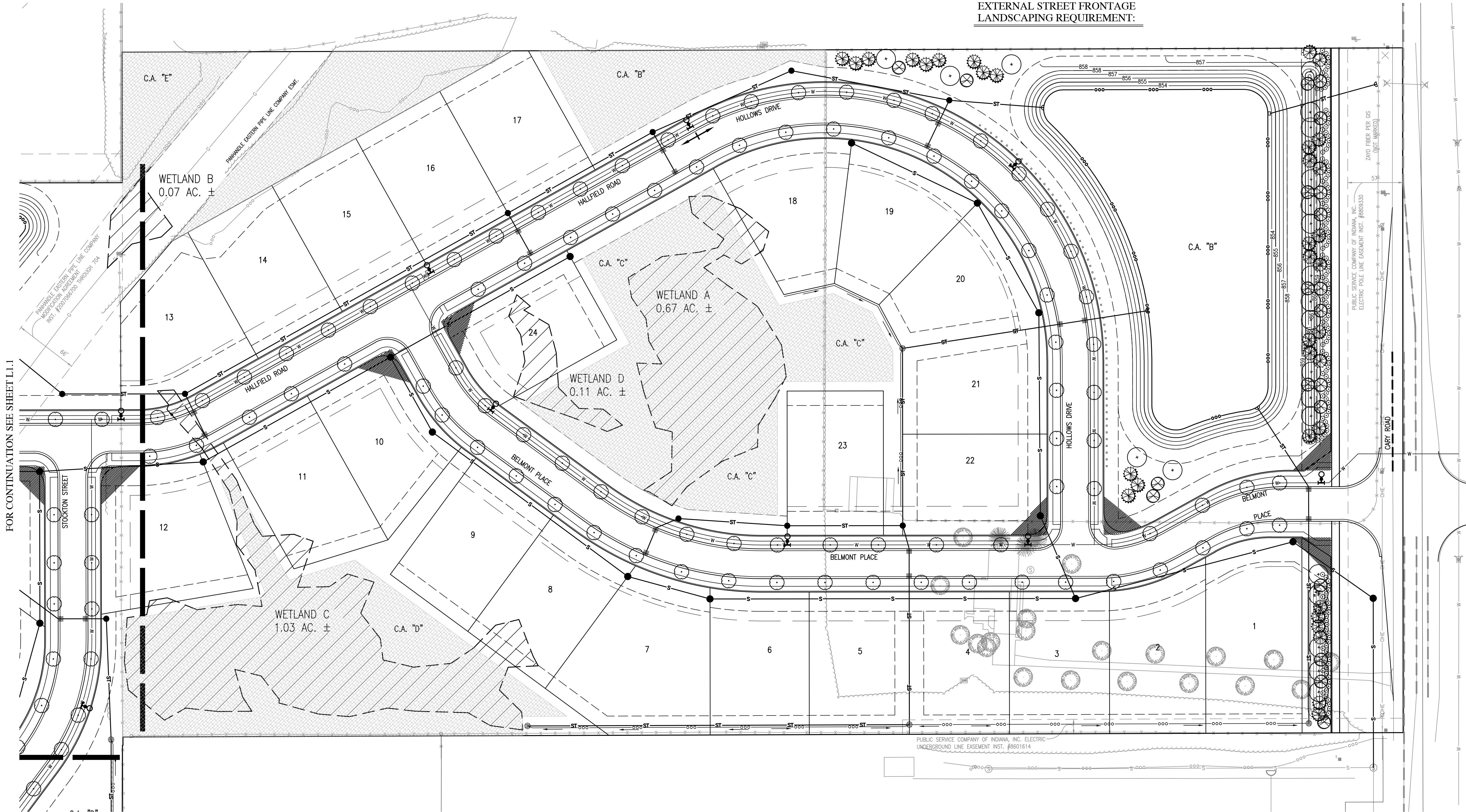


4 EVERGREEN TREES, 3 SHADE TREES, 3 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET

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

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

**EXTERNAL STREET FRONTAGE
LANDSCAPING REQUIREMENT:**



FOR CONTINUATION SEE SHEET L1.1

REVISIONS		
DATE	DESCRIPTION	BY



**HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN**

PREPARED BY
NOT FOR CONSTRUCTION
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

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

L1.0
LANDSCAPE PLAN

Plot Date: Dec 15, 2017 Plot Time: 5:23pm File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Corey Rd\Design\CA0\17216-A Landscape Plan.dwg, Layout: L1.1 By: bburke

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

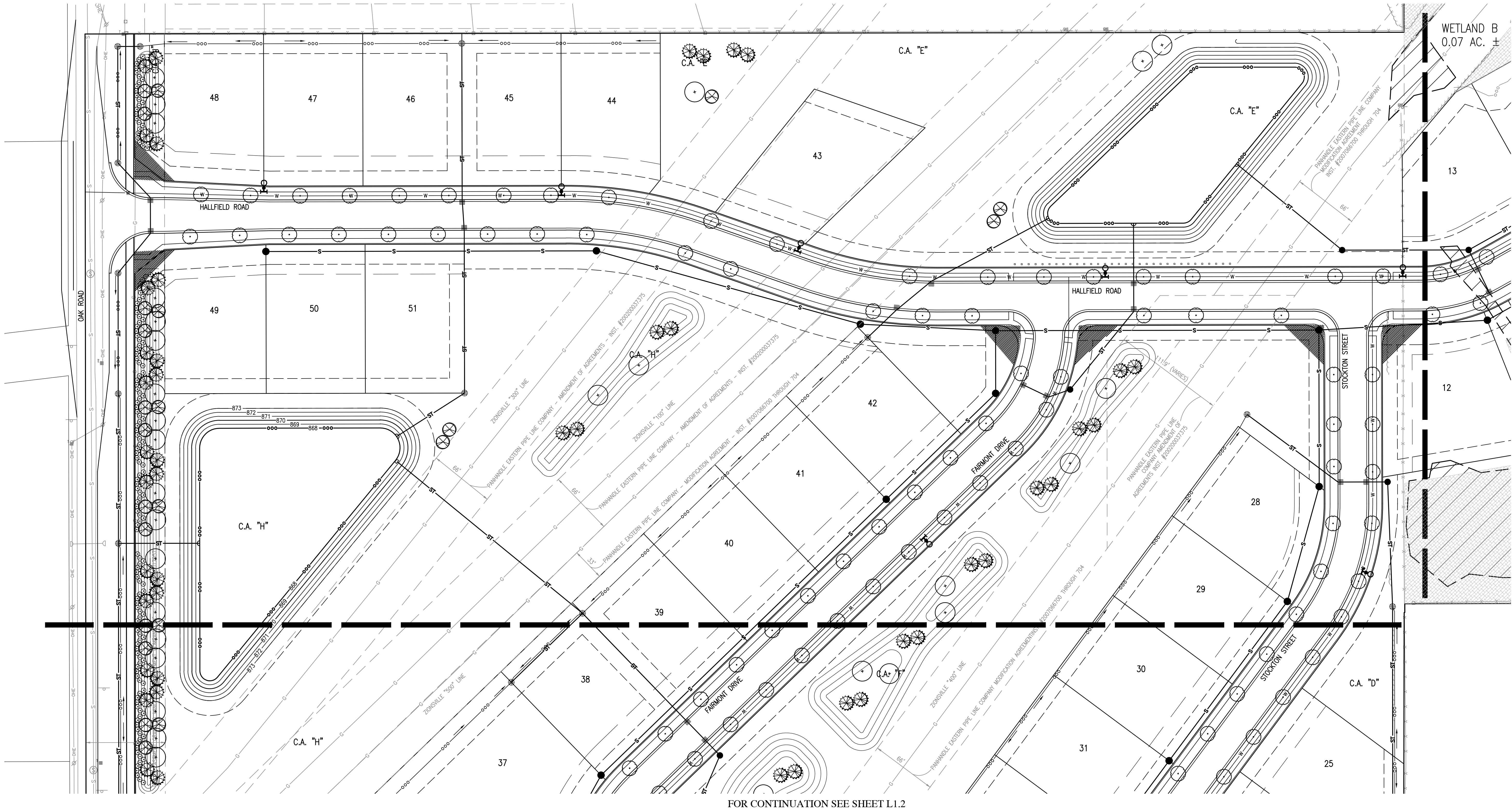
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

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

LEGEND:

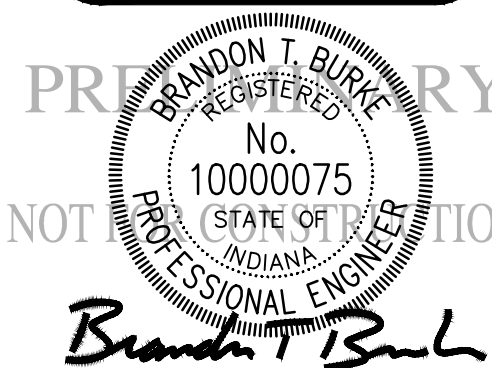
- QUANTITY KEY
- SHADE TREE - 8' TALL, 2" CALIPER
- EVERGREEN TREE - 6' TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- ORNAMENTAL GRASS
- STREET TREE (50' O.C. AVERAGE)
- SPADE EDGE
- 40' INTERSECTION SIGHT TRIANGLE
- EXISTING WOODED AREA & WETLANDS UNDISTURBED 3.85 ACRES
- PERENNIAL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



REVISIONS		
DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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

L1.1
LANDSCAPE PLAN

Plot Date: Dec 15, 2017 Plot Time: 5:23pm File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Corey Rd\Design\CAD\17216-A\Landscape Plan.dwg, Layout: L1.2 By: bburke

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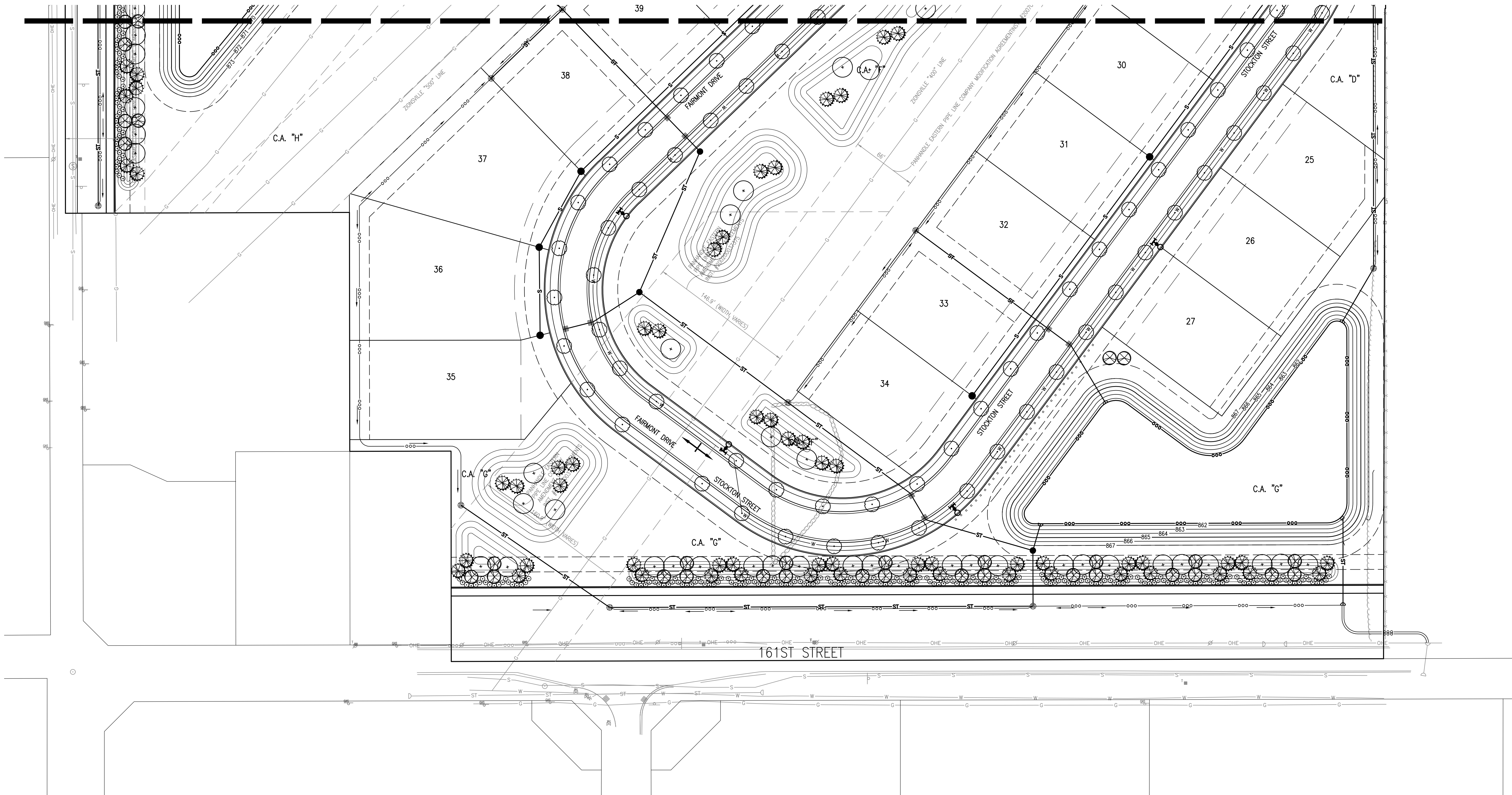
SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES & MASTER PLANTING SCHEDULE.

LEGEND:

- QUANTITY KEY
- SHADE TREE - 8' TALL, 2" CALIPER
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- EXISTING WOODED AREA & WETLANDS UNDISTURBED 3.85 ACRES
- PERENNIAL PLANTINGS



FOR CONTINUATION SEE SHEET L1.1



REVISIONS		
DATE	DESCRIPTION	BY

HWC
ENGINEERING

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

HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PREPARED BY
NOT FOR CONSTRUCTION

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

DRAWN BY
DC

CHECKED BY
BB

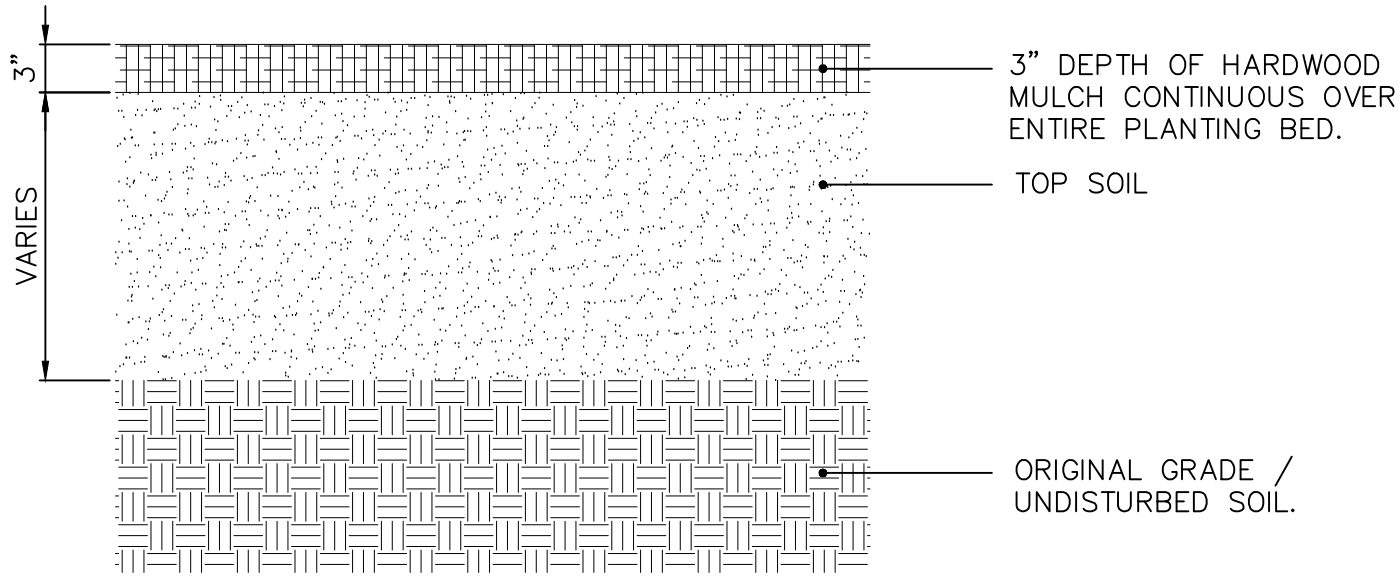
DATE
DECEMBER 15, 2017

SCALE
AS SHOWN

SHEET

JOB NUMBER
2017-213-A

L1.2
LANDSCAPE PLAN



TOP SOIL REQUIREMENTS
NOT TO SCALE

LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

2. NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.

3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.

4. ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.

5. ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.

6. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.

7. NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.

8. CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.

9. THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.

10. MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.

11. SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
12. ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.

13. ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.

14. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.

15. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.

16. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.

17. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.

18. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.

19. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

20. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

21. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

MASTER PLANTING SCHEDULE:

REVISIONS

DATE	DESCRIPTION	BY



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ENGINEERING

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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
LANDSCAPE DETAILS

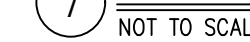
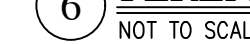
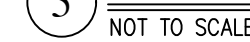
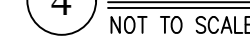
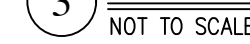
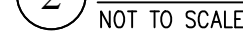
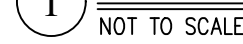
PREPARED BY
NOT FOR CONSTRUCTION



Brandon T. Burke

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

L1.3
LANDSCAPE DETAILS



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

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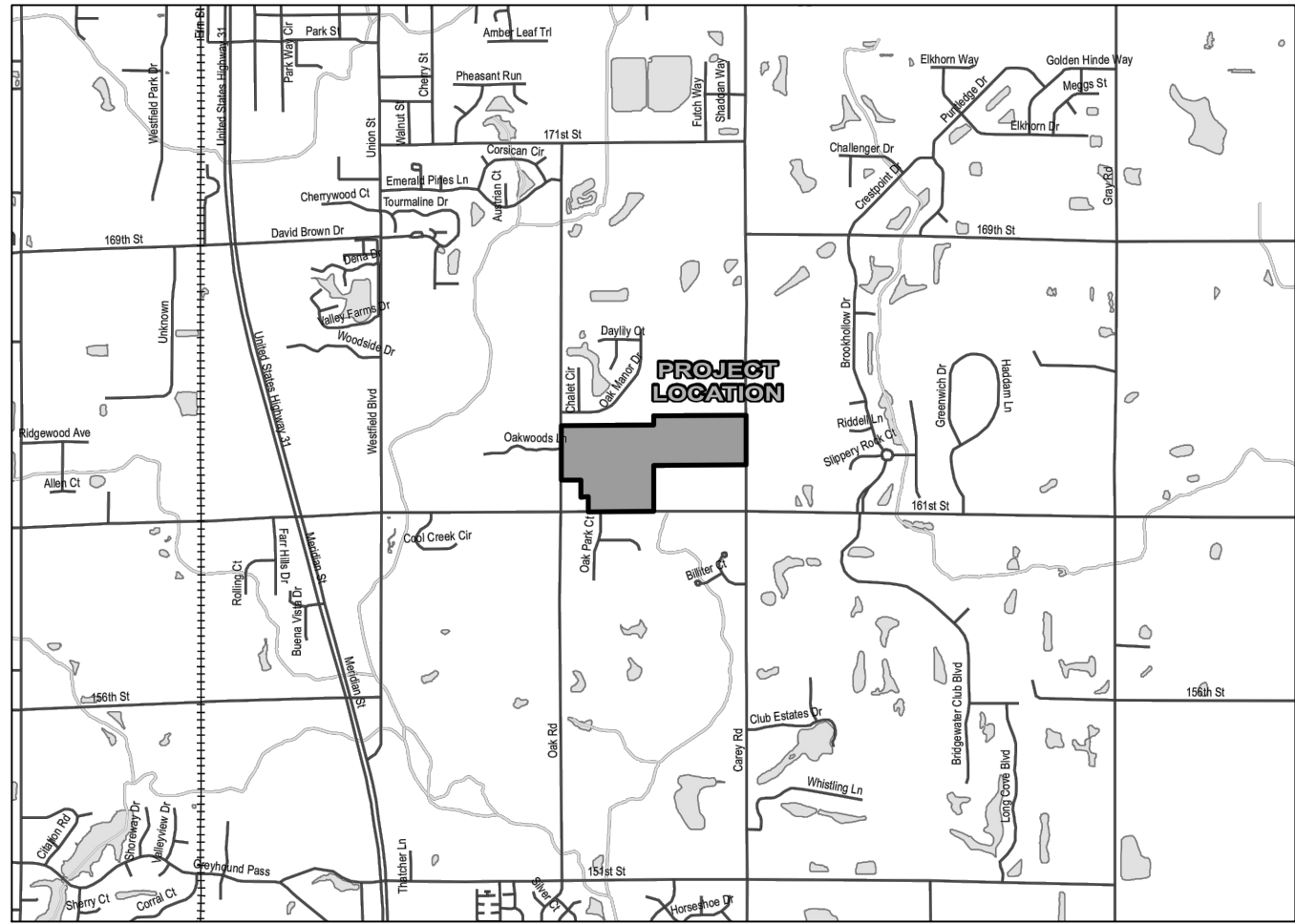
File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Corey Rd\Design\CAD\Primary Plat Sheets\17213-APP-Cover Sheet.dwg, Layout: C1.0
Plot Date: Dec 15, 2017
Plot Time: 5:25pm
By: bburke



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

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

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



LOCATION MAP
SCALE 1" = 1/2 MILE

HAWTHORNE RIDGE PRIMARY PLAT

Pulte Homes of Indiana, L.L.C.

CONTACT: ASHLEY BEDELL

11590 N. MERIDIAN ST., SUITE 530

CARMEL, INDIANA 46032

(317) 575-2350



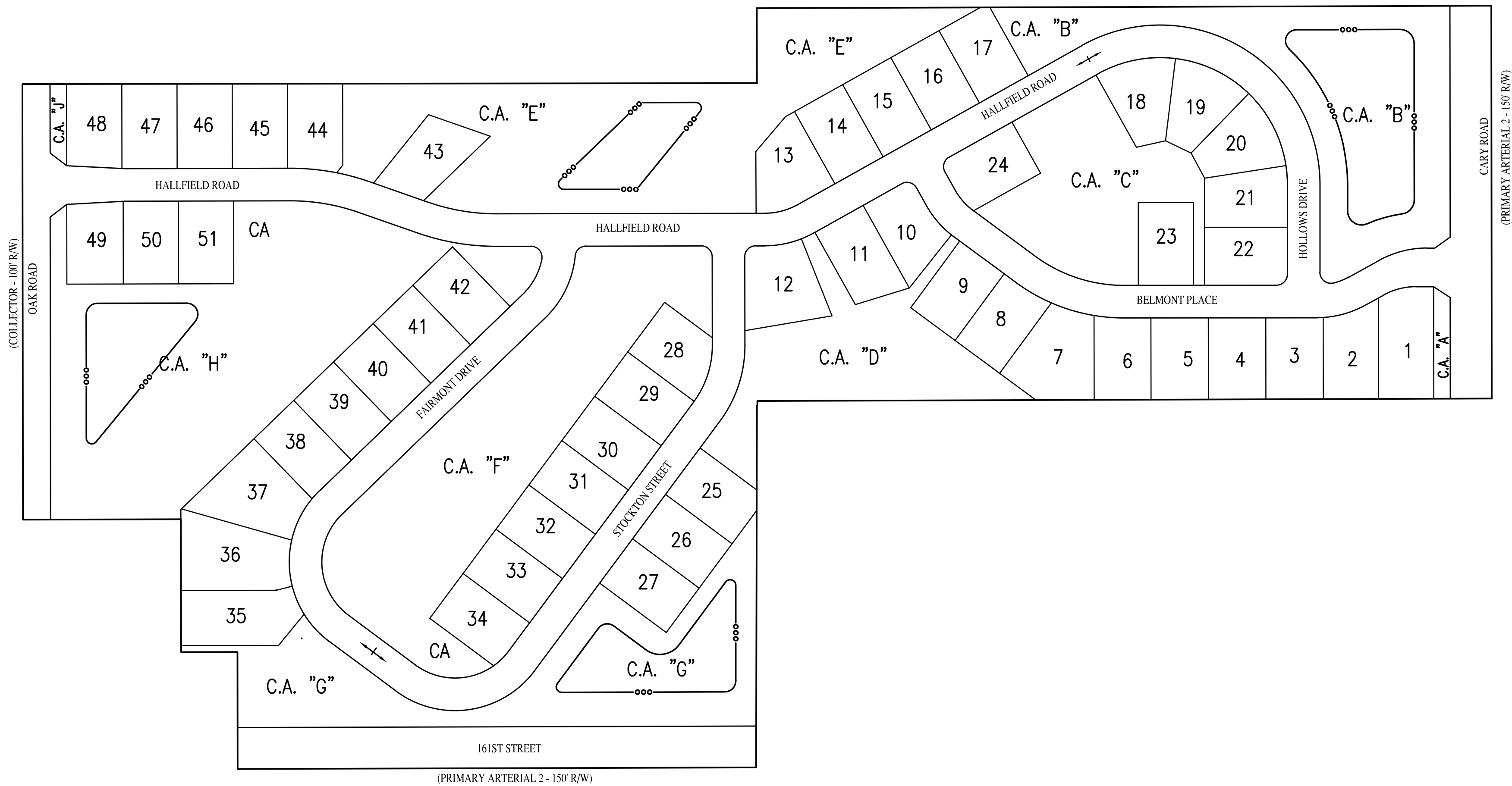
SOILS MAP
NOT TO SCALE

SOILS LEGEND

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

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.4	OVERALL PRIMARY PLAT PLAN



SITE MAP
SCALE: 1" = 150'

DEVELOPMENT STANDARDS
HAWTHORNE RIDGE
ZONING: SF2
LOTS: 51

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

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
BILL OLDSHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-778-5331
WILLIAM.OLDSHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 263-6456
BCARTER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
RESA GLOVER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 778-5550
TGLOVER@VECTREN.COM

CITIZENS WESTFIELD (WATER)
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FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

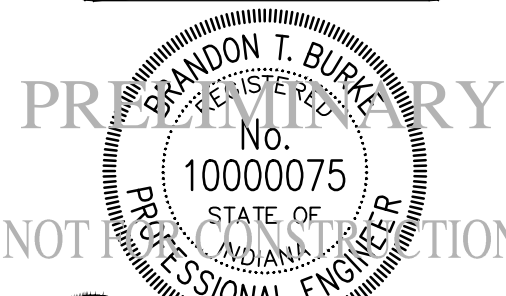
REVISIONS

DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA

COVER



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

C1.0
COVER

Plot Date: Dec 15, 2017 Plot Time: 5:26pm File Name: W:\Pulte Homes\2017-213-A Pulte- Westfield 161 & Carey Rd\Design\CAD\Primary Plat Sheets\17216-A-PP-Overall Site Plan.dwg, Layout: C1.1 By: bburke

LEGAL DESCRIPTION

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

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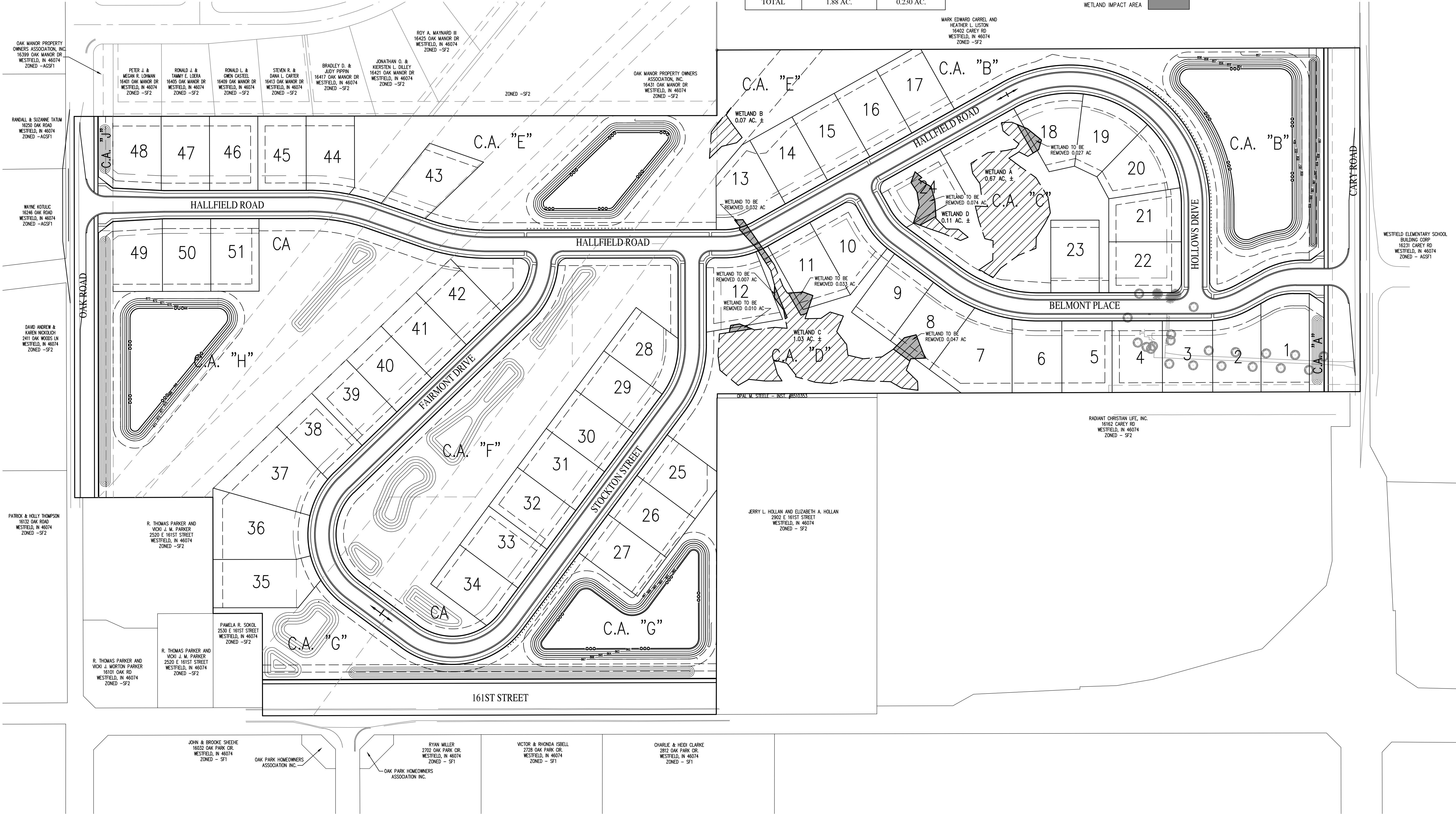
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

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

LEGEND:

EXISTING	PROPOSED



REVISIONS		
DATE	DESCRIPTION	BY

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

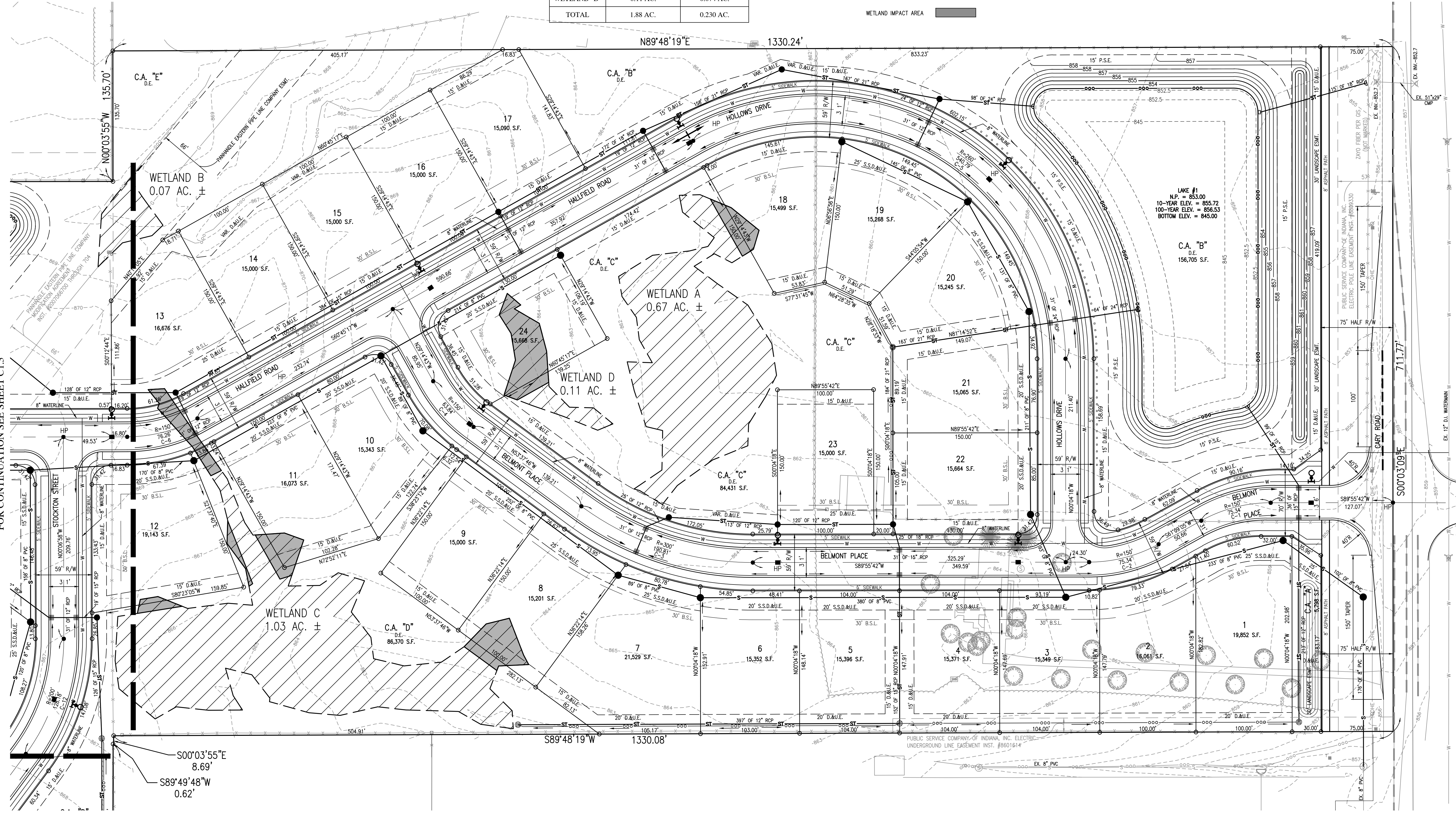
HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PREPARED BY
NOT FOR CONSTRUCTION
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

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

C1.1
OVERALL SITE PLAN

FOR CONTINUATION SEE SHEET C1.3



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

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

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

HAWTHORNE RIDGE WETLAND		
WETLAND	EXISTING ACREAGE	IMPACT ACREAGE
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WETLAND "D"	0.11 AC.	0.074 AC.
TOTAL	1.88 AC.	0.230 AC.

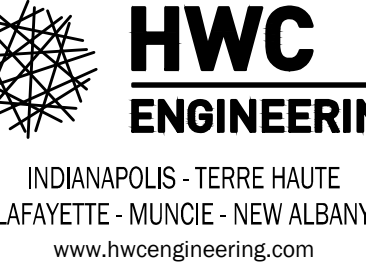
LEGEND:

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



REVISIONS

DATE	DESCRIPTION	BY



HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN



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

C1.2

OVERALL PRIMARY PLAT PLAN

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

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

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

LEGEND:

EXISTING

PROPOSED

RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

CENTERLINE

SWALE / FLOWLINE

SUBSURFACE DRAIN

SANITARY SEWER

STORM SEWER

STORM CULVERT

WATER MAIN

CONTOUR, MAJOR

CONTOUR, MINOR

FENCE

TREE LINE

SANITARY MANHOLE

STORM MANHOLE

STORM INLET

STORM END SECTION

FIRE HYDRANT

FLOW ARROW

6" X 6" VEHICLE BARRIER POST

WETLAND IMPACT AREA

BC

CL

FL

NP

PVC

RCP

C.A.

D.E.

D.U.A.S.E.

D.U.E.

P.S.E.

R.D.E.

ZS

B.S.L.

S.F.

R/W

BACK OF CURB

CENTERLINE

FLOW LINE

NORMAL POOL (ELEVATION)

POLYVINYL CHLORIDE PIPE

REINFORCED CONCRETE PIPE

COMMON AREA

DRAINAGE EASEMENT

DRAINAGE UTILITY AND SEWER EASEMENT

DRAINAGE AND UTILITY EASEMENT

PERMANENT STORMWATER EASEMENT

REGULATED DRAINAGE EASEMENT

LOT NUMBER

BUILDING SETBACK LINE

SQUARE FEET

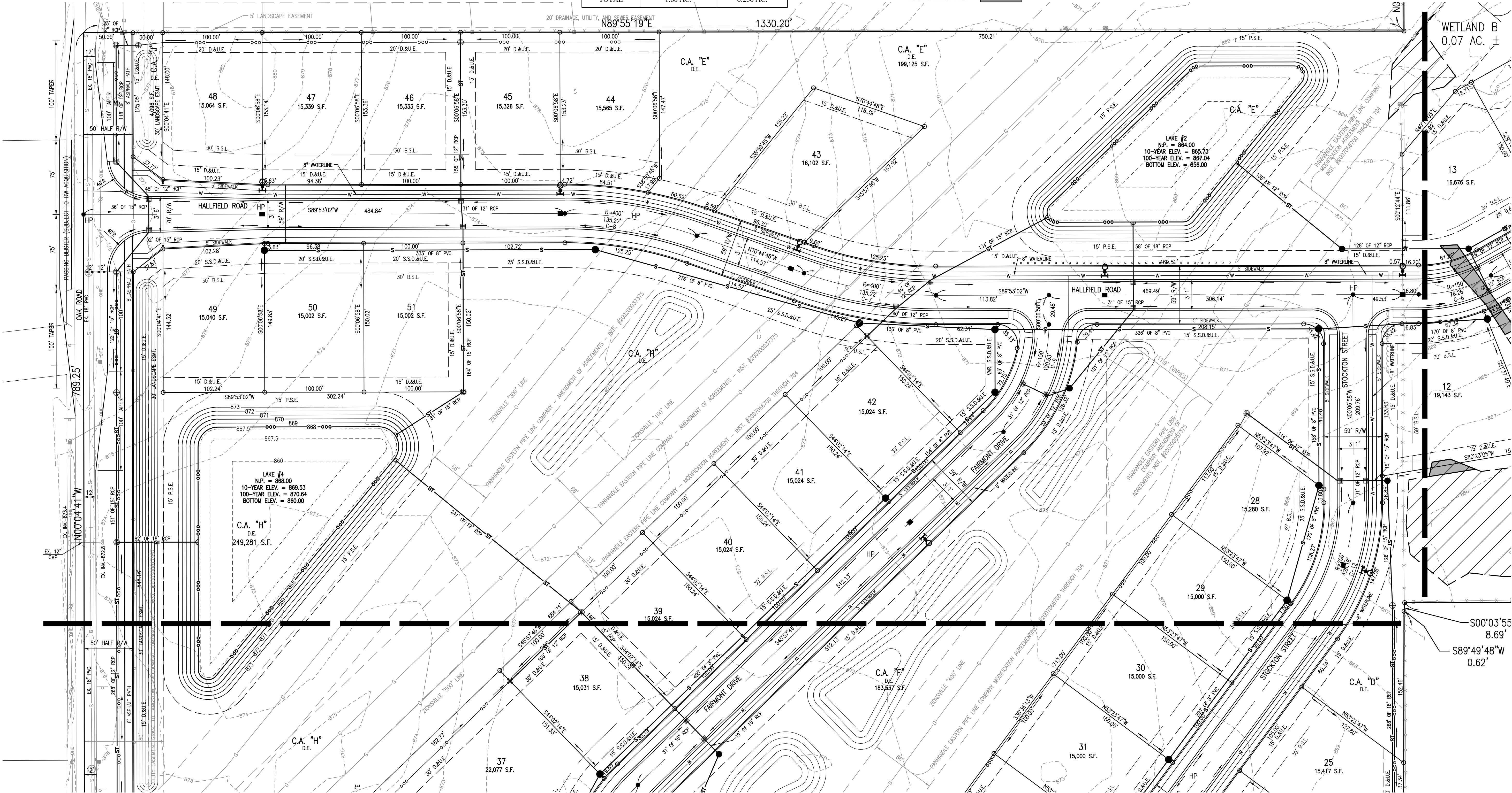
PUBLIC RIGHT-OF-WAY



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG!
Call 811 or 800-382-5544 Before you Dig!



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



REVISIONS		
DATE	DESCRIPTION	BY



HWC
ENGINEERING

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

HAWTHORNE RIDGE
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN

PREPARED BY
BRANDON T. BURLY
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY
DC
CHECKED BY
BB
DATE
DECEMBER 15, 2017
SCALE
AS SHOWN
SHEET

JOB NUMBER
2017-213-A

C1.3
OVERALL PRIMARY PLAT PLAN

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Delta
C-1	75.34'	150.00'	38.48'	S75°32'23"W	28°46'38"
C-2	75.34'	150.00'	38.48'	N75°32'23"E	28°46'38"
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C-9	120.63'	150.00'	63.79'	N22°55'24"E	46°04'44"
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C-12	128.18'	200.00'	66.38'	N18°14'38"E	36°43'11"

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THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

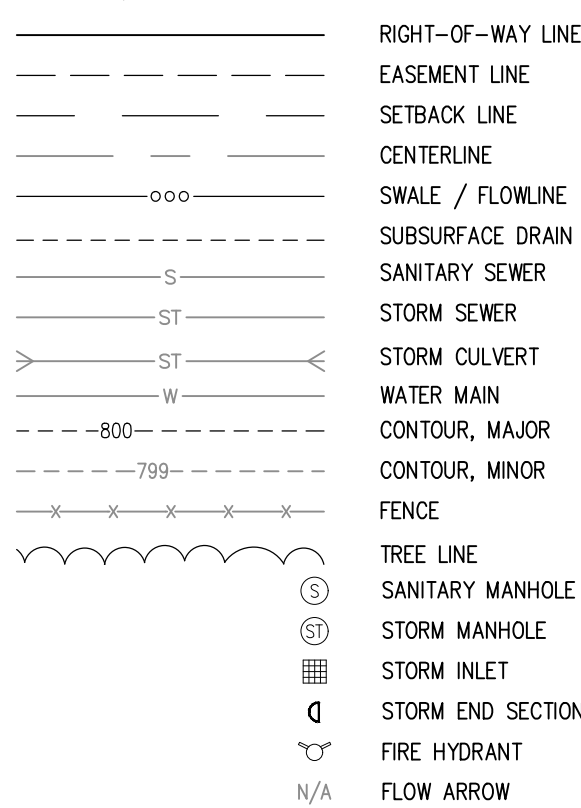
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

WETLAND DELINEATION PER WILLIAMS CREEK DATED AUGUST 2017.

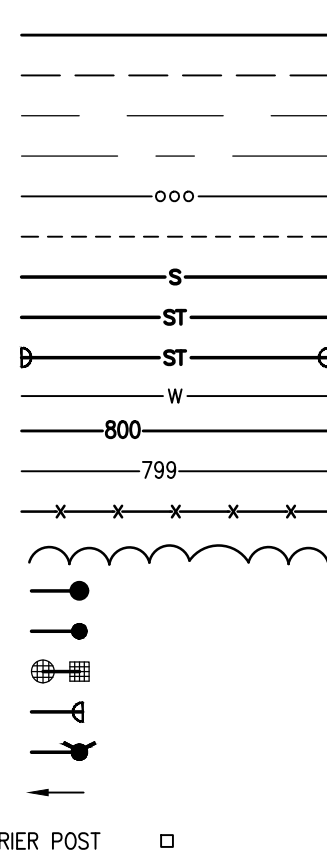
HAWTHORNE RIDGE WETLAND		
WETLAND	EXISTING ACREAGE	IMPACT ACREAGE
WETLAND "A"	0.67 AC.	0.027 AC.
WETLAND "B"	0.07 AC.	0.000 AC.
WETLAND "C"	1.03 AC.	0.129 AC.
WETLAND "D"	0.11 AC.	0.074 AC.
TOTAL	1.88 AC.	0.230 AC.

LEGEND:

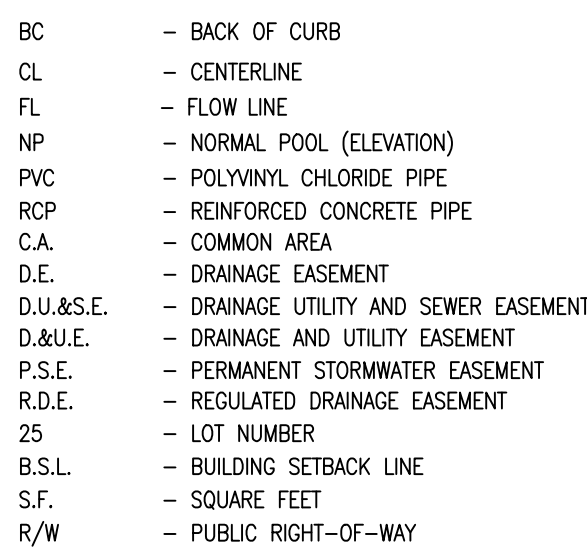
EXISTING



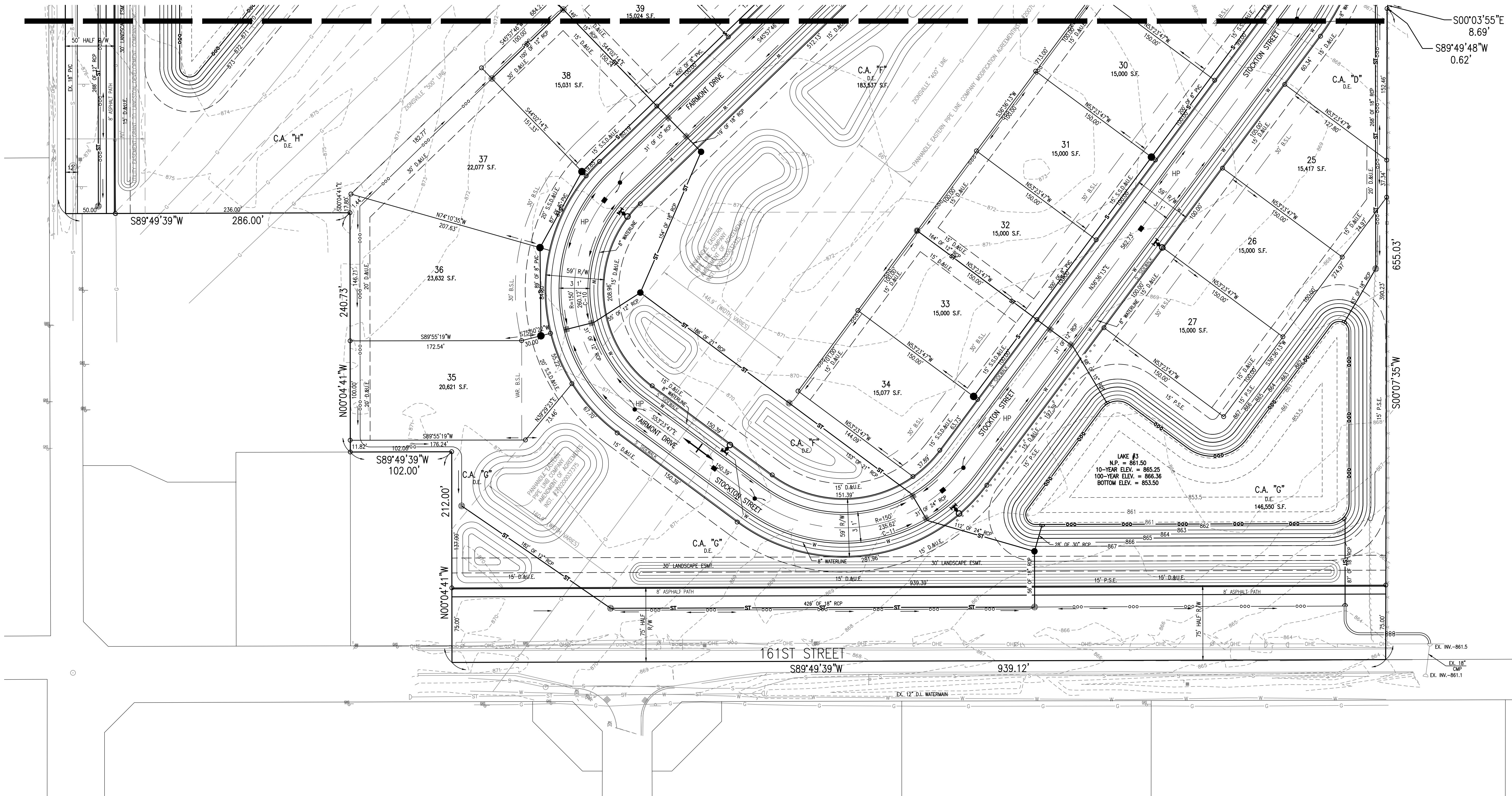
PROPOSED



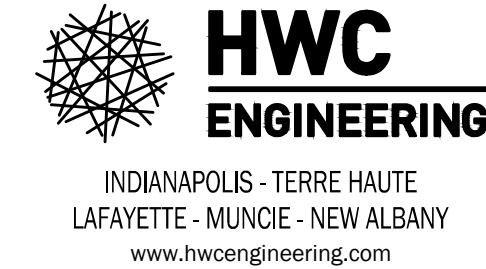
BC



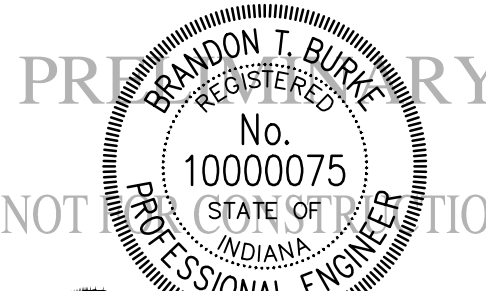
WETLAND IMPACT AREA
FOR CONTINUATION SEE SHEET C1.3



REVISIONS		
DATE	DESCRIPTION	BY



HAWTHORNE RIDGE CITY OF WESTFIELD, INDIANA OVERALL PRIMARY PLAT PLAN



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

C1.4

OVERALL PRIMARY PLAT PLAN



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 5, 2018
1712-ODP-13 & 1712-SPP-13
Exhibit 1

Petition Number: 1712-ODP-13 & 1712-SPP-13

Subject Site Address: Southwest corner of 191st Street and US Highway 31

Petitioner: Pryam, LLC by OnPointe Land Matters, LLC (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 3 commercial lots on approximately 12.2 acres +/- located in the Hittle at ThirtyOne PUD District.

Current Zoning: Hittle at ThirtyOne PUD District (Ordinance No. 17-45)

Current Land Use: Residential/Vacant

Approximate Acreage: 12.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Illustrative Site Layout from PUD Ordinance

Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 12.2 acre +/- site is located on the southwest corner of 191st Street and US Highway 31 (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibits 3 and 4**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Hittle at ThirtyOne PUD District, Ordinance No. 17-45 (the "PUD Ordinance") which was adopted at the January 22, 2018, City Council meeting. The PUD Ordinance establishes the GB: General Business District as the underlying zoning district for site.



The petition was reviewed by the Technical Advisory Committee at its November 14, 2017, meeting. This petition received a public hearing at the Plan Commission's December 4, 2017, meeting.

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.



- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
Comment: Final hotel footprints and square footages will be provided on the Detailed Development Plan.
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Landscaping Standards (Article 6.8)
- a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements
- 47) Lot Standards (Article 6.10)
- 48) Setback Standards (Article 6.16)
- 49) Vision Clearance Standards (Article 6.19)
- 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
- a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)
- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)



60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

HITTLE AT THIRTYONE PUD (ORDINANCE 17-45)

The plans comply.

62) Concept Plan (Section 3)

63) Illustrative Layout (Section 4)

64) General Regulations (Section 7)

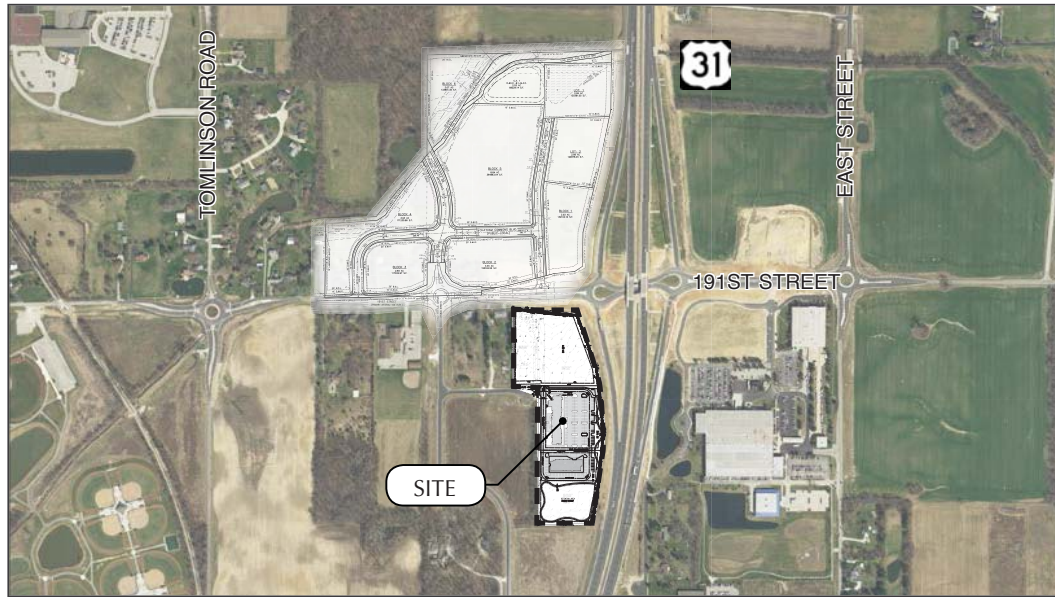
65) Development Standards (Section 9)

66) Design Standards (Section 11)

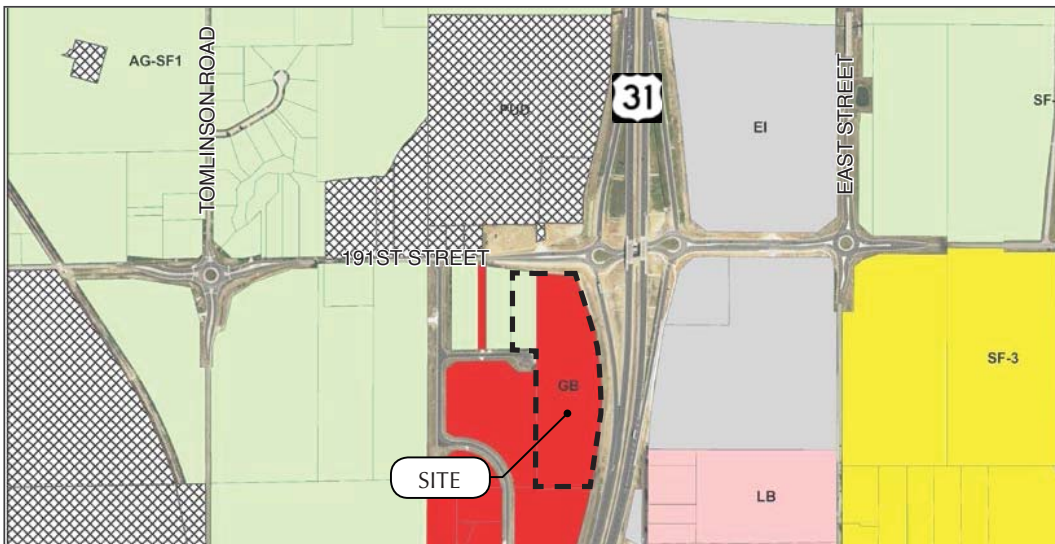
DEPARTMENT COMMENTS

1. **Action:** The Primary Plat (1712-SPP-13) and Overall Development Plan (1712-ODP-13) comply with the Hittle at ThirtyOne PUD Ordinance and the UDO. The Department recommends approving the petition with the following condition:
 - All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. If any APC member has questions prior to the February 5, 2018, APC meeting, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

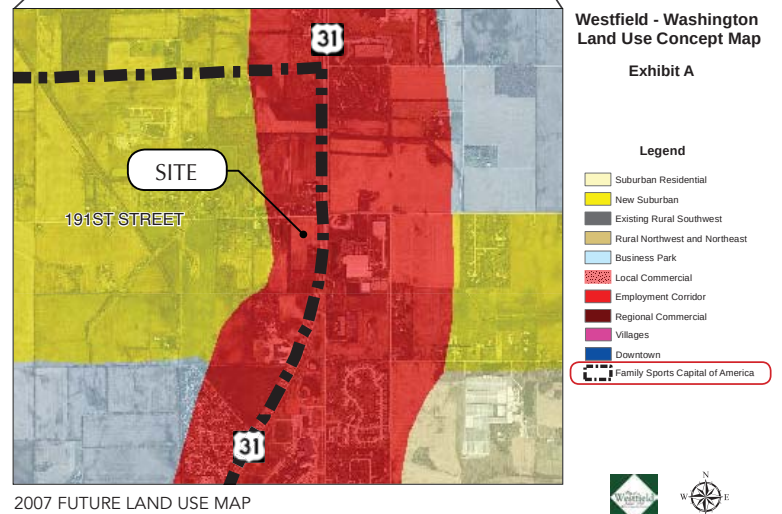
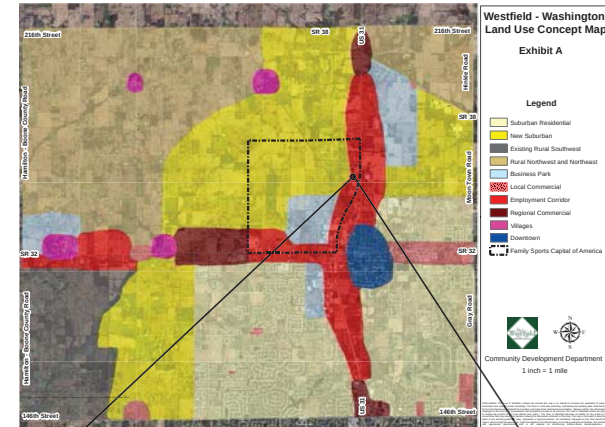
LOCATION MAP



ZONING MAP



COMPREHENSIVE PLAN



HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

Parcel: 2
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 395.02 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 370.62 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 284.09 feet; thence South 05 degrees 09 minutes 14 seconds West a distance of 113.20 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 393.25 feet to the point of beginning. Containing 3.54 acres, more or less.

AREA MAP

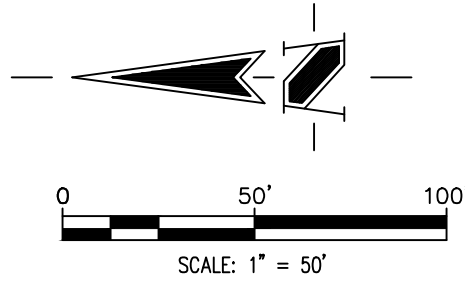
1"=1000'

SITE

SEC. 25-T19N-R3E

HITTLE AT THIRTYONE

WESTFIELD, INDIANA
PUD ZONING
(HITTLE AT THIRTYONE PLANNED UNIT DEVELOPMENT)



The diagram shows a three-track railway signal with three horizontal lines. The top line has a black dot, the middle line has a black dot, and the bottom line has a black dot. Below the lines, the text "000 ELEV" is written. Below the text, there is a wavy line representing a level crossing. Below the wavy line, there are two horizontal lines with arrows pointing to the right. Below the arrows, there are two 'x' marks on the lines. Below the 'x' marks, there are two dashed lines.



DEEDED OWNER:
 PATEL, AJAYKUMAR C & AMIT J NATHU & YASHPAL B MODI &
 PUNEET BHATIA & MANSHIKUMAR P PATEL & RASHMIBEN N
 PATEL & RAJESHKUMAR R PATEL.
 ADDRESS:
 2930 HUSBAND ROAD, PUDUCAH, KY 42003
 PARCEL ID:
 08-05-25-00-00-042.00
 08-05-25-00-00-043.00

No. Of LOTS - 3
AREA - 12.25 Ac.
MINIMUM SETBACK LINES:
DISTRICT PERIMETER: 15'
DISTRICT PERIMETER ABUTTING EXTERNAL STREET: 30'
ALL OTHER: NO MINIMUM

-POINT OF COMMENCEMENT

E. LINE, S.E. 1/4, SEC. 25-T19N-R3E

U.S. HWY. #31

N.E. COR., S.E. 1/4
SEC. 25-T19N-R3E
HARRISON MONUMENT FOUND
AT SURFACE
IN NORTH BOUND LANE
OF U.S. HWY. 31

STATE OF INDIANA
WARRANTY DEED WITH
PARTIAL LIMITATION OF ACCESS
INSTR. #2013071540

DETENTION AREA
DRAINAGE EASEMENT
2,080 S.F.

LOT 3
212,728 S.F.
4.88 AC

LOT 2
154,081 S.F.

LOT 1
166,603 S.F.

NOTATION AREA
AGE EASEMENT

POINT OF BEGINNING

W. 1/2 OF THE E. 1/2 OF THE S.E. 1/4
SEC. 25-T19N-R3E

— JAMES L. & KAREN-
S. BONTRAGER
BOOK 297 PAGE 544

191ST STREET LAND CO,
INSTR. #2012051433

Chad Hittle Ct.

PRELIMINARY
SEAL OF THE DISTRICT COURT OF THE
STATE OF INDIANA
No. _____
APR 20 4 00 06
STATE OF INDIANA
LAND SURVEYOR
CONSTRUCTION

DATE: _____

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THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com

Civil Engineering
GIS * LIS
Land Surveying
Landscape Architecture

HITLER AT THIRTYONE

WESTFIELD, INDIANA

PRYAM, LLC

51055 SAIL BAY COURT ELKHART, INDIANA 46514

DATE: 01/26/18	PROJECT NO.: 10830.001
DRAWN BY: TLS	CHECKED BY: SWR

PRIMARY PLAT

[illegible]

SHEET NO.

PR1



HITTLE AT THIRTYONE OVERALL DEVELOPMENT PLAN

DATE: 01/26/18

LAND DESCRIPTION

Parcel: 1
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 454.47 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 393.25 feet; thence South 05 degrees 09 minutes 16 seconds West a distance of 275.59 feet; thence South 11 degrees 44 minutes 49 seconds West a distance of 176.00 feet; thence South 88 degrees 54 minutes 27 seconds West a distance of 334.23 feet to the point of beginning. Containing 3.82 acres, more or less.

Parcel: 2
to the Point of Beginning; thence North 00 degrees 11 minutes 26 seconds East a distance of 395.02 feet; thence South 89 degrees 48 minutes 34 seconds East a distance of 370.62 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 284.09 feet; thence South 05 degrees 09 minutes 14 seconds West a distance of 113.20 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 393.25 feet to the point of beginning. Containing 3.54 acres, more or less.

Parcel: 3
to the Point of Beginning; thence North 00 degrees 09 minutes 41 seconds East a distance of 479.91 feet; thence South 82 degrees 46 minutes 36 seconds East a distance of 210.81 feet; thence South 84 degrees 58 minutes 28 seconds East a distance of 186.08 feet; thence South 20 degrees 03 minutes 14 seconds East a distance of 350.02 feet; thence South 06 degrees 21 minutes 51 seconds East a distance of 107.22 feet; thence North 89 degrees 48 minutes 34 seconds West a distance of 370.62 feet; thence South 88 degrees 54 minutes 32 seconds West a distance of 157.18 feet to the point of beginning. Containing 4.88 acres, more or less.

DEVELOPMENT SUMMARY

No. OF LOTS - 3
AREA - 12.25 Ac.
MINIMUM SETBACK LINES:
DISTRICT PERIMETER: 15'
DISTRICT PERIMETER ABUTTING EXTERNAL STREET: 30'
ALL OTHER: NO MINIMUM
MINIMUM BUILDING HEIGHT:
AREA I HOTELS: FOUR (4) STORIES OR SIXTY (60) FEET WHICHEVER IS LESS
AREA II OUTLOTS: ONE (1) STORY
NO MAXIMUM
MINIMUM BUILDING SIZE:
AREA I HOTELS: FORTY THOUSAND (40,000) SQUARE FEET
AREA II OUTLOTS: THREE THOUSAND (3,000) SQUARE FEET
AND SHALL INCLUDE OUTDOOR SEATING AREA(S)

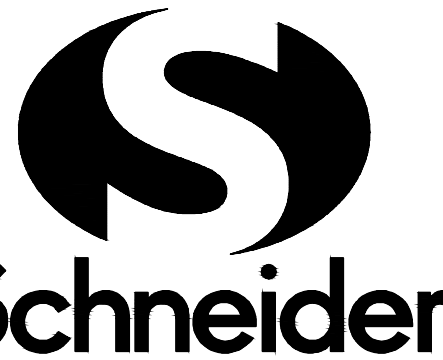
LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB

LANDSCAPING AREA MINIMUM DEPTH: 10 FEET
LANDSCAPING AREA SHALL INCLUDE AT MINIMUM (PER 100 LINEAL FEET):

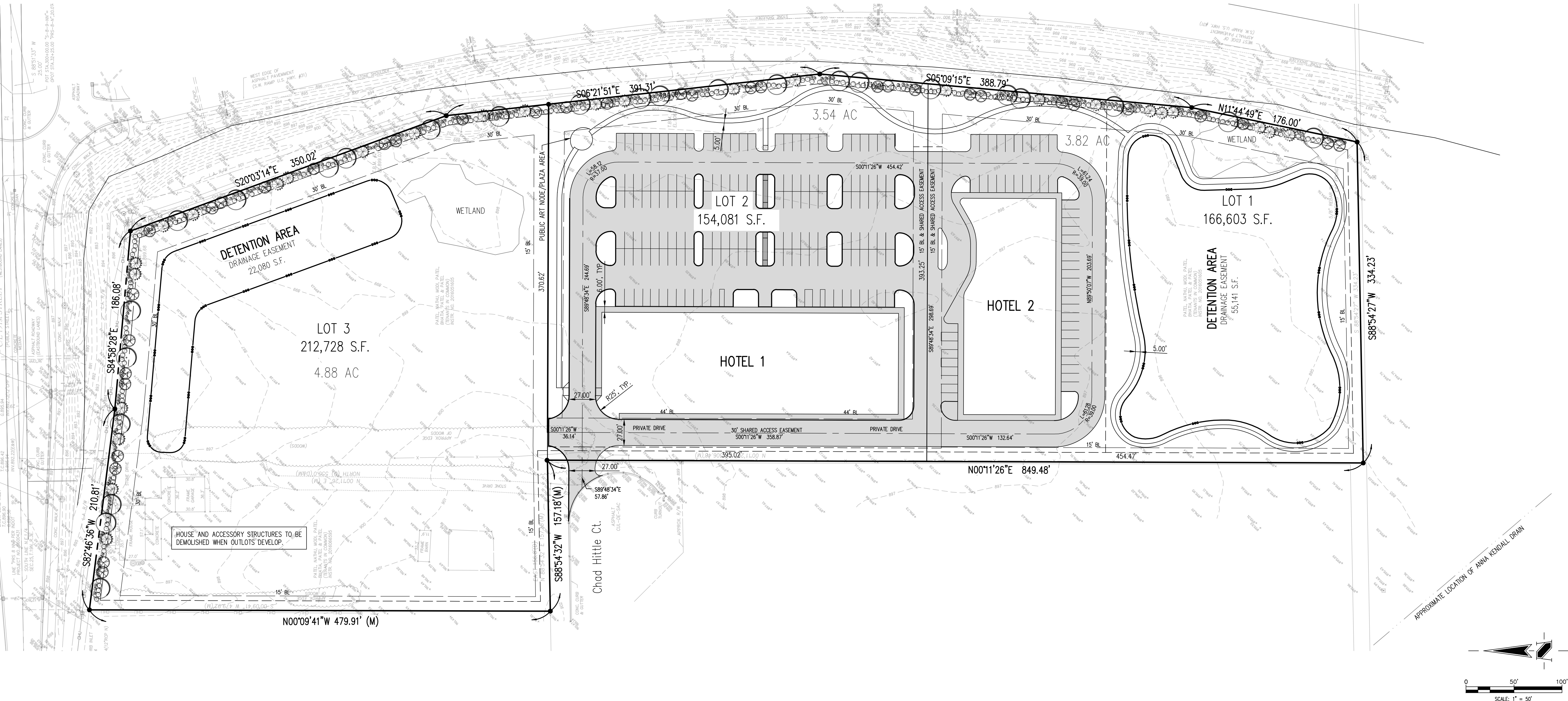
- THREE (3) SHADE OR EVERGREEN TREES (51 TOTAL)
- TWO (2) ORNAMENTAL TREES (34 TOTAL)
- TWENTY-FIVE (25) SHRUBS (425 TOTAL)

Drainage & Utility Esmt. (D.U.E.)
Building Setback Line (BL)



THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
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Land Surveying
Landscape Architecture





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 5, 2018
1711-ODP-11

Petition Number: 1711-ODP-11

Subject Site Address: 193rd and Six Points Road, 191st and Horton road

Petitioner: Osborne Trails Developer, LLC

Representative: Nelson & Frankenberger, LLC

Request: Landscape Plan review for the Overall Development Plan of 483 lots of Area C within 291.4 acres +/- included in the Osborne Trails PUD District.

Current Zoning: Osborne Trails PUD District

Current Land Use: Agriculture / Vacant

Approximate Acreage: 291.4 acres+/-

Property History: 1610-PUD-17 (Osborne Trails PUD Ord. 16-44)
1708-PUD-14 (Osborne Trails PUD Amendment Ord. 17-21)
1711-ODP-11 Osborne Trails Overall Development Plan (12/04/17)
1711-SPP-11 Osborne Trails Area C Primary Plat (12/04/17)

Exhibits: 1. Staff Report
2. Location Map
3. Concept Plan
4. Primary Plat
5. Landscape Plan
6. Tree Inventory Report

Staff Reviewer: Matt Pleasant, Associate Planner

PROCEDURAL

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

BACKGROUND

The Property is zoned as the Osborne Trails Planned Unit Development District established by [Ordinance 16-44](#) and amended by [Ordinance 17-21](#). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.



The petition was reviewed by the Technical Advisory Committee at its October 24, 2017, meeting. This petition held its required public hearing at the Plan Commission's [November 6, 2017, meeting](#) with comments in relation to open space and street layout. At Plan Commission's [November 20, 2017, meeting](#), the board approved the reduction in buffer yard standard to apply to the applicable areas. The board also asked the petitioner to consider adjusting some road designs. At the Plan Commission's [December 4, 2017 meeting](#), the board approved the petition with the [conditions](#) to require selected parcels have a ranging Front Building Setback Lines of 21' to 27' (see [Exhibit 4](#)) and a compliant Landscape Plan to appear to APC as a Consent Agenda item (see [Exhibit 5](#)).

PROJECT OVERVIEW

Location: The 291.4 acres +/- site includes real estate extending from 191st Street north to property near 19809 Six Points Road, and then from Six Points Road east to Horton Road to include the property of 24 E 191st Street (see [Exhibit 2](#)).

Description: The PUD establishes three (3) districts with Area A zoned Local Business District, Area B zoned Single Family Attached District, and Area C zoned Single Family High Density District designated as a 55 and older community. For the purpose of this review, Areas A and B have been designated as "Blocks" and will submit their Overall Development Plan and Primary Plat at a later date.

Update Since Last Plan Commission Meeting: The Primary Plat and Overall Development Plan was approved by the board with the condition that the Landscape Plan appear on the Plan Commission's Consent Agenda.

Primary Plat Standards (Article 10.12(J) of UDO)

The plans comply.

- 4) Proposed name of subdivision.
- 5) Names and addresses of the owner, owners, land surveyor or land planner.
- 6) Title, scale, north arrow and date.
- 7) 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.
- 8) Easements (locations, widths and purposes). (Article 8.3)
- 9) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 10) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)



- 11) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 12) 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%).
- 13) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 14) Building setback lines. (Article 4.23 & Article 5.3(G))
- 15) Legend and notes.
- 16) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 17) Other features or conditions which would affect the subdivision favorable or adversely.
- 18) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 19) 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.
- 20) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 21) 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.
- 22) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

The plans comply.

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



- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

The plans comply.

- 26) 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.
- 27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.
- 30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



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

DISTRICT STANDARDS (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO and Ordinance 16-44: Osborne Trails PUD (Section 6.2).

- 44) Maximum Lot Area: 6,000sqft
- 45) Minimum Lot Frontage: 35'
- 46) Minimum Building Setback Lines:
 - a) Front Yard: 21'
 - b) Side Yard: 5'
 - c) Rear Yard: 20'
- 47) Minimum Lot Width: 45'
- 48) Maximum Building Height: 2 ½ Stories
- 49) Minimum Living Area (Ground Floor):
 - a) Single Story: 1,200sqft
- 50) Maximum Density: 490 Single-Family Dwellings

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO and Ordinance 16-44: Osborne Trails PUD.

51) Architectural Standards

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

- a) Tree Preservation Easement
- b) Detention and Retention Areas
- c) Street Trees
- d) Lot Landscaping Requirements
- e) Foundation Plantings
- f) External Street Frontage Landscaping Requirements
 - i) A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.
 - ii) Area C: The minimum depth of the landscape area abutting an external street (193rd Street and Sex Points Road) adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the external street Right-of-Way and the Front Façade Lots required in Section 3.3(A) of the PUD.
- g) Buffer Yard Requirements
 - i) Selected parcels along Six Points Road
 - (1) The minimum width of the buffer yard shall be fifty (50) feet.
 - (2) Ordinance Buffer Yard Type “C” plantings (5 shade trees, 5 evergreen trees, and 20 shrubs per 100 lineal feet) shall be installed (outside the legal drain).
 - (3) A natural wood color “4-board” fence shall be installed along the property line (on Area C side of the shared property line) south of (outside) the legal drain easement. A row of ornamental grasses shall be installed along the property line north of the fence and south of the legal drain if such plantings are permitted by the Hamilton County Surveyor’s Office.
 - (4) Six (6) evergreen trees a minimum of at least eight (8) feet tall at the time of planting shall be installed on each of the three individual parcels at a location of the choosing of the individual parcel owner (outside the legal drain easement). The trees shall be spruce variety and once planted, shall be the responsibility of the individual parcel owner to maintain the trees.



53) Lighting Standards

54) Lot Standards

a) Perimeter Lots

- i) A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100' of the Right-of-Way of 193rd Street or Six Points Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Front Façade Lots").
- ii) A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage landscape Requirements of Article 6.8(M) shall apply.

55) Setback Standards

56) Sign Standards

57) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO and Ordinance 16-44: Osborne Trails PUD.

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

60) Monument and Marker Standards (Article 8.5)

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

a) Passive Amenities

- i) Open Space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.

b) Amenity Facility

62) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards (Section 3.3(B) of PUD)

- i) An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian



connectivity plan, attached hereto as the Exhibit D, Area C – Pedestrian Connectivity Plan of the PUD.

- b) Perimeter/External Pedestrian Network Standards
- c) Little Eagle Creek Trail

63) Storm Water Standards (Article 8.8)

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

65) Street Light Standards (Article 8.10)

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

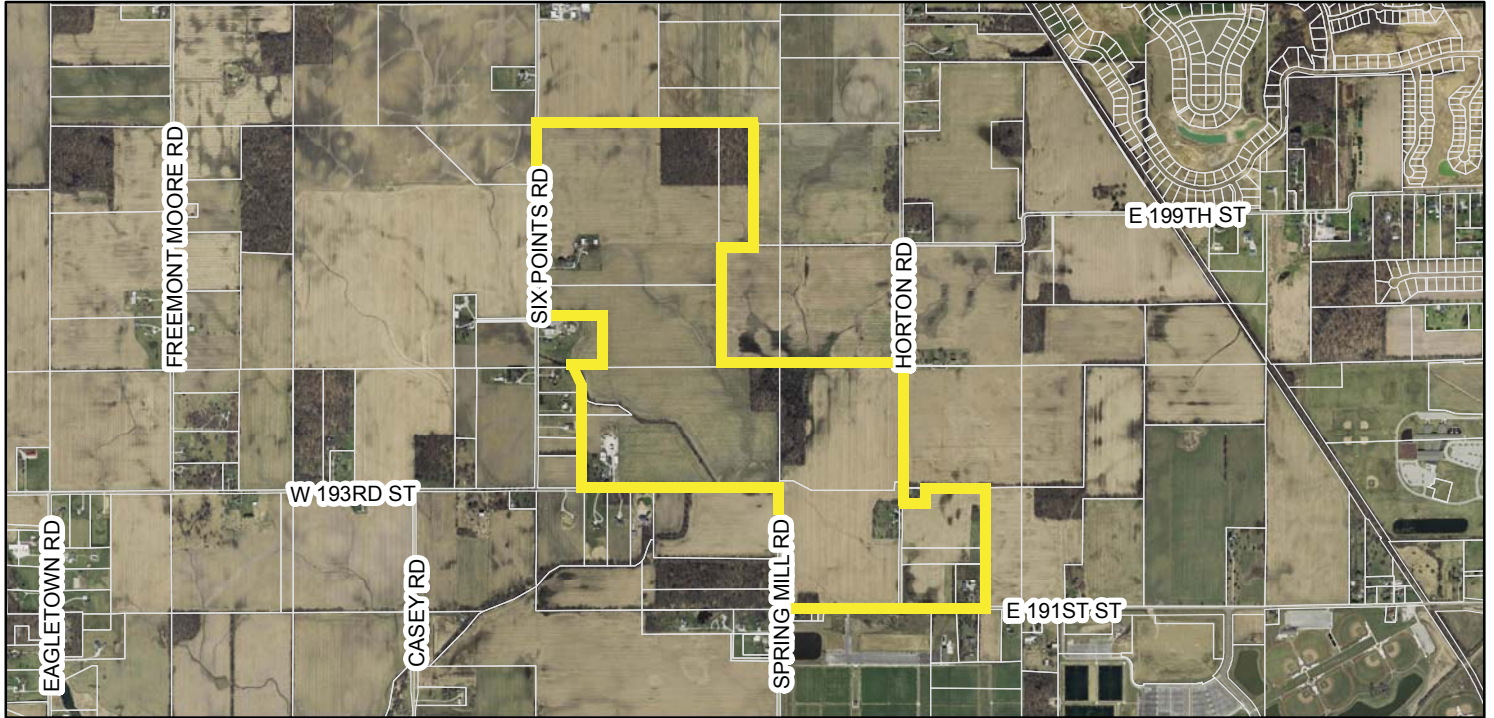
1. **ACTION: No action required. As per the condition set by the board, the Department has reviewed the Landscape Plan and determined to be compliant.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.



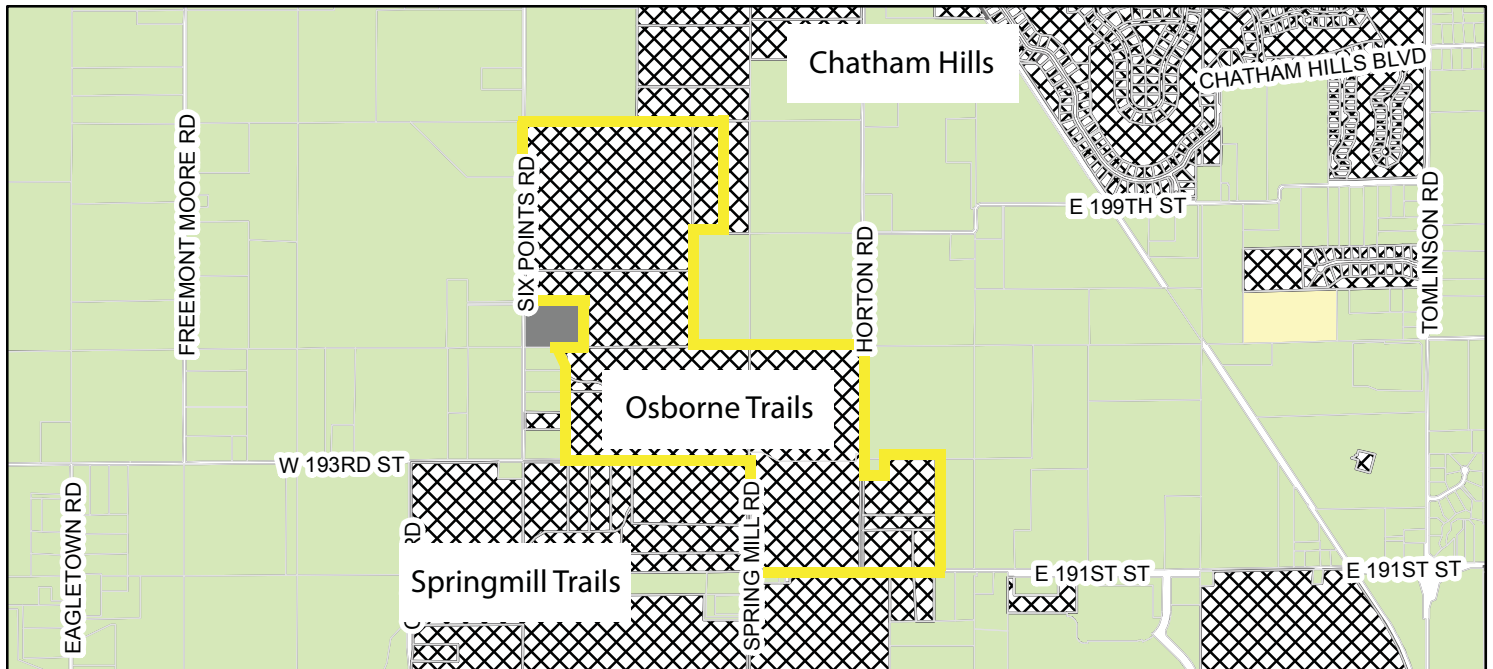
Property Location Map
1711-ODP-11 & 1711-SPP-11
Osborne Trails



Aerial Location Map



Zoning Map

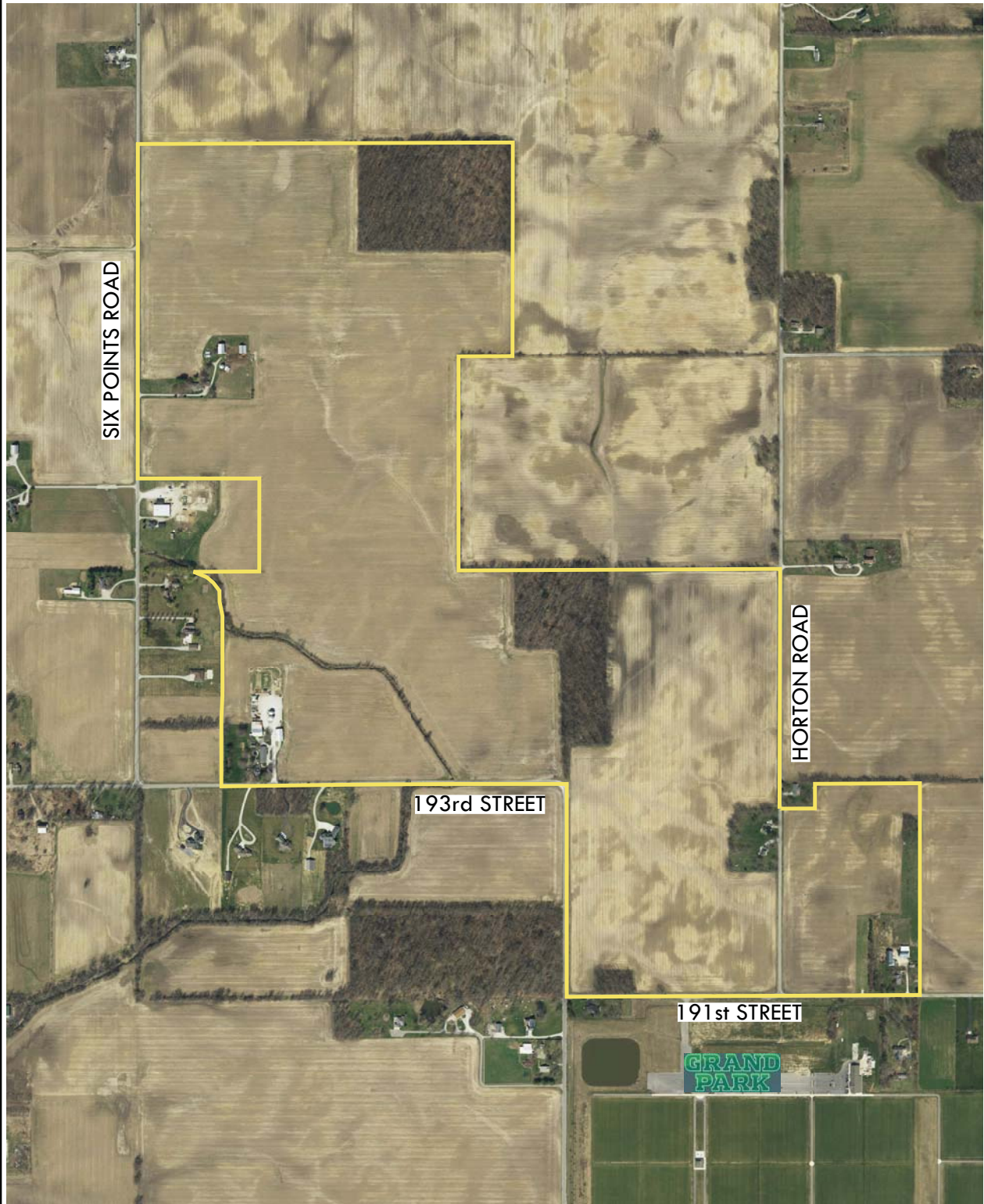


Legend

	Parcel		AG-SF1 (Agriculture - Single Family - 1)		OI (Open Industrial)		PUD (Planned Unit Development)
							SF-2 (Single Family - 2)

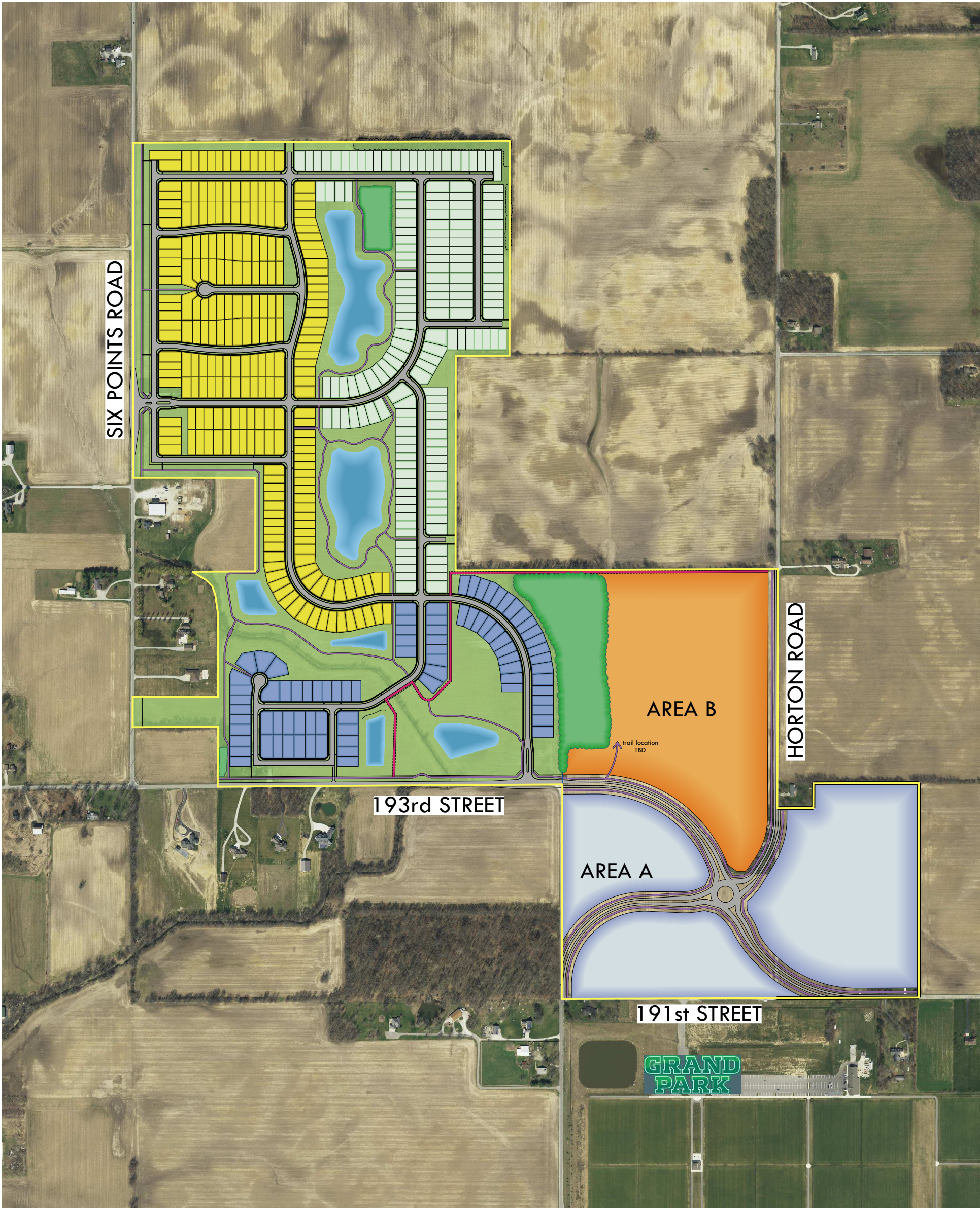
OSBORNE TRAILS

Westfield, Indiana



OSBORNE TRAILS

Westfield, Indiana



- 49'x130'
- 50'x130'
- 60'x130'
- 5' sidewalk
- 8' trail
- 12' little eagle creek trail



STOEPPELWERTH

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 861-2051

Patent No: 05-05-22,430-001X 001

Patent No: 00-05-22-40-00-013-000

Deeded Owner: Chatham Oaks LLP

Property Use: Ag - Vacant lot



SHEET 104



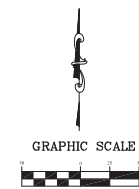
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.U.E. | DRAINAGE & UTILITY EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| T.O.B.E. | TOP OF BANK EASEMENT |
| T.P.E. | TREE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

SITE = 187.56c.±(SF4)
TOTAL LOTS = 483
DENSITY - 2.58 u/a

TOTAL COMMON AREA= 63.9Ac.± (34.1%)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min,
SIDE YARD SETBACK - 5' min,
REAR YARD SETBACK - 20' min.

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



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

	THIS DRAWING IS NOT INTENDED TO BE AN OFFICIAL RECORD SURVEY. A DEED REFERENCE TO A SURVEY FOR LOCATION PURPOSES ONLY.	DEEDS & PLATS No. 900012 STATE OF KENTUCKY LAND SURVEYOR	CERTIFIED: 09/20/17 	DATE 09/20/17 REASON FOR CANCELLATION REASON(S)
	PREPARED FOR: C102 7-61-A-000-00 5-61-5PLA	SECTION 26 TOWNSHIP 19N RANGE 3E GDM OSBORNE TRAILS HAMILTON CO., INDIANA WASHINGTON TOWNSHIP	STOEPPELWERTH ALWAYS ON. 7905 East 100th Street, Phoenix, IN 46003-2555 PHOENIX (317) 440-0503 FAX (317) 440-0542	

PRIMARY PLAT

OSBORNE TRAILS

HAMILTON CO., INDIANA

OR:

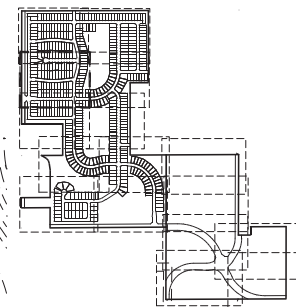
102

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-7033

This is a detailed plat map of a residential subdivision in Skaneateles, New York. The map shows a grid of lots, each numbered and containing information about its area in square feet and acreage. The lots are arranged in a grid pattern, with some larger lots and some smaller lots. The map includes streets such as Baird Way, Sapp Circle, Bulger Lane, Ehrlich Lane, and Simrali Place. The map also shows easements, setbacks, and other survey details. A north arrow is located in the upper left corner.

Lot Information:

- Lot 1: 1.00 ac. 10,000 sq. ft.
- Lot 2: 1.00 ac. 10,000 sq. ft.
- Lot 3: 1.00 ac. 10,000 sq. ft.
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- Lot 135: 1.00 ac. 10,000 sq. ft.
- Lot 136: 1.00 ac. 10,000 sq. ft.
- Lot 137: 1.00 ac. 10,000 sq. ft.</



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

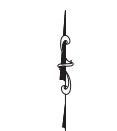
SITE = 187,56c, ±(SF4)
TOTAL LOTS = 483
DENSITY = 2,58 u/a

TOTAL COMMON AREA = 63,9Ac, ± (34,1%)
(residential)

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

NOTE:

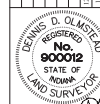
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



GRAPHIC SCALE



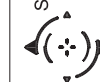
Know what's below.
Call before you dig.



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

CERTIFIED: 09/29/17

ALWAYS ON.
365 East 106th Street, Fishers, IN 46038-2505



PRIMARY PLAT

OSBORNE TRAILS

WNSHIP HAMILTON CO., INDIANA

SECTION: 26		EDIFICATION: 19N		RANGE: R3E	
DRAWN BY: GDK		CHECKED BY: GDK			
SHEET NO. C103					
S & A JOB NO. 76515PLA					

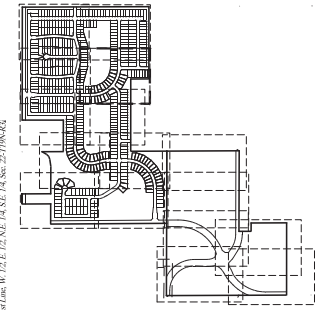
OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7905 EAST 10TH STREET
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 848-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
975 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46240
CONTACT: PAUL BRICKS
PHONE: (317) 843-2853



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

SITE = 187,566 ± (100%)

TOTAL LOTS = 483

DENSITY = 2.58 u/s

TOTAL COMMON AREA = 63.9ac ± (34.1%)

(residential)

ZONING PUD

SEA STANDARDS

FRONT YARD SETBACK - 21' min.

SIDE YARD SETBACK - 5' min.

REAR YARD SETBACK - 20' min.

NOTE:

ALL STREET TREES ARE TO MATCH THE CURRENT CITY

OF WESTFIELD MASTER TREE LIST

STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY

PAVEMENT

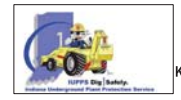
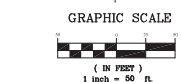
THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY

STORM SEWER INCLUDING SSD

GRAPHIC SCALE

1" = 100'

1 inch = 10 ft.



STOEPPELWERTH		
ALWAYS ON		
7905 East 10th Street, Indianapolis, IN 46240-2505		
Phone: (317) 848-5935 Fax: (317) 848-5942		
HAMILTON CO. INDIANA		
PRIMARY PLAT		
PREPARED FOR:		
C104		
SHEET NO.		
76515PLA		

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF INDIANA
NO. 900012
EXPIRATION DATE 06/30/17
CERTIFIED 06/29/17

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
975 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46240
CONTACT: PAUL BRICKS
PHONE: (317) 843-2853

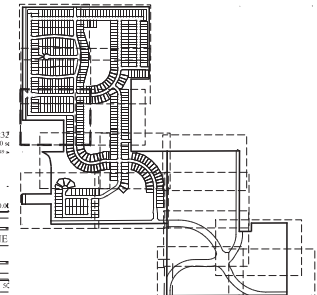
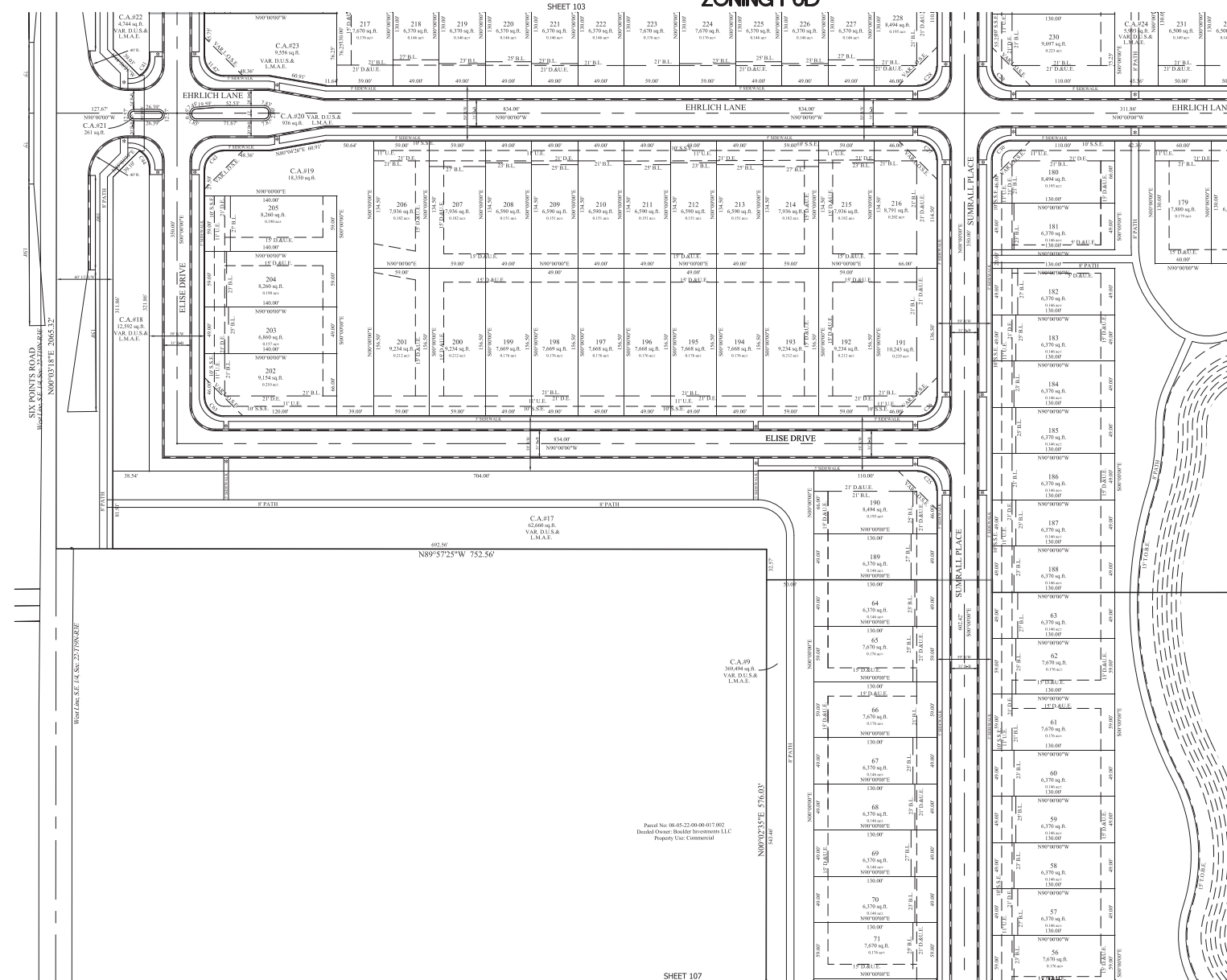
OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSFAT
STOEPPELWERTH AND ASSOCIATES INC.
780 EAST 10TH STREET
INDIANAPOLIS, INDIANA 46208
PHONE: (317) 849-5035

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
975 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46226
CONTACT: PAUL BROWN
PHONE: (317) 863-2853

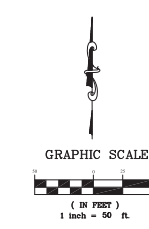


- LEGEND**
- 30 LOT NUMBER
 - S.E. SANITARY SEWER EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - T.O.B.E. TOP OF BANK EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - W.E. WATER EASEMENT
 - B.L. BUILDING LINE
 - CA.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

SITE = 187,566.4(SF4)
TOTAL LOTS = 483
DENSITY = 2.58 U/LA
TOTAL COMMON AREA = 63.9AC. (34.1%)
(residential)

ZONING PUD
S4 STANDARD
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

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



STOEPPELWERTH ALWAYS ON 7805 East 10th Street, Phone: (317) 849-5035 Fax: (317) 849-5042		
PRIMARY PLAT		
OSBORNE TRAILS		
HAMILTON CO. INDIANA		
PREPARED FOR:		
SECTION 26	TOWNSHIP 19N	RANGE 13E
GDK	GDK	
C105		
76515PLA		

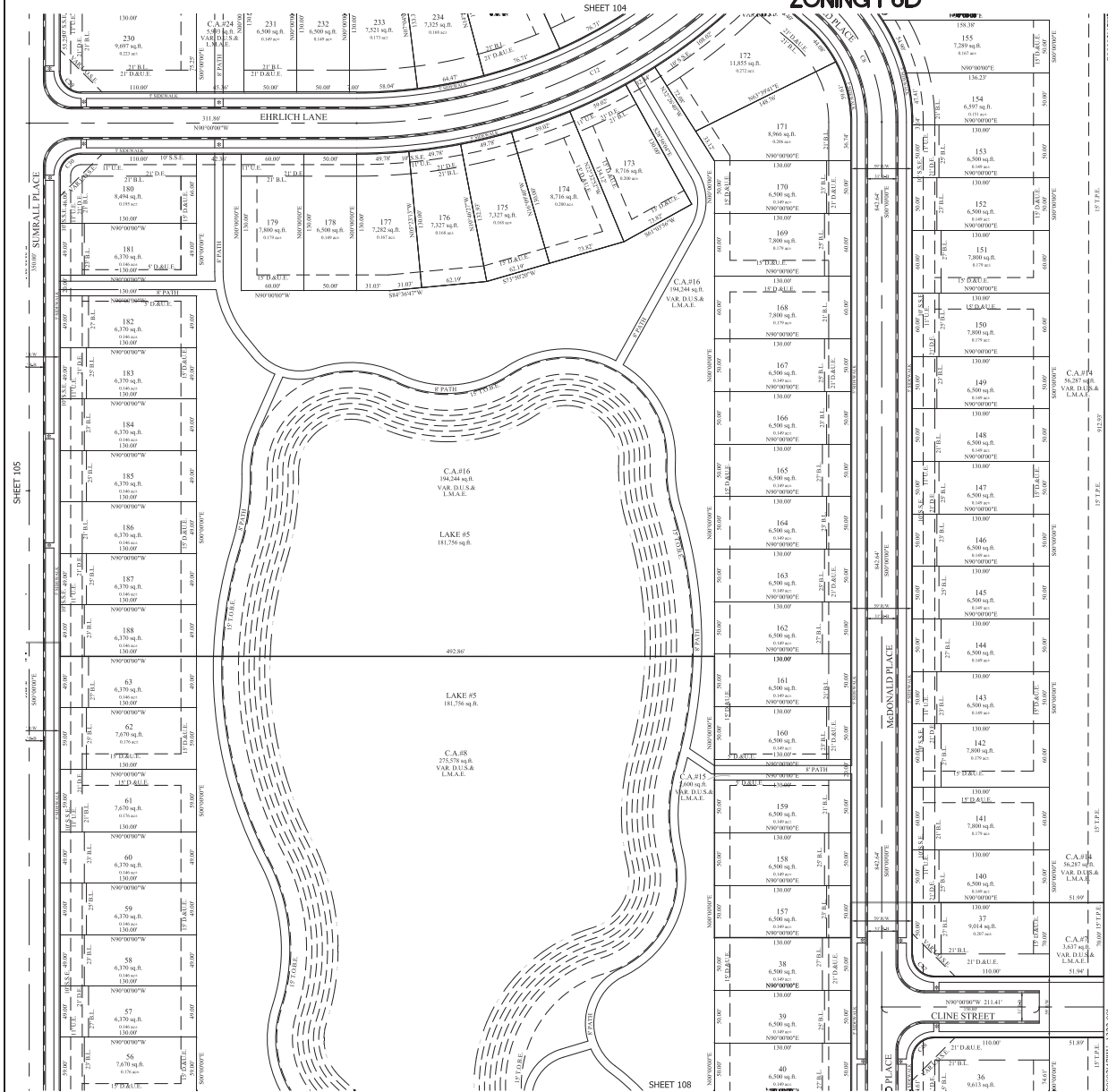
OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7905 EAST 10TH STREET
INDIANAPOLIS, INDIANA 46256
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
975 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL BOWEN
PHONE: (317) 849-2053



OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
STOEPPELWERTH AND ASSOCIATES INC.
7963 EAST 10TH STREET
INDIANAPOLIS, INDIANA 46254
PHONE: (317) 848-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
8757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL BOON
PHONE: (317) 863-2053

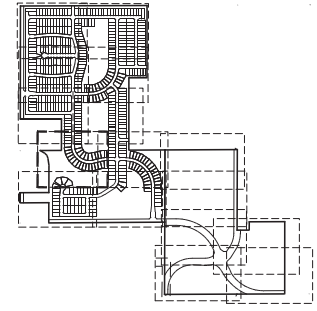
Parcel No: 08-05-25-00-00-017-002
Dedeed Owner: Bunkle Investments LLC
Property Use: Commercial

NS9°43'26"E 388.64'

Parcel No: 08-05-27-00-00-006-001
Dedeed Owner: Stander, Donald G & Lora
Property Use: Res-4 Family 0-9.99 acres

Parcel No: 08-05-27-00-00-006-001
Dedeed Owner: Smith, Robert W & Virginia
Property Use: Res-4 Family 0-9.99 acres

Parcel No: 08-05-27-00-00-006-001
Dedeed Owner: Higgins, Timothy R & Lisa M
Property Use: Res-4 Family 0-9.99 acres

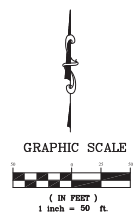


- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - T.O.B.E. TOP OF BANK EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - W.E. WATER EASEMENT
 - B.L. BUILDING LINE
 - C.A.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

SITE = 187,566.41 (SF)
TOTAL LOTS = 463
DENSITY = 2.58 u/a
TOTAL COMMON AREA = 63.98 AC. (34.1%)
(residential)

ZONING PUD
SEA STANDARDS
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

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



STOEPPELWERTH
ALWAYS ON
7963 East 10th Street, Indianapolis, IN 46254-2905
Phone: (317) 848-5935 Fax: (317) 848-5942

PRIMARY PLAT
PREPARED FOR:
C107

REVISION 26 19N R3E
GDK GDK
DATE 12/15/2017
DRAWN BY: JAC COMBETTI
CHECKED BY: JAC COMBETTI
DATE 12/15/2017

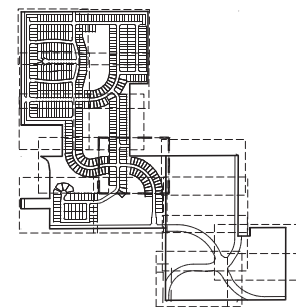
REGISTERED
No. 000012
STATE OF INDIANA
Dennis D. Olmshead
CERTIFIED: 09/29/17

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

WASHINGTON TOWNSHIP
HAMILTON CO. INDIANA

THIS INSTRUMENT PREPARED FOR
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 861-2051

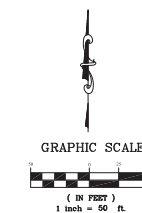
SHEET 106



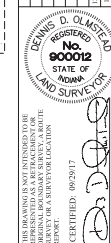
30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
W.E.	WATER EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
II-B	BACK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

ZONING PUD
SF4 STANDARDS:
FRONT YARD SETBACK - 21' min,
SIDE YARD SETBACK - 5' min,
REAR YARD SETBACK - 20' min.

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- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD



Know what's below.
Call before you dig.

[illegible]

STOEPPELWERTH



PRIMARY PLAT

OSBORNE TRAILS

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 26	TOWNSHIP: 19N	RANGE: R3E
DRAWN BY: GDK		CHECKED BY: GDK
SHEET NO. C108		
S & A JOB NO. 76515PI A		

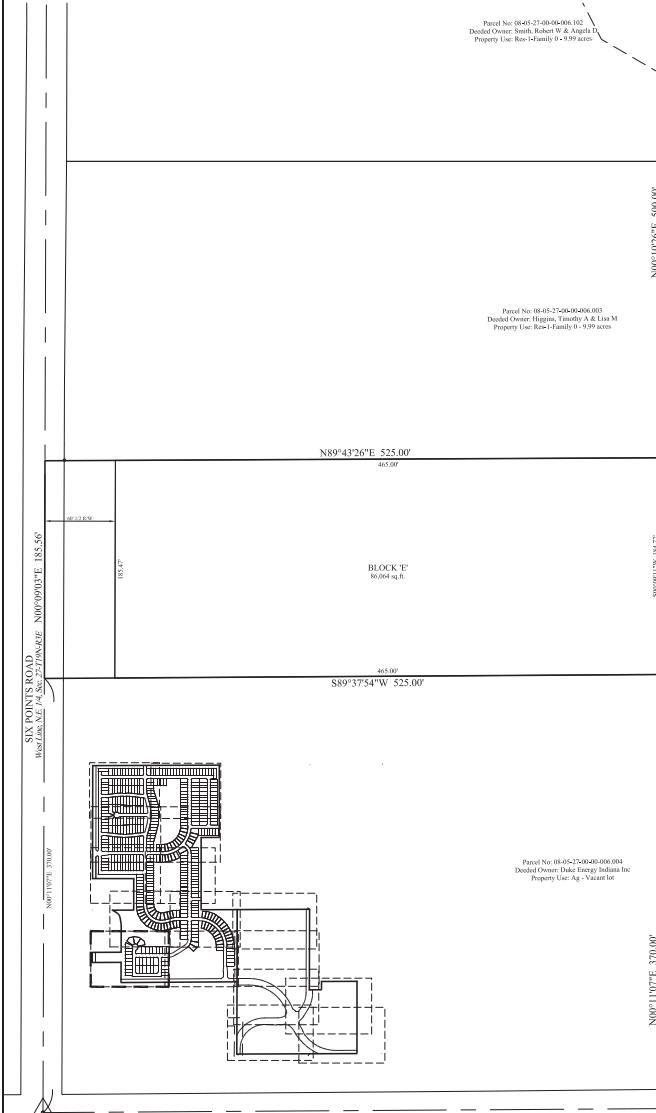
OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSIEP
STOEPPELWERTH AND ASSOCIATES, INC.
7905 EAST 100TH STREET
PRINCE, INDIANA 46058
PHONE: (317) 840-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL BOON
PHONE: (317) 840-2053



Parcel No: 08-45-27-00-00-00-102
Deeded Owner: Smith, Robert W & Angela L
Property Use: Res-1d Family 0 - 9.99 acres

Parcel No: 08-45-27-00-00-00-103
Deeded Owner: Higgins, Timothy A & Lisa M
Property Use: Res-1d Family 0 - 9.99 acres

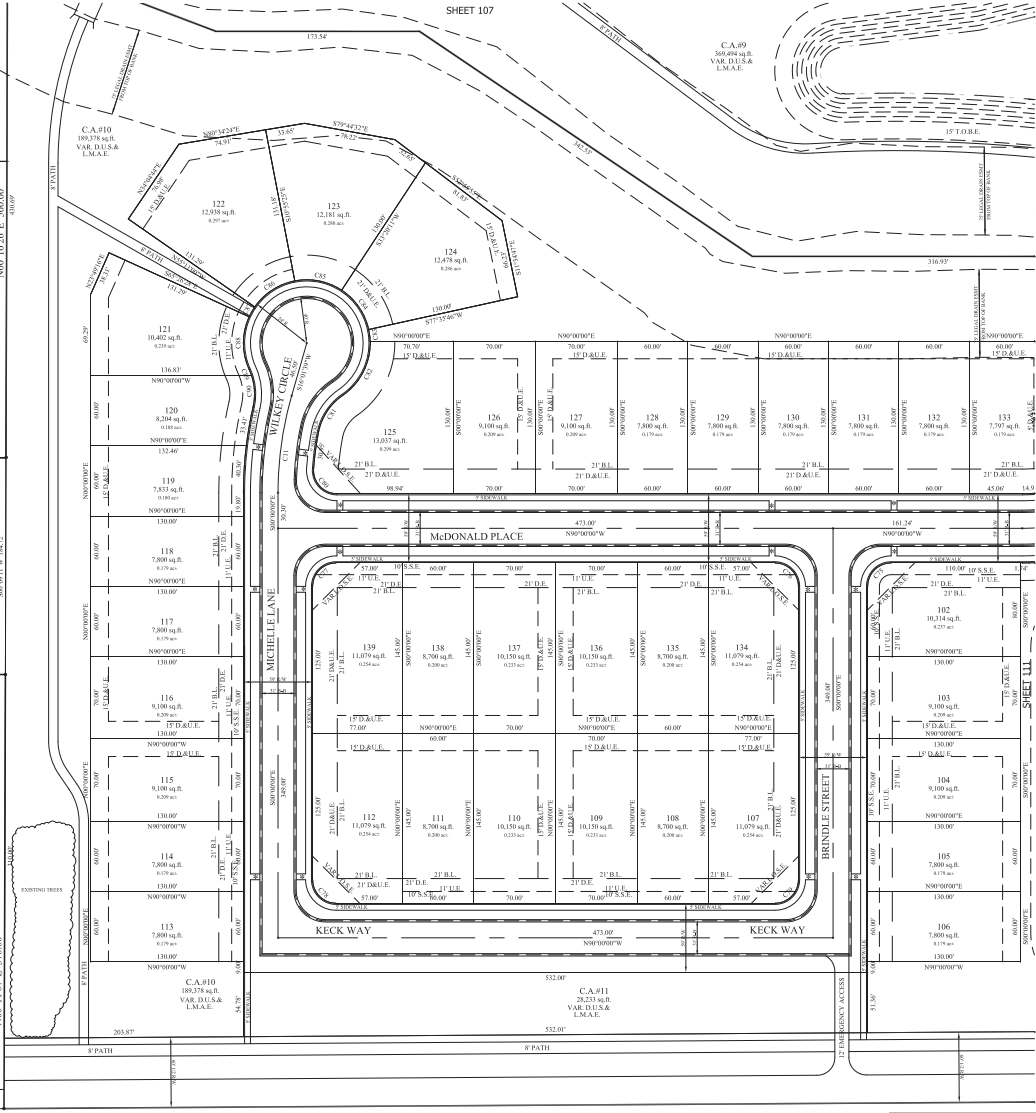
Parcel No: 08-45-27-00-00-00-004
Deeded Owner: Dale Energy Indiana Inc
Property Use: Ag - Vacant lot

Parcel No: 08-45-27-00-00-00-005
Deeded Owner: Hamilton, Brent A & Kelly
Property Use: Res-1d Family 0 - 9.99 acres

Parcel No: 08-45-27-00-00-00-006
Deeded Owner: McLean, Andrew & Sandra
Property Use: Res-1d Family 0 - 9.99 acres

Parcel No: 08-45-27-00-00-00-007
Deeded Owner: Bergande, Jeremy J & Kristin
Property Use: Res-1d Family 0 - 9.99 acres

Parcel No: 08-45-27-00-00-00-008
Deeded Owner: Bergande, Jeremy J & Kristin
Property Use: Res-1d Family 0 - 9.99 acres



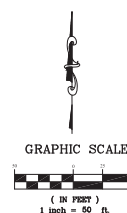
- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - T.O.B.E. TOP OF BANK EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - W.E. WATER EASEMENT
 - B.L. BUILDING LINE
 - C.A.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

SITE = 187,556.41 (954)
TOTAL LOTS = 483
DENSITY = 2.58 u/s

TOTAL COMMON AREA = 63,942.1 (34.1%) (residential)

ZONING PUD
SFA STANDARDS
FRONT YARD SETBACK - 21' min.
SIDE YARD SETBACK - 5' min.
REAR YARD SETBACK - 20' min.

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



Know what's below.
Call before you dig.

REGISTERED
No. 900012
STATE OF INDIANA
AND SURVEYOR
DENNIS D. OLMSIEP
CERTIFIED: 09/20/17

STOEPPELWERTH
ALWAYS ON
7905 East 100th Street, Prince, IN 46058-2055
Phone: (317) 840-5935 Fax: (317) 840-5942

PRIMARY PLAT
OSBORNE TRAILS
WASHINGTON TOWNSHIP
HAMILTON CO. INDIANA

PREPARED FOR:
GDK
SHEET NO.
C110
DATE: 12/15/2017
DRAWN BY: GDK
CHECKED BY: GDK
SCALE: AS SHOWN

VISION: 26' HORIZON: 19N EASE: R3E
REMARKS: 100% GDK
SHEET NO.: C110
DATE: 12/15/2017
DRAWN BY: GDK
CHECKED BY: GDK
SCALE: AS SHOWN

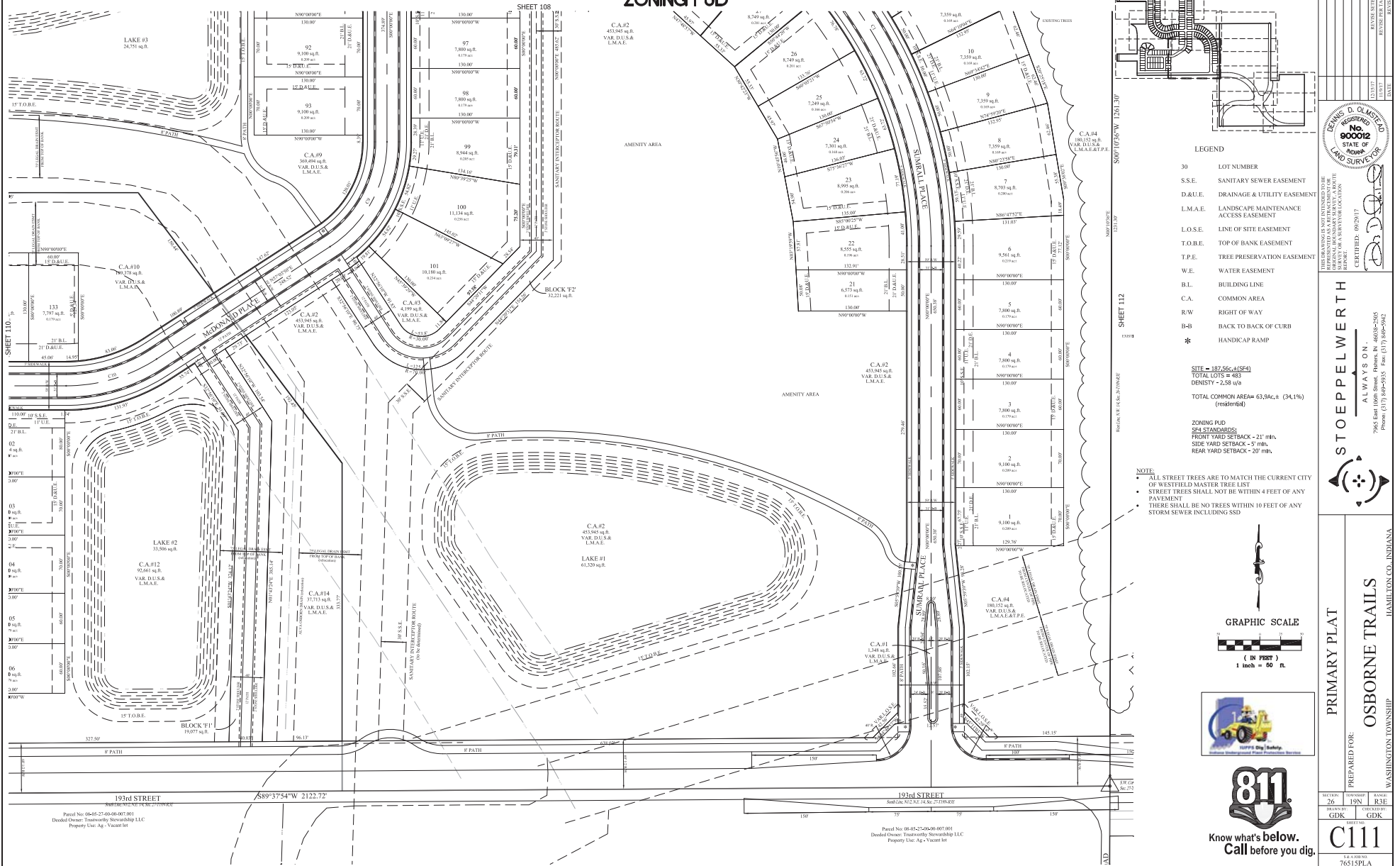
OSBORNE TRAILS

PRIMARY PLAT

ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSFELD
STOEPPELWERTH AND ASSOCIATES INC.
7905 EAST 106TH STREET
INDIANAPOLIS, INDIANA 46256
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
977 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL BOON
PHONE: (317) 865-2853



THIS INSTRUMENT PREPARED BY: DENNIS D. OLMSFELD STOEPPELWERTH AND ASSOCIATES INC. 7905 EAST 106TH STREET INDIANAPOLIS, INDIANA 46256 PHONE: (317) 849-5935		THIS INSTRUMENT PREPARED FOR: PLATINUM PROPERTIES MANAGEMENT CO., LLC 977 WESTPOINT DRIVE, SUITE 600 INDIANAPOLIS, INDIANA 46256 CONTACT: PAUL BOON PHONE: (317) 865-2853	
No. 000012		REGISTERED STATE OF INDIANA	
DENNIS D. OLMSFELD		CERTIFIED 09/20/17	
STOEPPELWERTH		ALWAYS ON	
7905 East 106th Street, Fishers, IN 46038-2905		Phone: (317) 849-5935 Fax: (317) 849-5942	
PRIMARY PLAT		OSBORNE TRAILS	
WASHINGTON TOWNSHIP		C111	
SECTION 26		TOWNSHIP 19N	
RANGE R3E		GD&C	
Permit No: 08-05-27-00-00-007-001		Dedeed Owner: Treatwelly Sheworthp LLC	
Property Use: Ag - Vacant lot		Permit No: 08-05-27-00-00-007-001	
Dedeed Owner: Treatwelly Sheworthp LLC		Property Use: Ag - Vacant lot	



Jud Scott
CONSULTING ARBORIST

4721 E. 146th St., Carmel, IN 46033
P: 317.815.8733 • F: 317.818.9865
judscottconsultingarborist.com
treeconsultant@aol.com

Woodland Evaluation for Osborne Trails

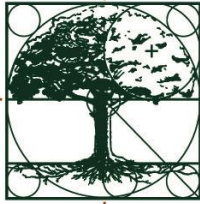


Prepared For
Tim Walter
Platinum Properties
9757 Westpoint Dr. Suite 600
Indianapolis IN 46256

Prepared by
Jud Scott
Jud Scott Consulting Arborist LLC
Registered Consulting Arborist #392
American Society of Consulting Arborists



January 12, 2018



January 12, 2018

Tim Walter
Platinum Properties
9757 Westpoint Dr. Suite 600
Indianapolis IN 46256

**Re: Woodland Evaluation for Osborne Trails Development-
Westfield Indiana**

Executive Summary

The two woodland features to be retained as part of the Osbourne Trails project will allow for retention of wildlife, avian nesting and observation, aesthetic appeal and recreation areas for people.

This evaluation provides a descriptive narrative and photo documentation of the North woodland section and an inventory of forty-five (45) trees to be retained in the Southeast woodland section.

Both sections have dead trees that should be inspected and removed or reduced, and monitored, if to be retained for wildlife habitat.

Assignment

I was asked to visit the Platinum Properties development site called Osborne Trails, which is North of 193rd Street and East of Sixpoints Road, in Westfield Indiana.

My assignment was to perform:

- A. A Woodland Evaluation of the North woodland feature.
- B. An Inventory of 40 trees in the Southeast woodland feature.

My goal was:

- A. For the North area to define the:
 - The dominant tree species.
 - The presence of resident flora and fauna.
 - Describe the general composition of the area.
- B. For the Southeast woodland feature to inventory and identify 40 trees that will be retained.

Observations

On December 4, 2017 I visited the site and spent time inspecting the North woodlands. On January 10, 2018 I visited the site and inventoried the Southeast woodland feature.

Woodland Evaluation- Description of Northern Woodland Feature

The Northern woodland feature is a young, regenerating woodlands, with some scattered mature trees. There are dead trees throughout because of the Emerald ash borer. The area has been recently timbered with some mature trees removed and therefore some tops on the ground. There is a fairly nice species composition found throughout the woodlands. During my inspection I found the following:

Dominant Tree Species

White Ash
Red mulberry
Black cherry
Black walnut
Eastern Hackberry
Bur oak
Pin oak
White oak
Red oak
American basswood
American beech
Sugar maple
Ohio buckeye
Red elm

Scientific name

Fraxinus americana
Morus rubra
Prunus serotina
Juglans nigra
Celtis occidentalis
Quercus macrocarpa
Quercus palustris
Quercus alba
Quercus rubra
Tilia americana
Fagus grandifolia
Acer saccharum
Aesculus glabra
Ulmus rubra

Fauna Observed

Raccoon
Squirrel
Song birds
Deer

Flora Observed

Multiflora rose	<i>Rosa multiflora</i>
Grapevine	<i>Vitis var.</i>
Common burs	<i>Xanthium</i>
Spicebush	<i>Lindera benzoin</i>
Honey suckle	<i>Lonicera japonica</i>

General Note- Flora and fauna observations of the area are not an exhaustive list of fauna just the highlights.

Photos of the Northern Woodland Feature



Young regenerating woodlands



Makeshift tree stand- Some larger trees



Recent timber work- Can be developed into trails



Some nice larger trees

Discussion of Both Woodland Features

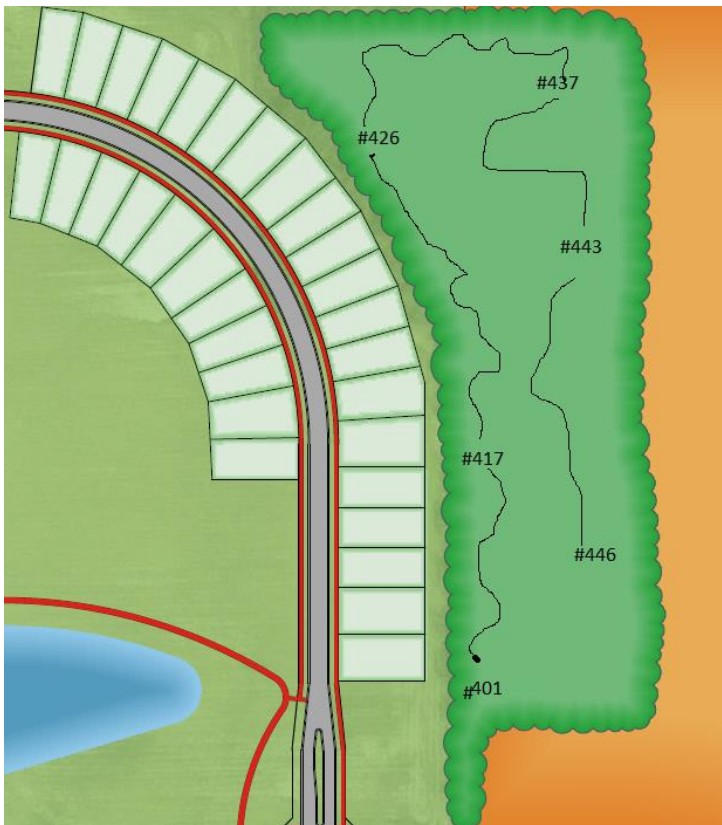
Retention of a portion of the Northern woodland area will retain a nice woodland feature for the development. This area will allow for wildlife retention and bird watching. Trails can be installed through the woodlands which will allow for some recreation "in the wild".

The Southeastern woodland feature will also allow for wildlife retention and an installed trail will allow for recreation and bird viewing.

The Southeastern area has a far more limited species composition but does have some, larger, more mature trees and some habitat trees with hollows and cavities which will house wildlife. The larger trees should receive a routine inspection to monitor the potential risk found with large mature trees.

I performed, an inventory to identify forty trees to be retained. Each tree was tagged with a marking tag numbered 401-446. The tag is a round aluminum tag and installed at ~five (5) feet on the west side of the tree. Forty-five (45) trees were actually identified and tagged to allow for a back-up should one fall or require removal. This inventory is attached separately. A general map of tree locations is shown below.

Map of Southeastern Woodland Area



Summery

The two woodland features to be retained as part of the Osbourne Trails project will allow for retention of wildlife, avian nesting and observation, aesthetic appeal and recreation areas for people.

This evaluation provides a descriptive narrative and photo documentation of the North woodland section and an inventory of forty-five (45) trees to be retained in the Southeast woodland section.

Both sections have dead trees that should be inspected and removed or reduced, and monitored, if to be retained for wildlife habitat.

I certify that all the statements of fact in this report are true, complete and correct to the best of my knowledge and belief, and that they are made in good faith. Note: No inspection of the grounds for safety or hazard inspection of the trees, and their structural integrity has been performed.



Jud Scott
Jud Scott Consulting Arborist LLC
Registered Consulting Arborist #392
American Society of Consulting Arborists



STATEMENT OF QUALIFICATIONS

Jud Scott

Registered Consulting Arborist #392,
American Society of Consulting Arborists

Certified Arborist #IN-0287A,
International Society of Arboriculture

M. Arbor A. #PR 200177,
Arboricultural Association, U.K.

Past President, American Society of Consulting Arborists

Member Jud Scott Consulting Arborist LLC,
2010-Present

President, Vine & Branch Inc. 1980-President

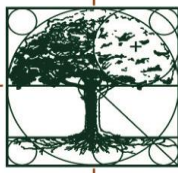


Education

1980 Wabash College, Bachelor of Arts
International Society of Arboriculture, Certified Arborist IN-0287A
American Society of Consulting Arborists, Academy Graduate
American Society of Consulting Arborists, Registered Consulting Arborist #392

Professional Association Membership

American Society of Consulting Arborists (ASCA)
Arboricultural Association of U.K. (AA)
Indiana Academy of Science
Indiana Arborists Association (IAA)
Indiana Nurserymen's and Landscape Association (INLA)
Indiana Urban Forestry Council (IUFC)
Indianapolis Landscape Association (ILA)
International Society of Arboriculture (ISA)
National Society of Professional Insurance Investigators (NSPII)
The Wildlife Society (TWS)
Tree Care Industry Association (TCIA)
Utility Arborist Association (UAA)



Platinum Properties- Osbourne Trails

#	Species	Botanical Name	Size (DBH)	Condition	Observations
401	Shagbark hickory	<i>Carya ovata</i>	15	2	
402	Kentucky coffeetree	<i>Gymnocladus dioicus</i>	21	3	
403	American basswood	<i>Tillia americana</i>	28	2	
404	Bur oak	<i>Quercus macrocarpa</i>	44	2	
405	Black walnut	<i>Juglans nigra</i>	17	2	
406	Not used				
407	Red oak	<i>Quercus rubra</i>	40	3	
408	Shagbark hickory	<i>Carya ovata</i>	26	2	
409	Sugar maple	<i>Acer saccharum</i>	9	2	
410	Bur oak	<i>Quercus macrocarpa</i>	40	3	Habitat tree
411	Ohio buckeye	<i>Aesculus glabra</i>	13	2	
412	Black walnut	<i>Juglans nigra</i>	18	3	
413	American elm	<i>Ulmus americana</i>	22	2	
414	American basswood	<i>Tillia americana</i>	9	3	
415	Ohio buckeye	<i>Aesculus glabra</i>	10	2	
416	Kentucky coffeetree	<i>Gymnocladus dioicus</i>	17	2	
417	Bitternut hickory	<i>Carya cordiformis</i>	13	3	
418	Black walnut	<i>Juglans nigra</i>	19	3	
419	Eastern hackberry	<i>Celtis occidentalis</i>	22	3	
420	Black walnut	<i>Juglans nigra</i>	18	3	
421	Sugar maple	<i>Acer saccharum</i>	17	3	
422	Shagbark hickory	<i>Carya ovata</i>	22	3	Habitat tree
423	Pignut hickory	<i>Carya glabra</i>	13	3	
424	Sugar maple	<i>Acer saccharum</i>	22	3	
425	Bitternut hickory	<i>Carya cordiformis</i>	19	3	
426	American beech	<i>Fagus grandifolia</i>	17	2	
427	Eastern hackberry	<i>Celtis occidentalis</i>	13	3	
428	American basswood	<i>Tillia americana</i>	20	3	
429	Shagbark hickory	<i>Carya ovata</i>	22	2	
430	Red maple	<i>Acer rubra</i>	33	3	Habitat tree
431	Red maple	<i>Acer rubra</i>	27	3	Habitat tree
432	Black oak	<i>Quercus velutina</i>	21	3	

CONDITION RATING:

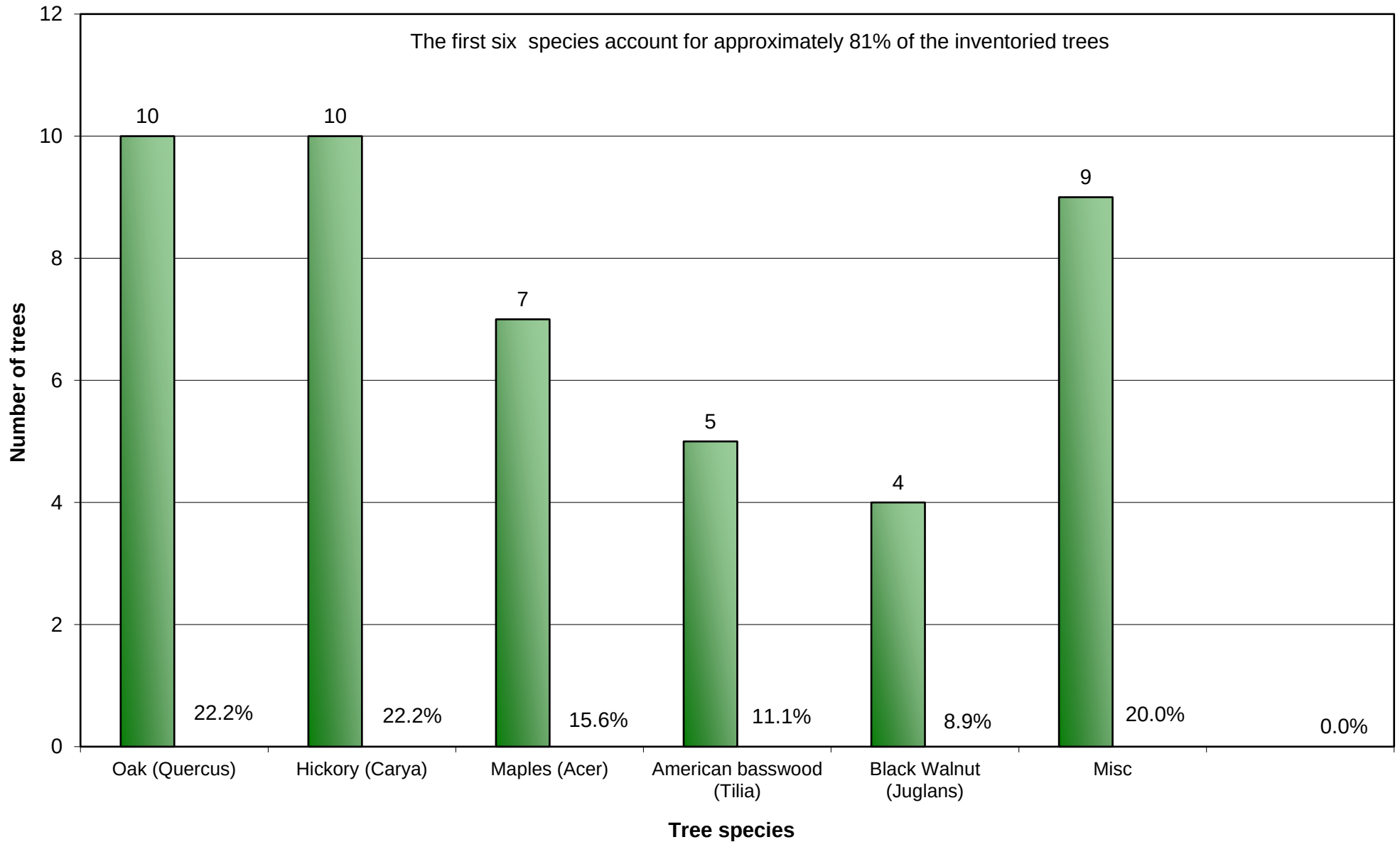
- 1 - Excellent-requires no care
- 2 - Good-requires little care
- 3 - Average-may require attention
- 4 - Poor-will require attention
- 5 - Dead or structurally unsound

#	Species	Botanical Name	Size (DBH)	Condition	Observations
433	Bur oak	<i>Quercus macrocarpa</i>	38	2	
434	Bur oak	<i>Quercus macrocarpa</i>	45	3	
435	Shagbark hickory	<i>Carya ovata</i>	33	2	
436	Black oak	<i>Quercus velutina</i>	27	3	
437	Bur oak	<i>Quercus macrocarpa</i>	44	3	
438	Shagbark hickory	<i>Carya ovata</i>	29	2	
439	Red maple	<i>Acer rubra</i>	17	3	
440	American elm	<i>Ulmus americana</i>	16	2	
441	Red maple	<i>Acer rubra</i>	14	3	
442	Shagbark hickory	<i>Carya ovata</i>	23	2	
443	American basswood	<i>Tillia americana</i>	21	3	
444	Bur oak	<i>Quercus macrocarpa</i>	42	3	
445	Bur oak	<i>Quercus macrocarpa</i>	29	3	
446	American basswood	<i>Tillia americana</i>	28	3	

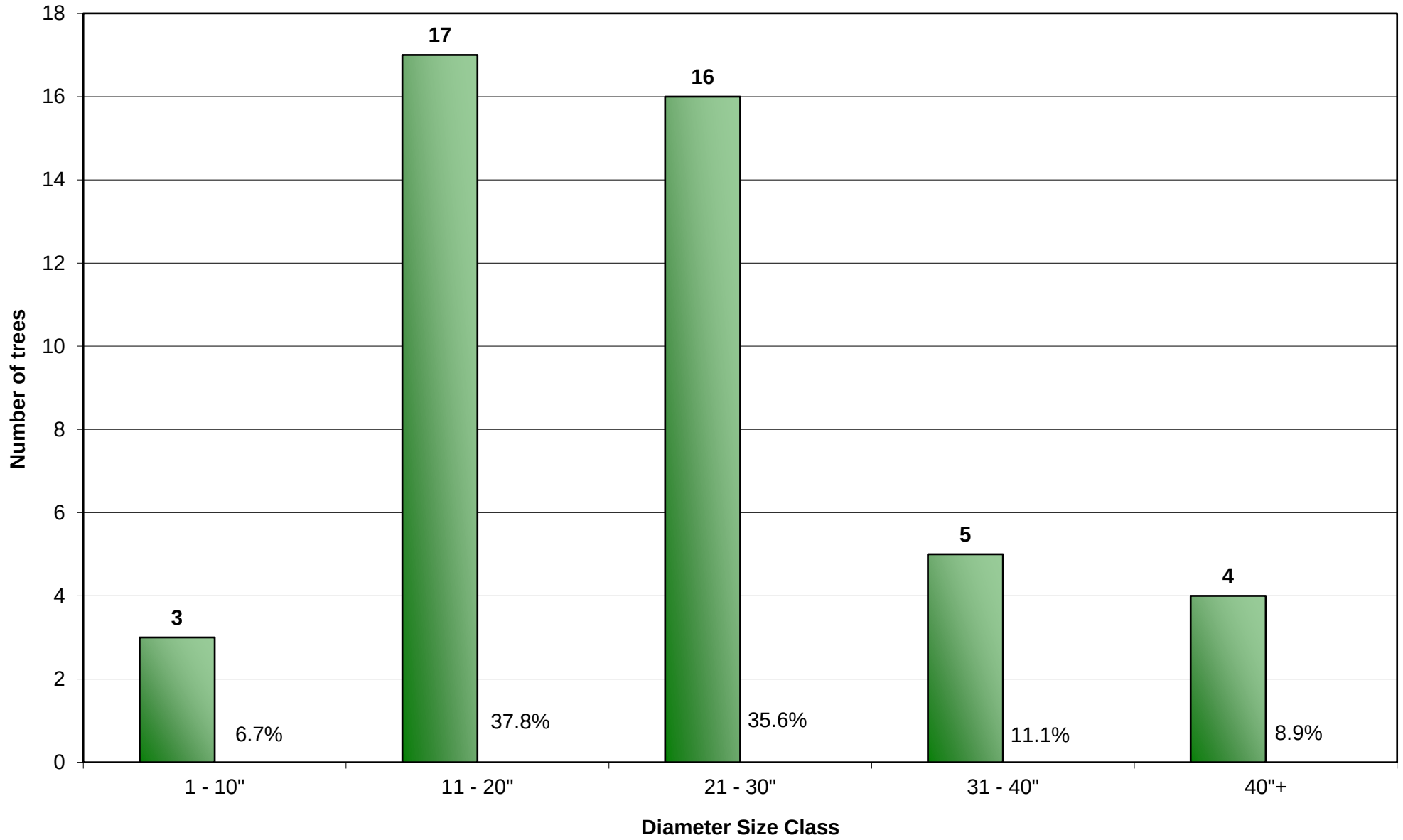
CONDITION RATING:

- 1 - Excellent-requires no care
- 2 - Good-requires little care
- 3 - Average-may require attention
- 4 - Poor-will require attention
- 5 - Dead or structurally unsound

Platinum Properties Tree Inventory - Species Composition - Relative Abundance

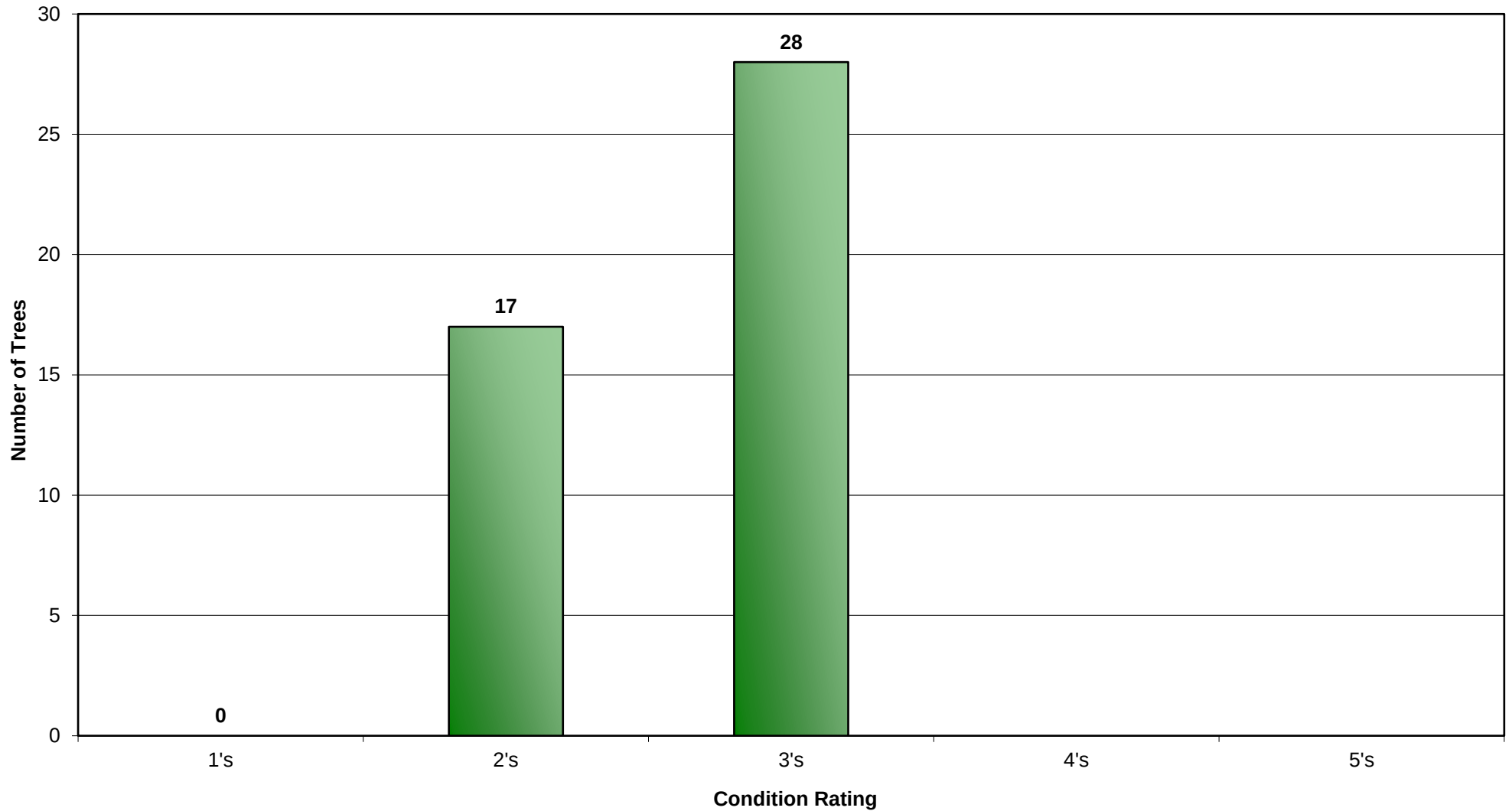


Platinum Properties Tree Inventory - Size Class Distribution



Platinum Properties Tree Inventory - Condition Distribution

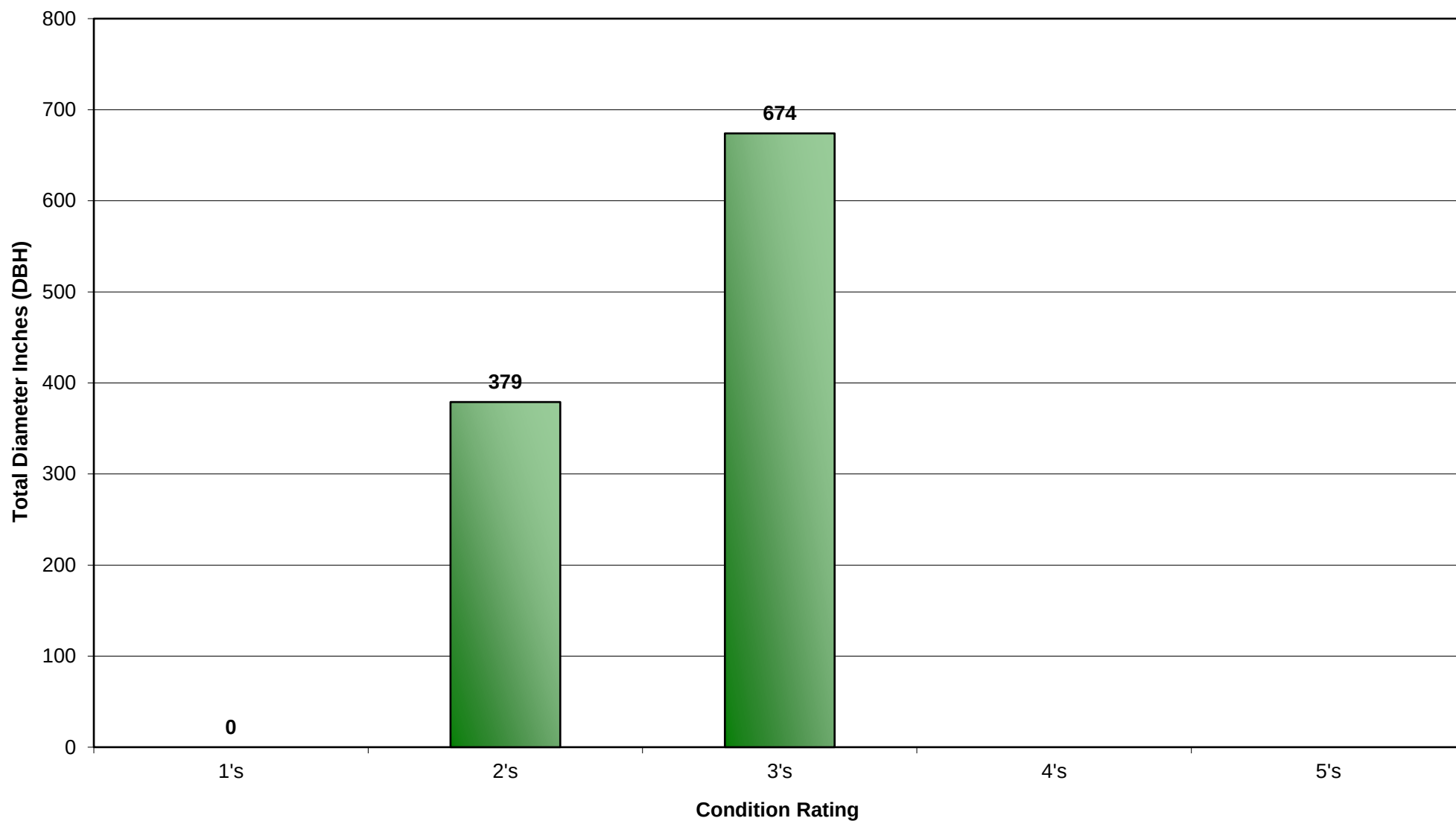
Trees Worthy of Preservation



CONDITION RATING:

- 1 - Excellent-requires no care
- 2 - Good-requires little care
- 3 - Average tree- may require attention
- 4 - Poor-will require attention
- 5- Dead or structurally unsound

Platinum Properties Tree Inventory - Total Diameter Inches by Condition Rating Trees Worth of Preservation



CONDITION RATING:

- 1 - Excellent-requires no care
- 2 - Good-requires little care
- 3 - Average-may require attention
- 4 - Poor-will require attention
- 5- Dead or structurally unsound



Platinum PropertiesTree Inventory- Data

Total number of trees = 45
Total number of tree species found = 15
Total tree diameter inches* = 1053

Total Diameter Inches*
1's 0 0.0%
2's 379 22.9%
3's 674 40.7%
4's 0.0%
5's 0.0%
Total 1053

Species List

Tree Species Present	# Found
1 Oak (<i>Quercus</i>)	10
2 Hickory (<i>Carya</i>)	10
3 Maples (<i>Acer</i>)	7
4 American basswood (<i>Tilia</i>)	5
5 Black Walnut (<i>Juglans</i>)	4
6 Misc	9

Condition Distribution
1's 0 0.0%
2's 17 30.9%
3's 28 50.9%
4's 0.0%
5's 0.0%
Total 45

Size Classes*
1 - 10" 3 6.7%
11 - 20" 17 37.8%
21 - 30" 16 35.6%
31 - 40" 5 11.1%
40"+ 4 8.9%
Total 45

CONDITION RATING:

- 1 - Excellent-requires no care
- 2 - Good-requires little care
- 3 - Average-may require attention
- 4 - Poor-will require attention
- 5 - Dead or structurally unsound

Relative Species Abundance

	Tree Species	Number of trees	Percentage of total	Accumulative percentage
1	Oak (<i>Quercus</i>)	10	22.2%	22.2%
2	Hickory (<i>Carya</i>)	10	22.2%	44.4%
3	Maples (<i>Acer</i>)	7	15.6%	60.0%
4	American basswood (<i>Tilia</i>)	5	11.1%	71.1%
5	Black Walnut (<i>Juglans</i>)	4	8.9%	80.0%
6	Misc	9	20.0%	100.0%
7			0.0%	100.0%

TOTAL 45

CONDITION RATING:

- 1 - Excellent-requires no care
- 2 - Good-requires little care
- 3 - Average-may require attention
- 4 - Poor-will require attention
- 5 - Dead or structurally unsound

Property Location Map

Oak Ridge Pointe PUD District Amendment

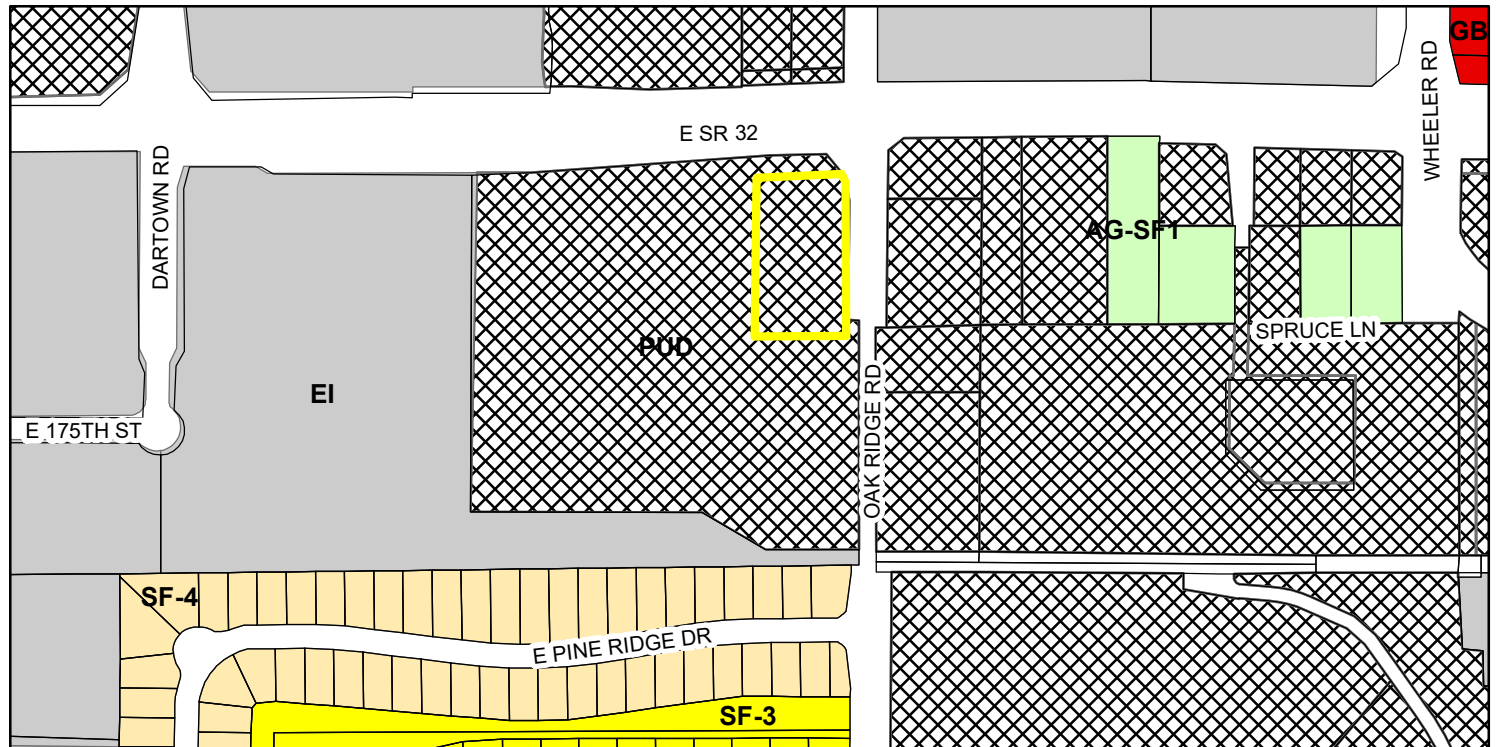
1802-PUD-04



Aerial Location Map



Zoning Map



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

GB (General Business)
PUD (Planned Unit Development)

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



2 EAST ELEVATION
104'-11 1/2"



1 NORTH ELEVATION
104'-11 1/2"

StrategicGrowth
ADVISORS
110 West Berry Street, Suite 2000
Fort Wayne, IN 46802
P (260) 203-6257
WWW.SGADVISORS.US

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ARCHITECTURE • PLANNING • INTERIOR DESIGN
Kelty Tappy Design, Inc.
100 East Main Street
Fort Wayne, Indiana 46802
Phone: (260) 426-1234
Drawn: DJT Checked: DJT

A New Facility for:
Community FIRST
Bank of Indiana

Revision No.: _____ Date: _____

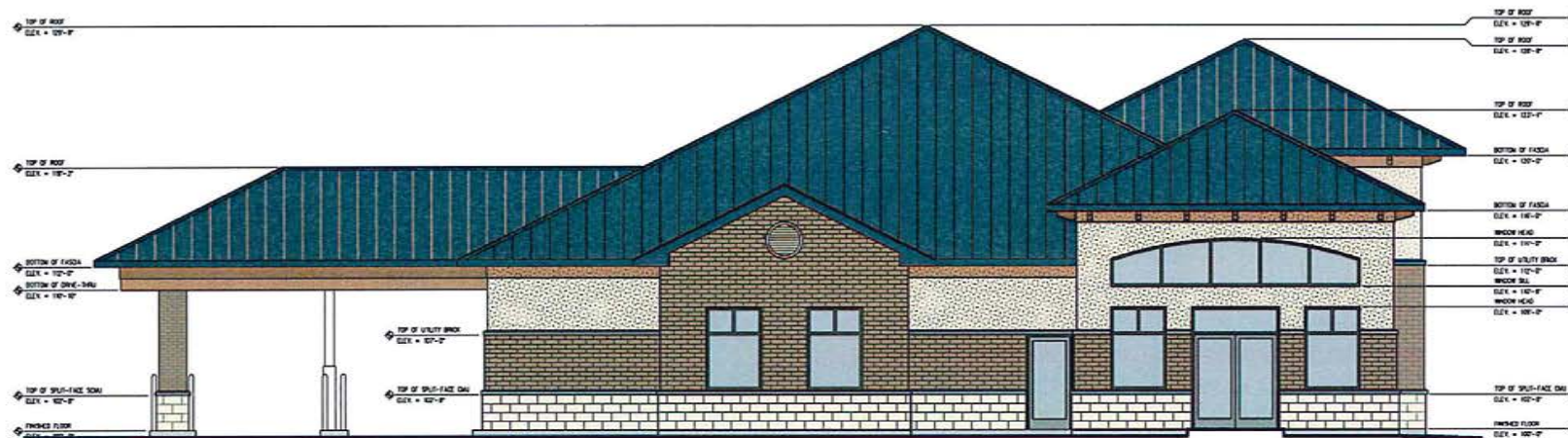
Title: _____

BUILDING ELEVATIONS
Date: 10-12-2017 Project Number: 17068
Sheet Number: _____

A5.1



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



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

StrategicGrowth
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ARCHITECTURE • PLANNING • INTERIOR DESIGN
Kelty Tappy Design, Inc. 100
East Main Street, Suite 100
Fort Wayne, Indiana 46802
Phone: (219) 424-3334
Fax: (219) 424-3334

Drawn: DJT Checked: DJT

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Bank of Indiana

Revision No.: _____ Date: _____

Title: _____

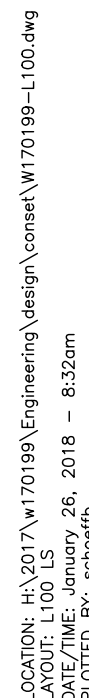
**BUILDING
ELEVATIONS**

Date: _____ Project Number: _____

10-12-2017 17068

Sheet Number

A5.2



1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN CONFLICT, CONTACT THE LANDSCAPE DESIGNER.
2. PLANTS AND MATERIALS LISTED IN THE PLANT LIST ARE REQUIRED, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE REMOVED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE DESIGNER'S APPROVAL.
3. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL PLANT GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH SHALL BE APPLIED IN A UNIFORM MANNER AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
4. PLANTS AND MATERIALS LISTED IN THE PLANT LIST ARE REQUIRED, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE REMOVED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE DESIGNER'S APPROVAL.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION. PLANTING MATERIALS SHALL BE MARKED WITH THE MARKED WITH THE MARKED WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PLANT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MARKERS.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. PLANT MATERIALS SHALL BE INSPECTED BY LANDSCAPE DESIGNER PRIOR TO DELIVERY TO NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. PLANTS AND MATERIALS LISTED IN THE PLANT LIST ARE REQUIRED, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. TREE(S) MAY BE REMOVED (OR REPLACED) TO AN APPROVED ALTERNATE LOCATION ON SITE FOLLOWING LANDSCAPE DESIGNER'S APPROVAL.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT BE A HAZARD TO THE SITE OR TO THE ADJACENT PROPERTY. PLANTS AND MATERIALS TO BE STORED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION. PLANT INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL, TERMED "REPLACEMENT MATERIAL," SHALL BE PROVIDED BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

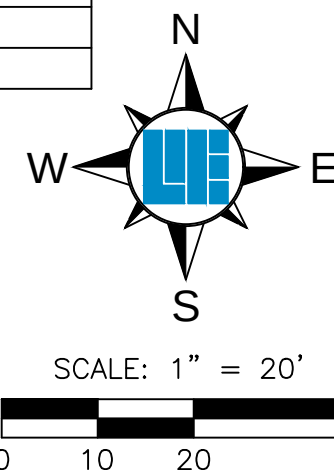
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
11. ALL PLANTING MATERIALS THAT WILL BE USED MUST BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS ALSO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

REQUIREMENT PER ORDINANCE:	REQUIRED: PER ORDINANCE	PROVIDED: PER PUD AMENDMENT
TRAIL CORRIDOR PLANTINGS ALONG SR 32 - 30' WIDE WITH MINIMUM 8' WIDE ASPHALT TRAIL - 3 SHADE TREES AND 1 ORNAMENTAL TREE PER 100 LINEAL FEET	SR 32 = 200' - 6 SHADE TREES - 2 ORNAMENTAL TREES	SR 32 = 200' - 5 EVERGREEN TREES - 3 ORNAMENTAL TREES
LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE	(1.46 ACRES ±) - 15 SHADE TREES - 15 ORNAMENTAL OR EVERGREEN TREES - 37 SHRUBS	(1.46 ACRES ±) - 9 SHADE TREES - 26 ORNAMENTAL OR EVERGREEN TREES - 189 SHRUBS
FOUNDATION PLANTINGS - FOR EXPANSES LONGER THAN 80', PLANT MATERIALS ARE REQUIRED APPROXIMATELY EVERY 40' - FRONT BUILDING FACADE OF ALL BUILDINGS MUST PLANT 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET - PLANTINGS BEDS MUST BE AT LEAST 8' WIDE.	BANK FRONT (NORTH) = 58' - 5 SHRUBS OR ORNAMENTAL TREES BANK FRONT (EAST) = 82' - 7 SHRUBS OR ORNAMENTAL TREES BANK WEST = 82' - 2 PLANTINGS	BANK FRONT (NORTH) = 58' - 6 SHRUBS BANK FRONT (EAST) = 82' - 15 SHRUBS - 1 ORNAMENTAL TREE BANK WEST = 82' - 5 SHRUBS
EXTERNAL STREET FRONTAGE - 10' WIDE - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET	SR 32 = 200' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS OAK RIDGE = 250' - 8 SHADE OR EVERGREEN TREES - 5 ORNAMENTAL TREES - 63 SHRUBS 175TH ST = 190' - 6 SHADE OR EVERGREEN TREES - 4 ORNAMENTAL TREES - 50 SHRUBS	SR 32 - 0 SHADE TREES - 5 EVERGREEN TREES - 4 ORNAMENTAL TREES - 35 SHRUBS OAK RIDGE - 6 SHADE TREES - 3 EVERGREEN TREES - 5 ORNAMENTAL TREES - 58 SHRUBS 175TH ST - 0 SHADE TREES - 1 EVERGREEN TREES - 2 ORNAMENTAL TREES - 18 SHRUBS
INTERIOR PARKING AREA - 10% OF THE PARKING AREA MUST BE RESERVED FOR INTERIOR ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	AREA = 16,652 SF - 1,250 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	- 1,304 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
PERIMETER PARKING AREA - 5' WIDTH - 1 TREE PER 30' - 1 SHRUB PER 3'	CANT MEET THIS REQUIREMENT OFF OF 175TH ST	CANT MEET THIS REQUIREMENT OFF OF 175TH ST

GTS	PLANT NAME
1	QUANTITY
P1	PLANTING AREA

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

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

 SITE TRIANGLE

**Know what's below.
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811 or 800-382-5544
24 Hours a Day, 7 Days a Week.*

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

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

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.:
ISSUED FOR IAC SUBMITTAL	12/28/2017	BJS	W17-0109
ISSUED FOR CITIZENS REVIEW AND APPROVAL	01/09/2018	BJS	DWG NAME
			DESIGNATION: W17-0109-L100
			DESIGNED BY: BJS
			DRAWN BY: FAM
			CHECKED BY: FAM
			BJS
			DATE: 02/02/2018



ROBERT A. MEZYKOWSKI RLA 8005008

PREPARED FOR:
COMMUNITY FIRST BANK
707 EAST STATE ROAD 32, WESTFIELD, IN 46074
LANDSCAPE PLAN
Part of the SW/4 of Section 35, Township 13 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W17.0199

ORDINANCE NUMBER 18-##

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council" enacted Ordinance No. 08-48 (xxxx-PUD-xx) (the "Original Ordinance"), known as the Oak Ridge Pointe Planned Unit Development District Ordinance (the "ORP PUD Ordinance"), on December 8, 2008;

WHEREAS, the Common Council enacted Ordinance No. 11-09 (1104-PUD-04), an amendment to the ORP PUD Ordinance, know as the Oak Ridge Pointe Planned Unit Development District Ordinance Amendment (the "First Amendment"), on May 23, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 18##-PUD-##**), 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. 18##-PUD-##** 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 _____, 2016;

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby amended specific to the Real Estate. This Ordinance shall be referred to as the ORP PUD Amendment: Lot 3.
- 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, the Original Ordinance or the First Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

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

Section 4. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified by the Original Ordinance and/or First Amendment as set forth below:

- 4.1 Minimum Tract Requirement: No minimum
- 4.2 Minimum Development Plan Frontage on Road: No minimum

Section 5. **State Highway 32 Overlay District.** The standards of Chapter 5 State Highway 32 Overlay District shall apply to the development of the Real Estate, except as otherwise modified below:

- 5.1 Article 5.3(L)(A) Trail Corridor Plantings: the minimum required shade trees shall be two (2) per one (1) acre.

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

- 6.1 Article 6.8 Landscaping Standards: Shall apply except as modified below:
- A. Article 6.8(K) Minimum Lot Landscaping: the minimum required shade trees shall be six (6) per one (1) acre.
 - B. Article 6.8(L) Foundation Plantings: Shall not apply.
 - C. Article 6.8(M) External Street Frontage Landscaping: Shall not apply; rather, landscaping shall be provided in substantial compliance with the Illustrative Site Plan (see **Exhibit B**)
 - C. Article 6.8(O)(2) Perimeter Parking Area: Shall not apply.

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

- 7.1 Sidewalks. Sidewalks required internal to the Real Estate, including those required adjacent to the front of buildings shall be a minimum of five (5) feet.

[Remainder of this page intentionally left blank; signature pages follow.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-##**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-##**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jeffery M Lauer, Polis Collaborative, LLC
[Address to be provided]

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Site Plan

EXHIBIT A
REAL ESTATE

[Legal Description to be provided]

Legal Description

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

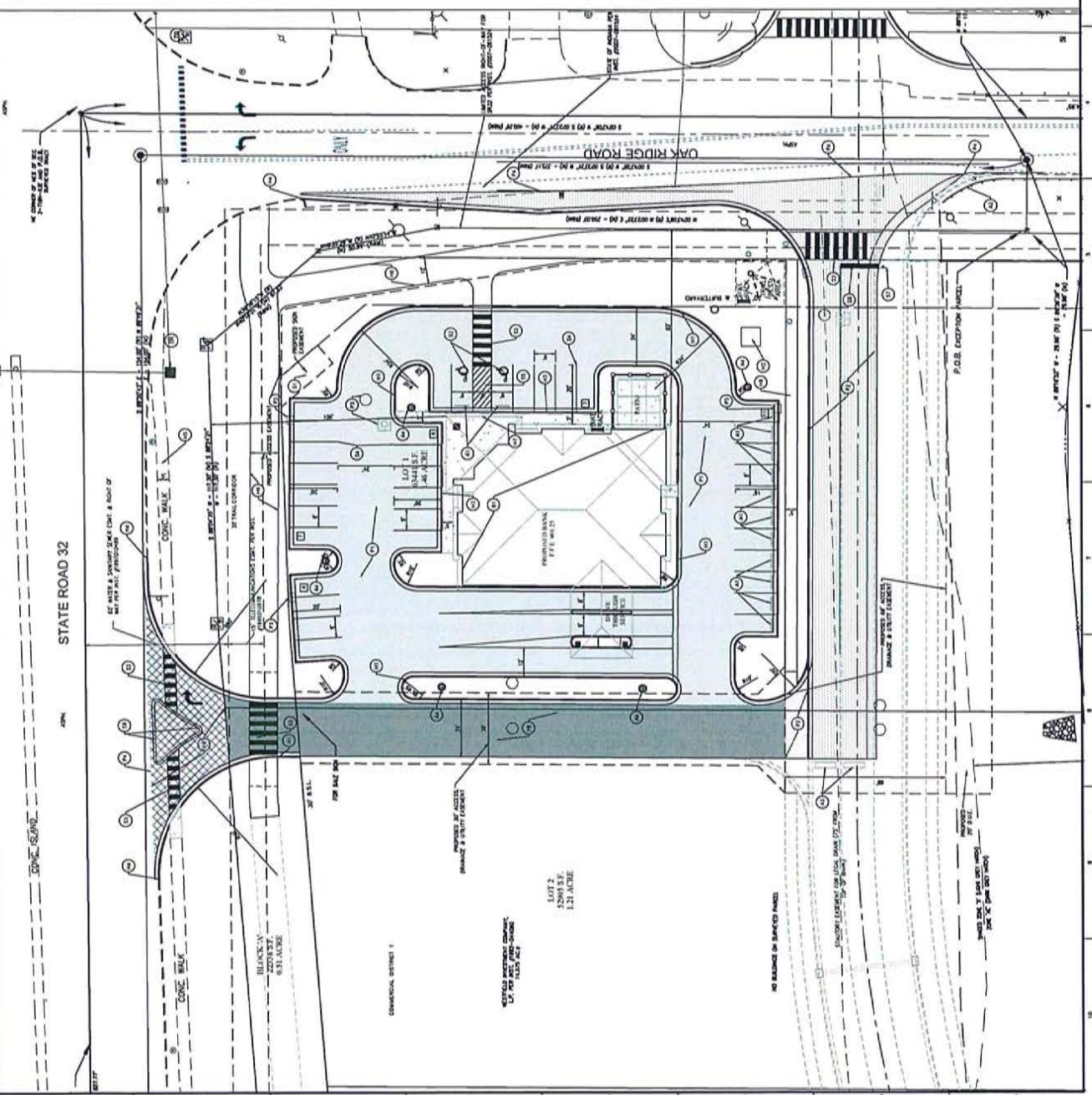
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, 97.36 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST,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

EXHIBIT B
ILLUSTRATIVE SITE PLAN

[Plan to be provided]

L

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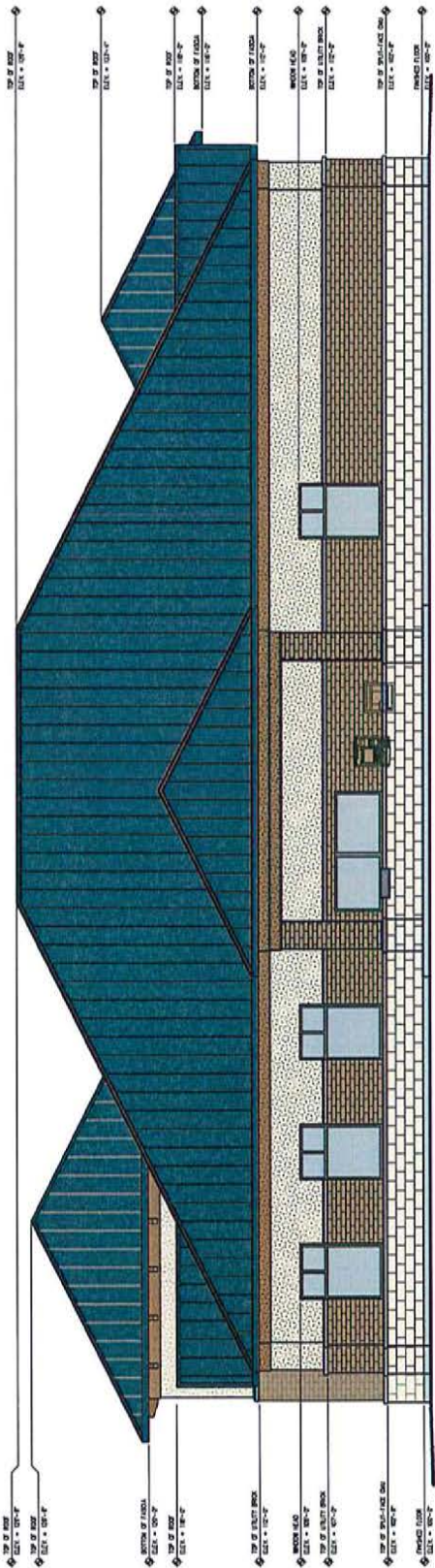


Revision No.:	Date:

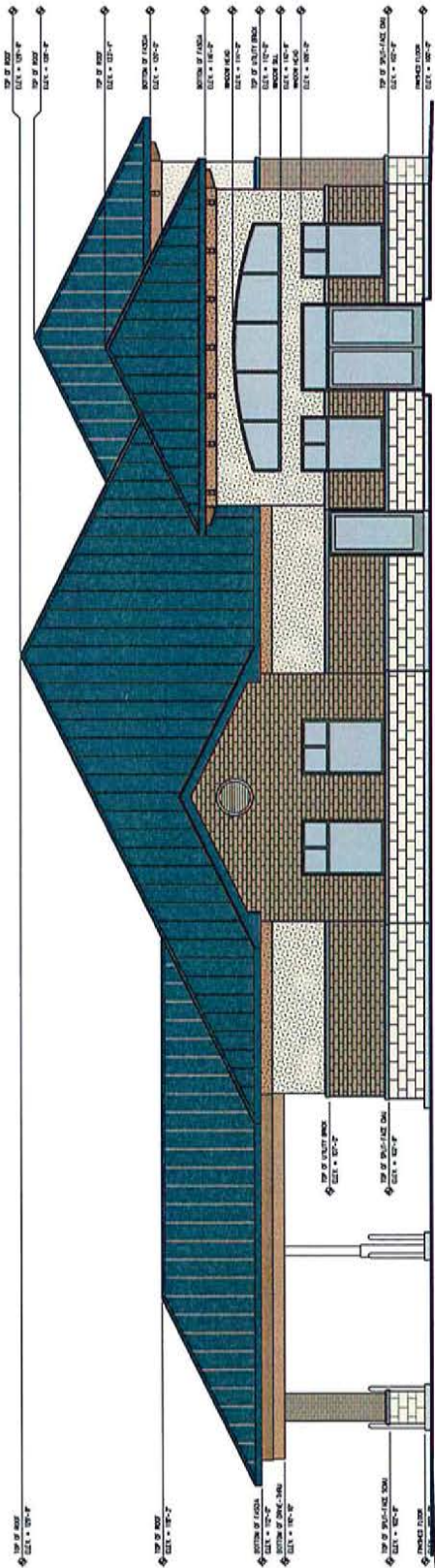
BUILDING
ELEVATIONS

Date: 10-12-2017 Project Number: 17068

Sheet Number: A5.2



2 WEST ELEVATION
10' x 14'



① SOUTH ELEVATION
1/4" = 1'-0"

Mapmakers, they show and people know the property of StrategicGrowth Advisors and were created, designed, and constructed by StrategicGrowth Advisors. The design and construction of the project is the responsibility of StrategicGrowth Advisors. The Owner and the architect are not responsible for information or reference in connection with this project.

NOT FOR CONSTRUCTION
 PRELIMINARY DOCUMENT
 PRELIMINARY DOCUMENT

KELLY TAPPY DESIGN, INC.
 ARCHITECTS • PLANNING • DESIGN SERVICES
 110 West Berry Street, Suite 2000
 Indianapolis, IN 46202
 Tel: 317.254.5537
 WWW.KTDESIGN.COM

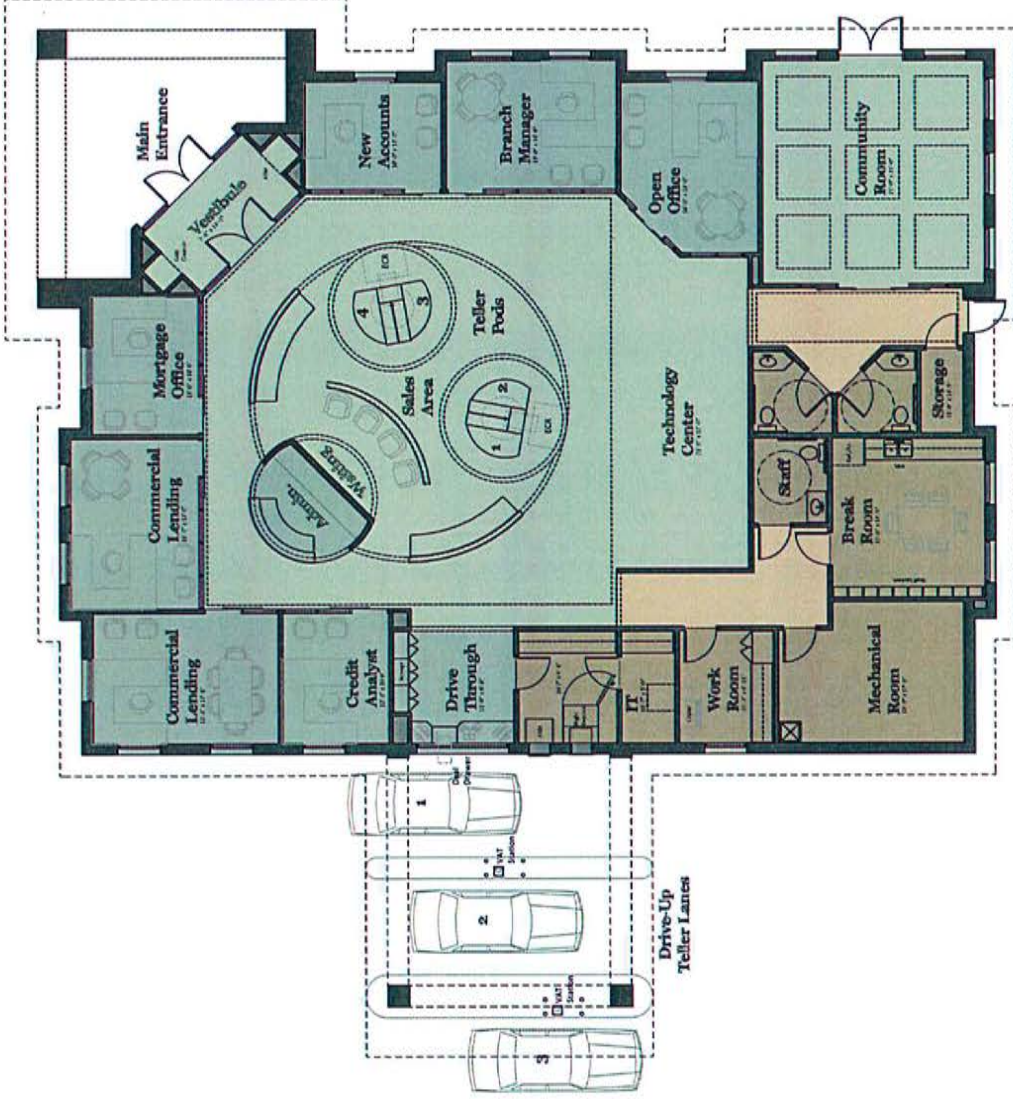
Owner: CIT
 Designer: KT
 Checker: KT

Community FIRST
 Bank of Indiana
 A New Facility for:

Revision No.:	Date:

FLOOR PLAN

Date: 10-12-2017
 Project Number: 17058
 Sheet Number: A2.1



FLOOR PLAN
 1/8" = 1'-0"
 NORTH

81.00
36
1.00
NOAC

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


ORDINANCE 11-09

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

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

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

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

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

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

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

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

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

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

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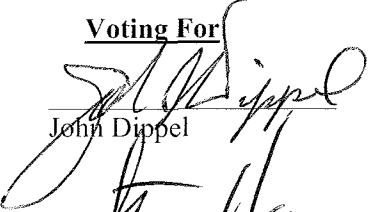
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 23 DAY OF May, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

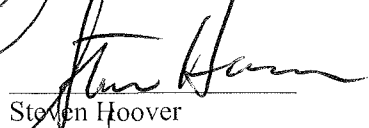
Voting Against

Abstain


John Dippel

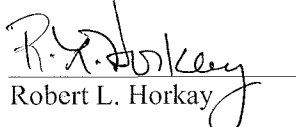
John Dippel

John Dippel


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

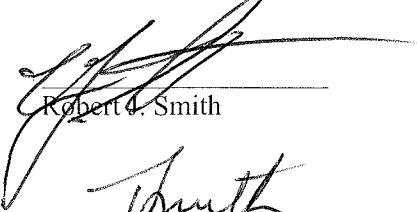
Robert L. Horkay

Robert L. Horkay


Kenneth Kingshill

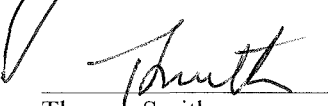
Kenneth Kingshill

Kenneth Kingshill


Robert J. Smith

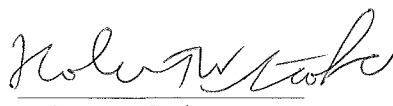
Robert J. Smith

Robert J. Smith


Thomas Smith

Thomas Smith

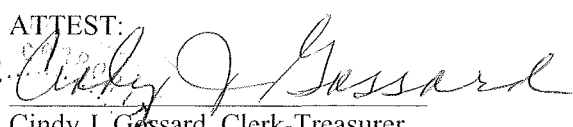
Thomas Smith


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

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

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

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

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

J. Andrew Cook
J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

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

C. Gossard
Signed

OAK RIDGE POINTE PUD TABLE OF CONTENTS

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

OAK RIDGE POINTE PUD TABLE OF EXHIBITS

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

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

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

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

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

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

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

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

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

A. Special Requirements.

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

B. Permitted Uses.

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

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

D. Minimum Lot Area. None

E. Minimum Development Plan Frontage on Road. 330 Feet

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

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

G. Maximum Building Height:

1. Forty-five (45) feet.

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

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

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

A. Special Requirements.

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

B. Permitted Uses.

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

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

D. Minimum Lot Area. None

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

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

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

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

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

I. Building Size.

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

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

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

A. Special Requirements.

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

B. Permitted Uses.

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

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

D. Minimum Lot Area. None

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

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

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

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

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

I. Building Size.

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

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

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

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

A. Special Requirements.

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

B. Permitted Uses.

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

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

D. Minimum Lot Area. None

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

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

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

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

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

I. Building Size.

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

J. Loading and Parking. See Article 4.

K. Signs: See Article 7.

L. Landscaping: See Article 6.

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

Section 2.6. Architectural Standards.

A. General Requirements.

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

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

ARTICLE 3. STATE HIGHWAY 32 OVERLAY ZONES.

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

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

ARTICLE 4. OFF-STREET LOADING AND PARKING

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

Section 4.1. Loading Berths.

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

Section 4.2. Off-street Parking.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 6. LANDSCAPING STANDARDS

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

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

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

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

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

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

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

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

ARTICLE 7. SIGN STANDARDS

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

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

Section 7.2. Nonresidential Center Signs.

A. Monument Sign(s):

1. Number and Size:

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

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

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

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

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

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

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

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

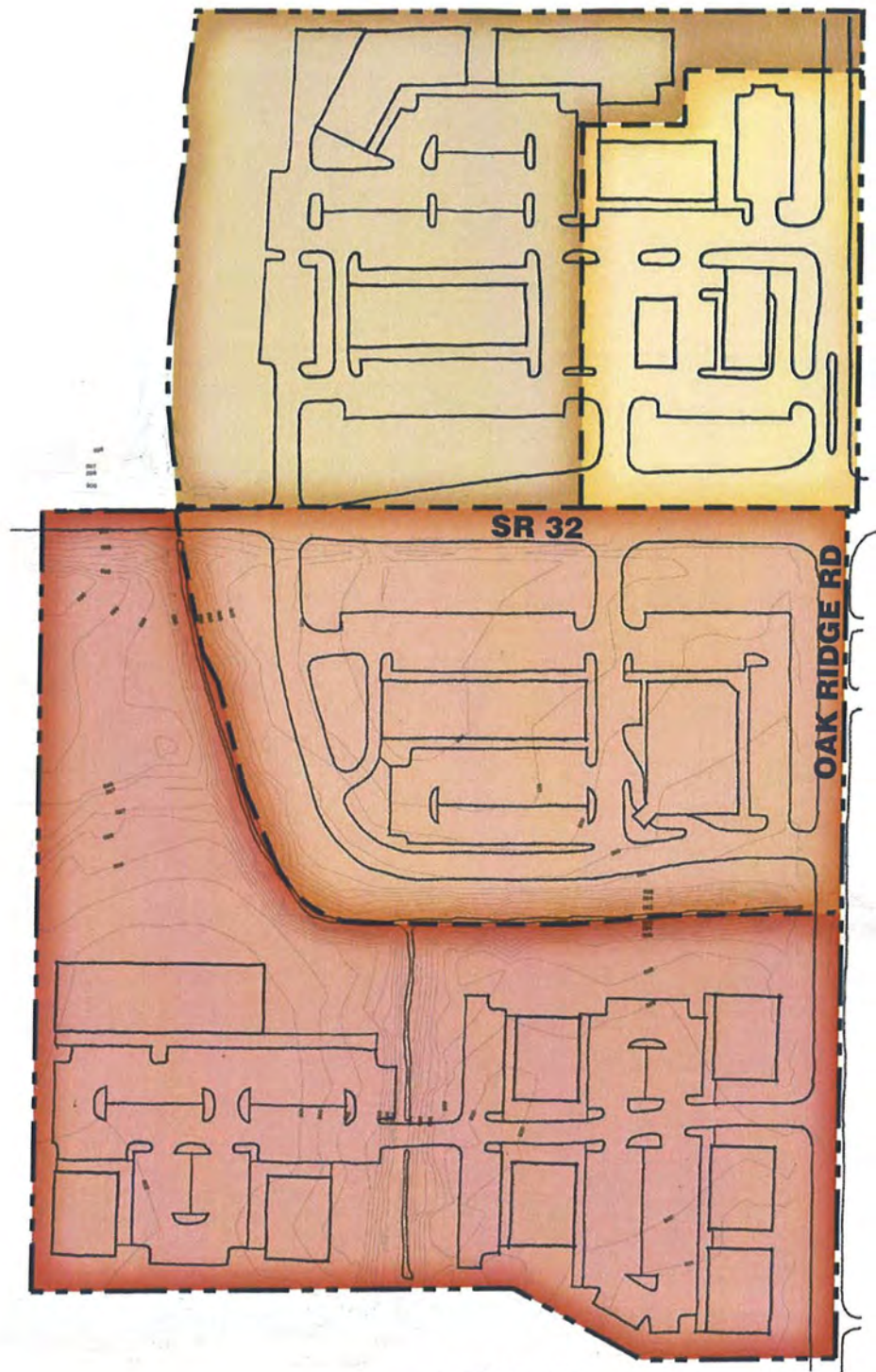
Exhibit A

(Legal Description)

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

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

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



LEGEND

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



NOT TO SCALE

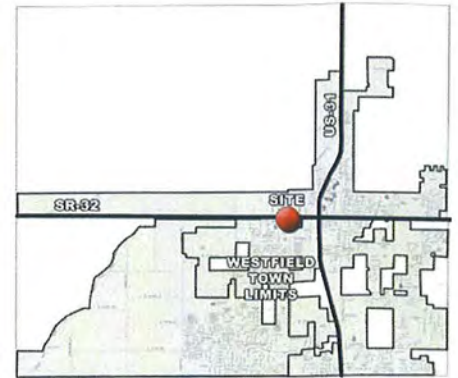
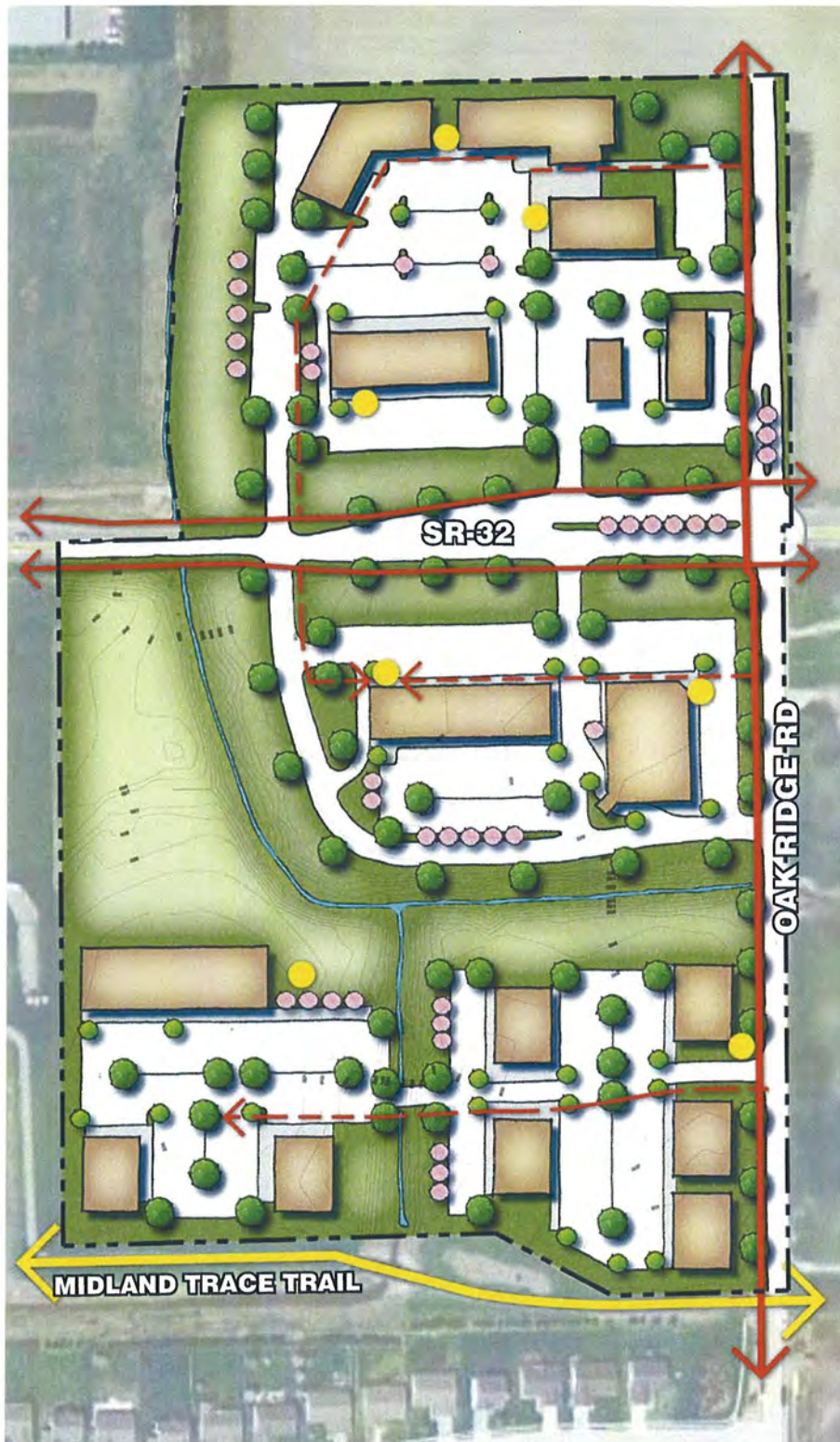


NOT TO SCALE

Oak Ridge Pointe PUD

Exhibit C

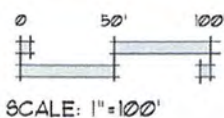
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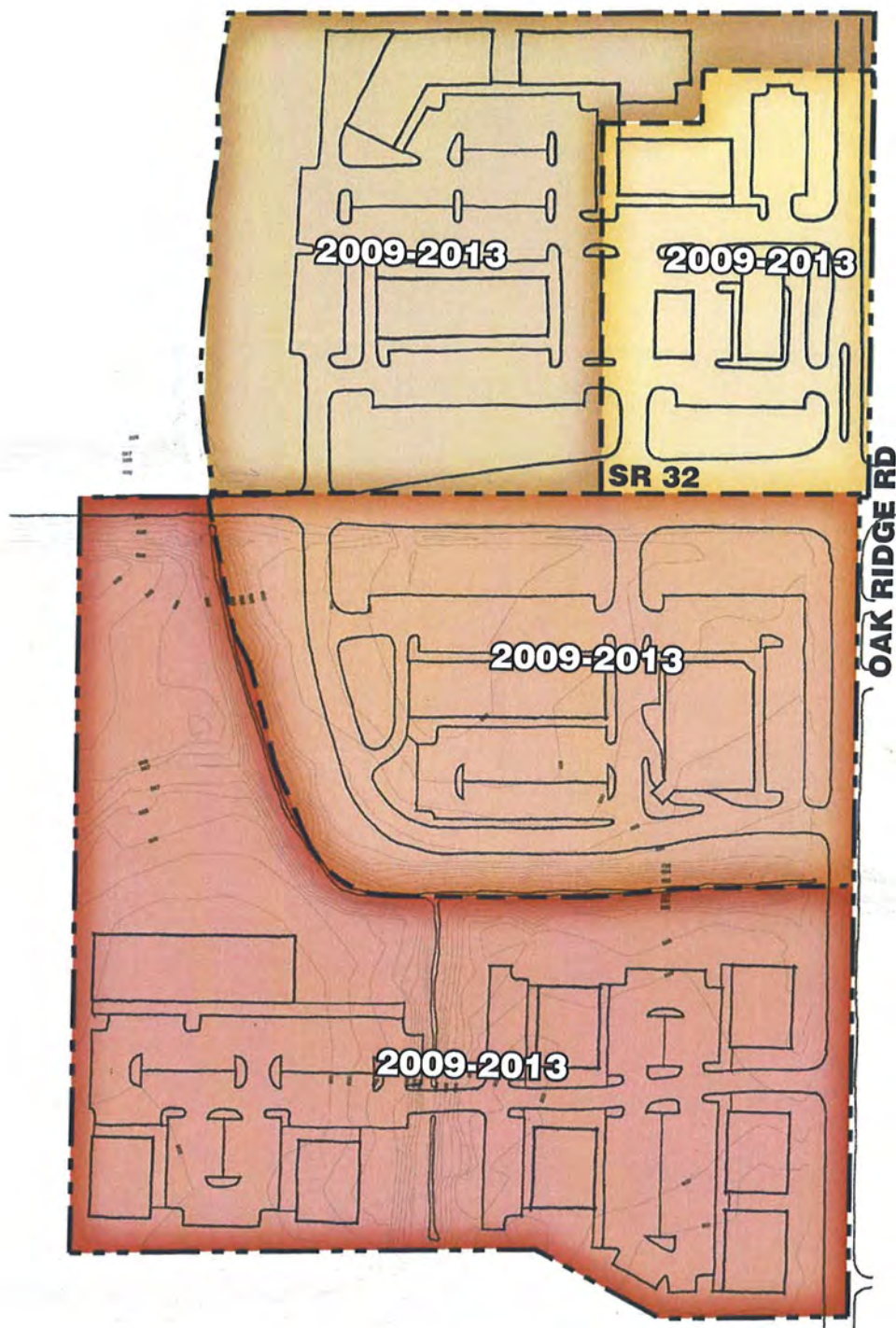


LOCATION MAP

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

LEGEND





NOT TO SCALE

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

LEGEND

EXHIBIT F
(Oak Ridge Pointe PUD)



Example 1 – Office District



Example 2 – Office District



Example 3 – Office District



Example 4 – Office District



Example 5 – Office District



Example 6 – Office District

EXHIBIT G

(Oak Ridge Pointe PUD)



Example 1 - In line commercial, front elevation



Example 2 - In line commercial, side elevation



Example 3 - In line commercial, front elevation



Example 4 - In line commercial, front elevation



Example 5 - In line commercial



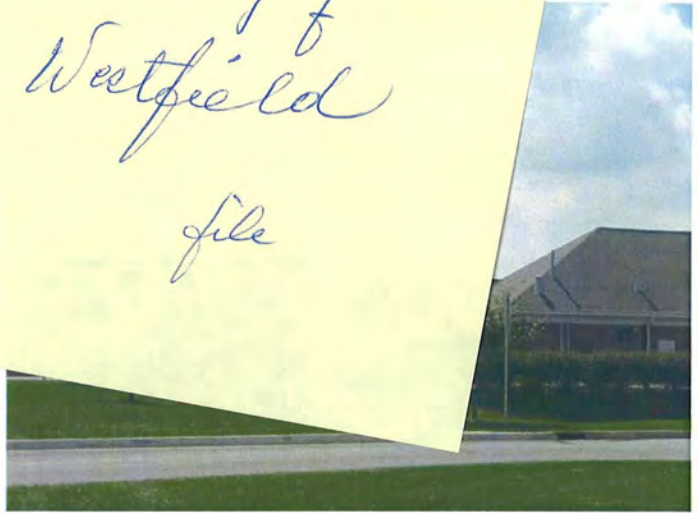
Example 6 - In line commercial, end cap

EXH
(Oak Ri

*City of
Westfield
file*



Example 1 – Fuel Station Landscaping



Example 2 – Fuel Station Streetscape



Example 3 – Fuel Station Architecture



Example 4 – Fuel Station



Example 5 – Fuel Station Canopy



Example 6 – Fuel Station

Project Narrative

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 5, 2018
1802-PUD-04
Exhibit 1

Docket Number: 1802-PUD-04 (Ordinance No. 18-01)

Petitioner: Weihe Engineers

Request: An amendment to the Oak Ridge Pointe Planned Unit Development (PUD) District to allow for commercial development.

Current Zoning: Oak Ridge Pointe PUD District

Current Land Use: Undeveloped

Acreage: 1.45 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Illustrative Site Plan
4. Elevations
5. Landscape Plan
6. Proposed Ord. 18-01
7. Ordinance 11-09 (Oak Ridge Pointe PUD)
8. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

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

PROJECT OVERVIEW

Location: This subject property is approximately 1.45 acres in size and is located on the southwest corner of SR 32 and Oak Ridge Road (see **Exhibit 2**). The Property is currently zoned the Oak Ridge Pointe PUD District (Ordinance 11-09, adopted May, 23, 2011). The surrounding properties to the north, south, and west are also zoned the Oak Ridge Pointe PUD District. The properties to the east are zoned The Trails PUD District.

Project Description: The petitioner is requesting an amendment to the Oak Ridge Pointe PUD District (see **Exhibit 6**) to allow for development of a new bank, as generally illustrated on the Illustrative Site Plan (see **Exhibit 3**) and Elevations (see **Exhibit 4**).

Definitions: The proposed amendment defines “Illustrative Site Plan” and incorporates it as an exhibit to the ordinance. Additionally, it is explained that the Illustrative Site Plan is conceptual only and that final layouts and site plans will be subject to the terms of the ordinance and may vary from the Illustrative site plan.

General Regulations: As proposed, the amendment modifies the general regulations of the ORP-Commercial 1 District of the Oak Ridge Pointe PUD as outlined in the chart below:

	Underlying Zoning (LB)	Oak Ridge Pointe PUD (Ord. 11-09)	Proposed Amendment (Ord. 18-01)
Minimum Tract Requirement (for Development Plans)	No comparable standard	Two (2) acres	No minimum
Minimum Development Plan Frontage on Road	No comparable standard	Three hundred and thirty (330) feet	No minimum

State Highway 32 Overlay District: The proposed amendment reduces the number of shade trees required in the trail corridor from three (3) per one hundred (100) linear feet to two (2) per acre.

Development Standards: The proposed amendment reduces the number of shade trees required per lot from ten (10) per acre to six (6) per acre. Additionally, the proposed amendment removes the requirements for Foundation Plantings, External Street Frontage Landscaping, and Perimeter Parking Area Landscaping; but requires substantial compliance with the Landscape Plan (see **Exhibit 5**).

Design Standards: The proposed amendment reduces the minimum width for sidewalks on the real estate to five (5) feet, from the ten (10) feet required in the ORP-Commercial 1 District of the Oak Ridge Pointe PUD.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Secondary Arterial: Oak Ridge Road, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 5, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the February 5, 2018, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 1802-ODP-02 & 1802-SPP-02
Petitioner: Pulte Homes of Indiana, LLC
Request: Petitioner requests Overall Development Plan & Primary Plat review of 51 Single Family detached lots on 56.155 acres +/- in the SF2: Single Family Low Density District.

Enclosed Attachments:

January 05, 2018 Public Hearing

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

Good morning everyone,

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

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

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

Sincerely,

Don Maicher
2780 Old Vines Drive
Westfield, IN 46074

Dear Dr. Keen,

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

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

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

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

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

Sincerely,

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

Hi Cindy,

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

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

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

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

Thanks,

John Boyer
317-896-2298

Hi Cindy, Caleb, and Matt,

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

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

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

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

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

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

Thank you again.

Al Nelson – Oak Manor
317-848-0754

Hello Caleb,

Thanks for taking my call today and explaining some of the details of the 2 options you outlined for the proposed "Blister Patch" in Oak Rd in front of one of their entrances to their proposed 51-home Hawthorne Ridge housing development.

I would like you to include this EMail in the handout to the Planning Commission for their review before the presentation of the Hawthorne Ridge "Platte Review" next Monday evening at the PC Meeting.

To the Westfield Planning Commission,

We do not disagree with the potential safety benefits of having a "Blister Patch" at the entrance of a subdivision where it's occupants without this feature, cars would be potentially stopping in the single traffic lane to turn across traffic when south-bound. However in checking the entrances of 4 recent development entrances within a 1-mile radius to this location, NONE of them utilize this feature, causing one to wonder why it is suddenly so important when it takes land away from 3 nearby residences on Oak Road.

Eight of the families listed in the CC above are residents living on Oak Road or Oakwood Lane which are DIRECTLY impacted by the construction of this Blister Patch. The Tatum, Kotulic and Nickolich families (who are NOT in favor of the proposed Hawthorne Ridge Development) are located on the west side and bordering Oak Rd , and at the least, **THEY DO NOT** want to have some of their front yards taken for construction of this Blister Patch.

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

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

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

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

John Boyer
2220 Oakwood Ln

President,
Washington Township Neighborhood Trustees SE (WTNT)

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

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

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

My best,

Wayne

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

Dear Advisory Plan Commission,

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

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

Thank you for the opportunity to comment.

Sincerely,

Greg Moyer
15001 Shelborne Rd